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CITY OF UTICA

URBAN RENEWAL AGENCY

MEETING AGENDA

MAY 10, 2018

I. Call to Order

II. Approval of Agency Minutes

April 12, 2018

III. Old Business

No old business

IV. New Business

2110 Whitesboro St. + lots on Dent

723 Columbia St

1515 & 1519 Seymour Ave.

Request to Draw Funds – Comptroller

Professional Services Agreement

Grant Option to MVHS

V. Executive Session

VI. Adjournment

CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – April 12, 2018
1 KENNEDY PLAZA, UTICA, NEW YORK 13502

MEMBERS ATTENDING: Dave Farina, Councilman Bill Phillips, Robin Harris, Fred Matrulli, Councilman Robert DeSanctis

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

EXCUSED: Mayor Robert M. Palmieri, Michael Mahoney

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

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the March 22, 2018 board meeting. The motion was seconded by Robin Harris and passed unanimously.

Old Business

ITEM #2 333 James Street

An offer was received from Abdulla Alfalahi in the amount of \$1,000.00 for the property at 333-335 James Street. The bidder intends to create additional 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 designate Abdulla Alfalahi as qualified and eligible project sponsor for the redevelopment of 333-335 James St. with the conditions that a curb cut be installed and the lot be paved by August 1, 2018, and 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 Fred Matrulli and passed unanimously

ITEM #3 914 Mary Street

At the March 22, 2018 URA Board meeting an offer from Win Myint was approved in the amount of \$250.00 for the property at 914 Mary Street. It was discovered that this property had previously been approved for sale by the URA at the January 11, 2018 meeting. It was requested that the URA board rescind the sale of 914 Mary Street to Win Myint.

Fred Matrulli, with the factors established by the Agency made a motion to rescind the sale of 914 Mary St. to Win Myint. The motion was seconded by David Farina and passed unanimously.

New Business

ITEM #4 19 Pleasant St

An offer was received from Devayani Namassivaya in the amount of \$1.⁰⁰ + consideration already paid of - \$3995.⁰⁰ for the property at 19 Pleasant Street. The property at 19 Pleasant St. is the garage for the bidders adjacent property at 23 Pleasant St. The bidder plans to consolidate with her adjacent property. Councilman Bill Philips, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Devayani Namassivaya as qualified and eligible project sponsor for the redevelopment of 19 Pleasant St. with the conditions 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 David Farina and passed unanimously.

ITEM #4 900 – 904 Albany St.

An offer was received from Faruk Heto in the amount of \$1,000.00 for the property at 900 -904 Albany Street. The bidder intends to create additional parking for his adjacent property.

Fred Matrullii, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Faruk Heto as qualified and eligible project sponsor for the redevelopment of 900 -904 Albany St. with the conditions 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 Bill Phillips and passed unanimously

ITEM #5 Executive Session

Dave Farina made a motion to enter into Executive Session at 9:54 A.M. to review the sale of the property at 939 Blandina Street. The motion was seconded by Robin Harris and passed unanimously. A motion was made by Robin Harris to come out of Executive Session at 10:00 A.M. The motion was seconded by David Farina and passed unanimously.

ITEM #6 939 Blandina St.

An offer was received from Teresa & Glenn Smith for \$8,500.00 for the property at 939 Blandina Street. The bidder intends to use the property for Primary Residence/Rental Property. A second offer was received from Michael Kasperovich for \$5,000.00. The bidder intends to use the property for Primary Residence/Rental Property. A third offer was received from Edebrany Moreno & Tito Sanchez for \$7,000.00. The bidder intends to use the property for Primary Residence/Rental Property. A fourth offer was received from Lourdes M. Urdiales for \$8,000.00. The bidder intends to use the property for Primary Residence/Rental Property.

Robin Harris, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Teresa & Glenn Smith as qualified and eligible project sponsors for the redevelopment of 939 Blandina. 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 David Farina and passed unanimously.

ITEM #7 Adjournment

David Farina made a motion to adjourn the meeting at 10:02 A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 12th day of April 2018
Gene A. Allen

Old Business

No Old Business

ADDRESS OF PROPERTY: 2110 Whitesboro St. (MINIMUM: \$18,000.00)

Two lots on Dent St. 3 Dent and 306.17-1-52.2

LOT SIZE: 59 x 118

51 x 156

36 x 156

ASSESSMENT: \$37,000.00

1,000.00

1,500.00

CITY AQUIRED: 3-15-2018

6-29-2010

PROPERTY CLASS: 411 - apartment

311 - Res vac land

1. BIDDER: Zakaria Nagi (rents) & Mossleh Nagi (owns)
BIDDER'S ADDRESS: 1020 Rutger, Utica, NY 13501
OFFER: \$18,000.00
REPAIR ESTIMATE: \$56,350.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$72,984.14
CODES/TAX VIOLATIONS:
ALSO OWNS:
2. BIDDER: Patrick Dundon & Joseph Wells
BIDDER'S ADDRESS: 4125 Clifton Pk. Cir W 304, New Albany OH 43054
11 Lake St. Apt 2V, White Plains, NY 10603
OFFER: \$22,500.00
REPAIR ESTIMATE: \$12,450.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$122,018.00
CODES/TAX VIOLATIONS:
ALSO OWNS: 525 Bacon St., 907 Lock St., 1336 Blandina St., 139 Pleasant St.
3. BIDDER: Ankush Batra
BIDDER'S ADDRESS: 2972 Jerusalem Ave., Wantagh, NY 11993
OFFER: \$23,500.00
REPAIR ESTIMATE: \$12,000.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$39,016.20
CODES/TAX VIOLATIONS:
ALSO OWNS:
4. BIDDER: Michael Lynch
BIDDER'S ADDRESS: 2101 Whitesboro St., Utica, NY 13502
OFFER: \$9,000.00
REPAIR ESTIMATE: \$60,000.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$71,198.00
CODES/TAX VIOLATIONS:
ALSO OWNS: 900 Kellogg St., Utica, NY 13502, 2101 Whitesboro, Utica, NY 13502, 2102 Whitesboro St., Utica, NY 13502, 2600 Whitesboro St., Utica, NY 13502, 3709 southside Rd., Frankfort, NY 13340



