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CITY OF UTICA

URBAN RENEWAL AGENCY

MEETING AGENDA

FEBRUARY 22, 2018

I. Call to Order

II. Approval of Agency Minutes

February 22, 2018

III. Old Business

812 Oswego Street

318.68-1-41./2 Lansing Street

1500 Miller Street

IV. New Business

222 – 228 Liberty Street

Approval of URA 2018-2019 Budget

V. Executive Session

VI. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – FEBRUARY 22 2018
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Dave Farina, Michael Mahoney, Councilman Bill Phillips, Councilman Robert DeSanctis, Robin Harris

OTHERS ATTENDING: Brian Thomas, Gene Allen, Andy Brindisi, Cathy Mack, Kathryn Hartnett, Assistant Corporation Council, Merima Smajic, Assistant Corporation Council

EXCUSED: Mayor Robert M. Palmieri, Fred Matrulli

CALL TO ORDER: By Brian Thomas at 9:34 A.M.

ITEM #1 Approval of Agency Minutes

David Farina made a motion to approve the minutes of the February 8, 2018 board meeting. The motion was seconded by Councilman Bill Phillips and passed unanimously.

Old Business

ITEM #1 227 James St.

An offer was received from Brauilo J. Guzman in the amount of \$1000.00 for the property at 227 James Street. The bidder intends to use the property for parking for his adjacent property at 1577 West St.

Michael Mahoney, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Brauilo J. Guzman as qualified and eligible project sponsor for the redevelopment of 227 James St., with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #2 1521 Steuben Street

An offer was received from Tung Lee in the amount of \$250.00 for the property at 1521 Steuben Street. The bidder intends to fence and landscape the property.

Michael Mahoney, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Tung Lee as qualified and eligible project sponsor for the redevelopment of 1521 Steuben St. with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Robin Harris and passed unanimously.

New Business

ITEM #3 1500 Miller Street

An offer was received from Emilio A. Nunez in the amount of \$6,000.00 for the property at 1500 Miller Street. The bidder intends to use the property for Primary Residence/Rental Property. A second offer was received from Rosanna Franco Decasilla & Osvaldo Casilla for \$9,000.00. The bidder intends to use the property for Primary Residence/Rental Property.

Councilman Bill Phillips made a motion to review this property in Executive Session. The motion was seconded by Michael Mahoney and passed unanimously.

After review, Councilman Bill Phillips made a motion to table the property until the next meeting to allow the current residents of the property to submit an application. The motion was

seconded by David Farina and passed unanimously.

ITEM #4 1031 West Street.

An offer was received from Frank Raspante for \$1,000.00 for the property at 1031 West Street. The bidder intends use the property for parking for his adjacent property.

Councilman Bill Phillips, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to Reject Frank Raspante as a qualified and eligible project sponsor for the redevelopment of 1031 West St. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #5 69 Wurz Avenue

An offer was received from 69 Wurz Ave LLC for \$9,000.00 for the property at 69 Wurz Avenue. The bidder intends to use the property for the Repair and Parking of Semi-Trucks. The Board asked the bidder to raise his offer to \$15,000.00. The bidder agreed.

Michael Mahoney, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion designate 69 Wurz Ave LLC as a qualified and eligible project sponsor for the redevelopment of 69 Wurz Ave. with the condition all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #6 326-334 & 336 Columbia St, 414-416 La Fayette, 509 State St.

An offer was received from Mohawk Valley Health Systems. The applicant is requesting an "Option to Buy" for these properties which will be exercised after the SEQRA for the Construction of the downtown hospital has been completed.

Michael Mahoney, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to approve the "Option to Buy" for 326-334 & 336 Columbia St, 414-416 La Fayette, 509 State St by the Mohawk Valley Health Systems. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #7 Executive Session

David Farina made a motion to enter into Executive Session at 10:04 A.M. to review the sale of real property at 1500 Miller Street. The motion was seconded by Robin Harris and passed unanimously. A second motion was made by Robin Harris to come out of Executive Session at 10:15 A.M. The motion was seconded by David Farina and passed unanimously.

