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CITY OF UTICA

URBAN RENEWAL AGENCY

MEETING AGENDA

JUNE 28, 2018

I. Call to Order

II. Approval of Agency Minutes

June 14, 2018

III. Old Business

Review Public Authorities Accountability Act Documents

IV. New Business

1122 Dudley

1426 Oneida

22 Kernan

1126 Schuyler

724 Plant

Transfer of funds

V. Executive Session

VI. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – June 14, 2018
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Mayor Robert M. Palmieri Fred Matrulli, Michael Mahoney

CALL TO ORDER: By Brian Thomas at 9:43 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the May 24, 2018 board meeting. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

Old Business

ITEM #2 Transfer of Ownership 1547 West St.

A request to transfer ownership of 1547 West St., which was originally sold by the URA to Eugene Phillips in 2007, was made by Steiay Perez. The property has changed hands several times in the interim. A motion to approve the transfer with the conditions that a new Land disposition Agreement will be drawn up by Corporation Council and that Steiay Perez agrees that the intended use the property stated in the Redevelopment Proposal, including primary residence, will be fulfilled upon completion of the Redevelopment Proposal. At that time the Agency will issue a Certificate of Completion in the name of the original purchaser and Steiay Perez and the Agency may revert title of the property if all conditions are not met. A motion was made by Councilman Bill Phillips to approve the transfer. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #3 Review Public Authorities Accountability Act Documents

Annual review of documents prior to submitting in accordance with Public Authorities Act The Public Authorities Reform Act of 2009 (Chapter 506 of the Laws of 2009) requires many measures designed to improve the oversight and accountability of New York's public authorities. Reporting requirements including mission statements, measurement reports and capital projects reporting will provide more information on authority operations. In addition, the State Comptroller is granted discretion to review certain public authority contracts ensuring a higher level of oversight of public authority contracts. Robin Harris made a motion to Table the approval of all documents until the next meeting to allow staff to correct the Procurement Policy. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

New Business

ITEM #3 812 Shaw St.

An offer was received from Jose Blanco Jr. in the amount of \$5,100.00 for the property at 812 Shaw St. The bidder plans to renovate the property for Primary Residence. A second offer was received from Bayas Painting corporation AKA Carlos Peralta in the amount of \$5,000.00. The bidder plans to renovate the property for his daughter for Primary Residence. The Board decided to discuss the property further in Executive Session.

Following Executive Session Dave Farina with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Jose Blanco Jr. as a qualified and eligible project sponsor for the redevelopment of 812 Shaw 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 Bill Phillips and passed unanimously.

ITEM #4 1207 Francis St.

An offer was received from Eufemia Guzman in the amount of \$8,000.00 for the property 1207 Francis St. The bidder plans to renovate the property for Primary Residence. A second offer was received from any Brindisi in the amount of \$8,000.00. The bidder plans to renovate the property for Primary Residence. It was duly disclosed that Andy Brindisi is an employee of the Urban Renewal Agency.

The Board decided to discuss the property further in Executive Session.

Following Executive Session 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 Andy Brindisi as qualified and eligible project sponsor for the redevelopment of 1207 Francis 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 Dave Farina and passed unanimously.

ITEM #5 1231 Green St.

An offer was received from Hector Castillo in the amount of \$22,500.00 for the property at 1231 Green St. The bidder plans to renovate the property for Rental/Income Property. A second offer was received from Ariseleida Bueno and Eddy Garcia in the amount of \$22,100.00. The bidder plans to renovate the property for Primary Residence.

The Board decided to discuss the property further in Executive Session.

Following Executive Session David Farina with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Ariseleida Bueno and Eddy Garcia as a qualified and eligible project sponsors for the redevelopment of 1231 Green 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.

ITEM #6 1606 Miller St.

An offer was received from Luz V Roman in the amount of \$250.00 for the property at 1601 Miller St. The bidder plans to Fence and landscape the property. The Board decided to discuss the property further in Executive Session.

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 Luz V Roman as a qualified and eligible project sponsor for the redevelopment of 1606 Miller 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 David Farina and passed unanimously.

ITEM #7 Empire Recycling Corporation – Permit Use of Property

EMPIRE RECYCLING CORPORATION with a corporate address of 64 N. Genesee Street, Utica, New York 13502 (permittee) is hereby requesting permission to use the premises located at 318.8-1-7.2, N. Genesee Street, 318.8-1-8./1, N. Genesee Street, 318.8-1-9, 31 N. Genesee Street, and 318.8-1-10, 35-39 N. Genesee Street, Utica, New York (collectively, the “Premises”) for the purpose of a parking vehicles during the improvement of a separate parcel of land. Such use shall commence on the date the Premises are conveyed to the City of Utica Urban Renewal (the “Commencement Date”) and end eight (8) months after the Commencement Date. This permission is conditioned upon the following:

Councilman Bill Phillips with the factors established by the Agency made a motion to allow Empire Recycling Corporation to use the property for the specified time the condition that the applicant provide a \$1 million liability, property damage, and comprehensive insurance policy or policies insuring the City of Utica and URA, and themselves, as well as the property and interests in the Premises of the City of Utica and the URA and the applicant’s possessions and contents against all risks including but not limited to fire and water damage and naming the URA and the City of Utica as additional insureds on each policy or policies. That all

applicable codes are complied with and any necessary permits and vendor licenses are obtained by all parties conducting activities on the property. The motion was seconded by Robin Harris and passed unanimously.