ADDRESS OF PROPERTY: 723 Columbia St. (MINIMUM: \$13,000.00)

LOT SIZE: 76 x 103

ASSESSMENT: \$50,100.00

CITY AQUIRED: 3-15-2018

PROPERTY CLASS: 418 - Inn/lodge

1. BIDDER: Vladimir Zhushma
BIDDER'S ADDRESS: 420 Gates Rd, Frankfort, NY 13340
OFFER: \$5,000.00
REPAIR ESTIMATE: \$21,500.00
PLANS: Demo Property for Parking
FUNDS AVAILABLE: \$49,191.16
CODES/TAX VIOLATIONS:
ALSO OWNS



ADDRESS OF PROPERTY: 1515 & 1519 SEYMOUR AVENUE (MINIMUM: \$500.00)

LOT SIZE: 48 x 105 | 42 x 105

ASSESSMENT: \$900.00

CITY AQUIRED: 3/9/15

PROPERTY CLASS: 311 – Res. Vac. Land

BIDDER: Dahirys Garcia
BIDDER'S ADDRESS: 1513 Seymour Avenue, Utica, NY 13501 (Owns)
OFFER: \$1,000.⁰⁰
REPAIR ESTIMATE: N/A
PLANS: Fence, Landscape, Pave and Create Additional Parking
FUNDS AVAILABLE: N/A
CODES/TAX VIOLATIONS:

TAXES: 2019 – Current – City 1st payment \$388.65 Delq. Sewer \$109.82

2018 Lien – City \$640.60, Delq. Sewer \$174.53, Delq. Water \$152.92, Delq. Gargba. \$92.56, Inttl., \$150.63. – **Total - \$1,212.24** –

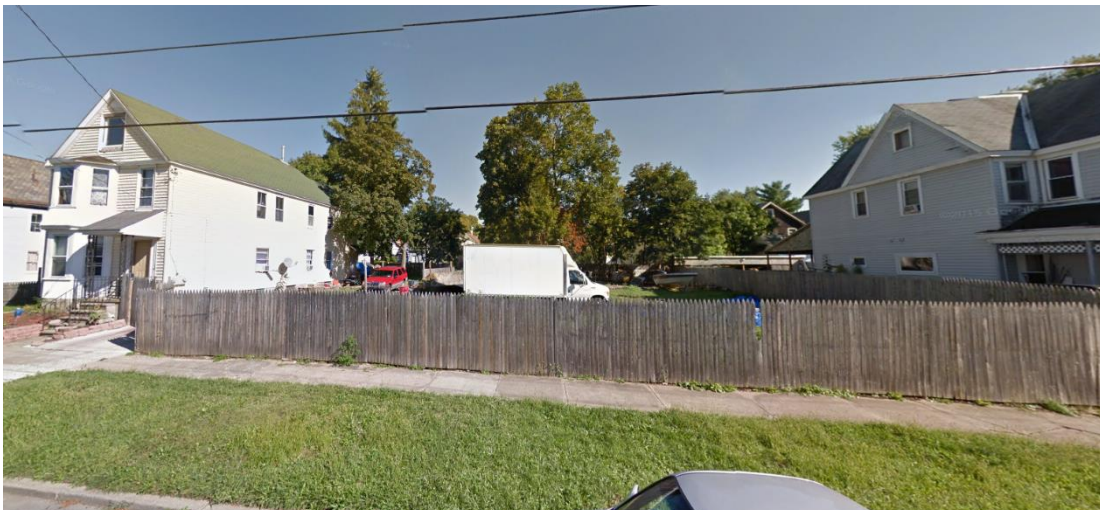
2018 Lien – School \$680.94, Library \$17.43, School Int. \$62.86, Penalty \$38.07, **Total \$799.30**

Grand total - \$2,888.95

ALSO OWNS:

CITY – BLUE

BIDDER – YELLOW



Request to Draw Funds – Comptroller

(See handout)

A request has been made by the City of Utica Comptroller's office to draw funds from the Urban Renewal bank account to pay for various expenses incurred by the City of Utica's General Fund.

Professional Services Agreement

(See handout)

The Office of the Corporation Counsel shall provide legal services to URA as the need arises. Attorneys with the Office of the Corporation Counsel shall advise and counsel URA by consulting with its board and staff, and represent URA's interest in all legal proceedings and matters.

Grant Option to MVHS

Along with the four previously approved options for properties within the overall footprint of the proposed MHVS project footprint, the City of Utica also currently owns a parcel of land at 401 State Street (tax parcel ID #318.34-1-37) which is required for the development and construction of the overall project. As such, it is proposed that the Utica Urban Renewal Agency also grant an option to the Mohawk Valley Health Systems on the same terms and conditions as those for the four properties previously reviewed and approved by the Agency.