ITEM #8 Adjournment

Robin Harris made a motion to adjourn the meeting at 10:18 A.M. The motion was seconded by David Farina and passed unanimously.

Respectfully submitted this 22nd day of February, 2018

Gene A. Allen

ADDRESS OF PROPERTY: 812 OSWEGO STREET (MINIMUM: \$ 250.00)

LOT SIZE: 40 X 100

ASSESSMENT: \$6,000 .00

CITY AQUIRED: 7/30/2009

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER: Melvin Williams
BIDDER'S ADDRESS: 810 Oswego St., Utica, 13502 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Fence
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS: Open UFD ROP Taxes 2018 1st Library COLFE 2nd Library
ALSO OWNS: 1547-49 Mohawk St., Utica, 13501



Green – City Red- Bidders

ADDRESS OF PROPERTY: 318.68-1-41./2 LANSING STREET (MINIMUM: \$ 250.00)
LOT SIZE: 0.01 **ASSESSMENT: \$100.00**
CITY AQUIRED: 7/30/2009 **PROPERTY CLASS: 311 - Res vac land.**

1. BIDDER: Roberto Cristo
BIDDER'S ADDRESS: 2825 Decatur Ave., Bronx, NY 10458 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Part of property already
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 516 Lansing St., Utica, NY 13501



ADDRESS OF PROPERTY: 1500 MILLER STREET (MINIMUM: \$13,000.00)
LOT SIZE: 33 X 87 **ASSESSMENT: \$ 34,200.00**
CITY AQUIRED: 3-28-17 **PROPERTY CLASS: 220 - 2 Family Res**

1. BIDDER: Emilio A, Nunez
BIDDER'S ADDRESS: 105-04 29 Ave., East Elmhurst, NY 11369)
OFFER: \$6,000.⁰⁰
REPAIR ESTIMATE: \$20,000.00
PLANS: Primary Residence/Rental/Income
FUNDS AVAILABLE: \$26,886.73
CODES/TAX VIOLATIONS:
ALSO OWNS: None

2. BIDDER: Rosanna Franco Decasilla & Osvaldo Casilla
BIDDER'S ADDRESS: 260 N. Main St. Apt. 16 Herkimer, NY 13350
OFFER: \$9,000.⁰⁰
REPAIR ESTIMATE: \$11,200.00
PLANS: Primary Residence
FUNDS AVAILABLE: \$20,494.16
CODES/TAX VIOLATIONS:
ALSO OWNS: None

3. BIDDER: Eldora Mosley
BIDDER'S ADDRESS: 1500 Miller St., Utica, NY 13501
OFFER: \$7,000.⁰⁰
REPAIR ESTIMATE: \$0.00
PLANS: Primary Residence
FUNDS AVAILABLE: \$7,496.76
CODES/TAX VIOLATIONS:
ALSO OWNS: None



New Business

ADDRESS OF PROPERTY: 222 -228 Liberty (MINIMUM: \$100,000.00)

LOT SIZE: 120 X 129

ASSESSMENT: \$ \$33,600.00

CITY AQUIRED: 2-07-97

PROPERTY CLASS: 438 - Parking lot

1. BIDDER: Frank Elias DBA Utica Coffee Roasting Co.
BIDDER'S ADDRESS: 92Gensee St.
OFFER: \$100,000.⁰⁰
REPAIR ESTIMATE: \$500,000.00 - \$1,000,000.00
PLANS: New Construction Build Coffee shop w/Drive Thru
FUNDS AVAILABLE: To be provided
CODES/TAX VIOLATIONS:
ALSO OWNS: None

BOARD REVIEW: URA BUDGET FY: 2018-2019

Board to review and vote on the Urban Renewal Agency budget for fiscal year 2018-2019.