ITEM #8 Transfer of Funds

Agency staff requested approval for a transfer between cost centers to cover the rental and transport of a CAT Long Reach Excavator for the demolition of 613 Columbia Street.

From: CU58620 202	Other Equipment	\$4,500.00
To: CU58620 451	Rental/Lease	\$4,500.00

Councilman Robert DeSanctis made a motion to approve the transfer. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #9 Invoice for Services Rendered

Corporation Council is requested payment for services rendered to URA prior to the agreement dated April 1, 2018 to March 31, 2019 in the total of \$6,000.00.

Councilman Bill Phillips made a motion to approve the payment. The motion was seconded by Councilman Robert DeSanctis and passed unanimously

ITEM #10 Executive Session

Robin Harris made a motion to enter into Executive Session at 10:20 A.M. to review the sale of the property at 812 Shaw Street, 1207 Francis Street, and 1231 Green St. The motion was seconded by David Farina and passed unanimously.

A motion was made by robin Harris to come out of Executive Session at 10:37 A.M. The motion was seconded by David Farina and passed unanimously.

Following the Executive Session the bidders for each property were called forward. With the factors established by the Agency for selection of a purchaser having been considered by the Agency members, motions to designate individual bidders as qualified and eligible project sponsors for the redevelopment of each property., with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. All motions were seconded and approved unanimously.

ITEM #11 Adjournment

David Farina made a motion to adjourn the meeting at 10:42 A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 14th day of June 2018
Gene A. Allen

Old Business

Review Public Authorities Accountability Act Documents

Annual review of documents prior to submitting in accordance with Public Authorities Act

The Public Authorities Reform Act of 2009 (Chapter 506 of the Laws of 2009) requires many measures designed to improve the oversight and accountability of New York's public authorities. Reporting requirements including mission statements, measurement reports and capital projects reporting will provide more information on authority operations. In addition, the State Comptroller is granted discretion to review certain public authority contracts ensuring a higher level of oversight of public authority contracts.

New Business

ADDRESS OF PROPERTY: 1122 Dudley Ave. (MINIMUM: \$16,000.00)

LOT SIZE: 40 x 105

ASSESSMENT: \$33,000.00

CITY ACQUIRED: 3-15-2018

PROPERTY CLASS: 220 – 2 Family

1. BIDDER: Juan Guillen
BIDDER'S ADDRESS: 108-51 43 Ave, Corona, NY 11368 (Owns)
OFFER: \$15,000.00
REPAIR ESTIMATE: \$40,000.00
PLANS: Renovate for Primary Residence
FUNDS AVAILABLE: \$94,722.15
CODES/TAX VIOLATIONS:
ALSO OWNS:

2. BIDDER: Emilio Nunez
BIDDER'S ADDRESS: 105-04 29th Ave., East Elmhurst, NY 11369. (rents)
OFFER: \$4,000.00
REPAIR ESTIMATE: \$18,000.00
PLANS: Renovate for Primary Residence/Income Property –
FUNDS AVAILABLE: \$27,515.60
CODES/TAX VIOLATIONS:
ALSO OWNS:

3. BIDDER: Angel Mejia
BIDDER'S ADDRESS: 1309 Brinckerhoff Ave. (rents)
OFFER: \$7,000.00
REPAIR ESTIMATE: \$Not listed
PLANS: Renovate for Primary Residence
FUNDS AVAILABLE: \$9,128.87
CODES/TAX VIOLATIONS:
ALSO OWNS:

3. BIDDER: Samir Ruznil
BIDDER'S ADDRESS: 801 Albany St. (owns)
OFFER: \$15,500.00
REPAIR ESTIMATE: \$1,500.00
PLANS: Renovate for Primary Residence
FUNDS AVAILABLE: \$32,951.00
CODES/TAX VIOLATIONS: Renovate Income Property
ALSO OWNS:



ADDRESS OF PROPERTY: 1426 Oneida St.

(MINIMUM: \$18,000.00)

LOT SIZE: 50 x 200

ASSESSMENT: \$28,000.00

CITY ACQUIRED: 3-15-2018

PROPERTY CLASS: 210 – 1 Family

1. BIDDER: Cintina E. Martinez
BIDDER'S ADDRESS: 1620 Oneida St. (rents)
OFFER: \$10,500.00
REPAIR ESTIMATE: \$13,200.00
PLANS: Renovate for Primary Residence
FUNDS AVAILABLE: \$24,560.00
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 22 KernanSt.

(MINIMUM: \$16,000.00)

LOT SIZE: 40 x 88

ASSESSMENT: \$38,000.00

CITY AQUIRED: 3-15-2018

PROPERTY CLASS: 220 – 2 Family

1. BIDDER: Naze Real-estate Investors LLC
BIDDER'S ADDRESS: 96 Pratt Ave, Clark Mills, NY 13321
OFFER: \$5,000.00
REPAIR ESTIMATE: \$18,500.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$125,908. 82
CODES/TAX VIOLATIONS:
ALSO OWNS: 23 Waverly Pl., 1208 City St.



ADDRESS OF PROPERTY: 1126 Schuyler St. (MINIMUM: \$17,000.00)

LOT SIZE: 40 x 100

CITY AQUIRED: 3-15-2018

ASSESSMENT: \$25,000.00

PROPERTY CLASS: 210 – 1 Family

1 BIDDER:	Naze Real-estate Investors LLC
BIDDER'S ADDRESS:	96 Pratt Ave, Clark Mills, NY 13321
OFFER:	\$4,000.00
REPAIR ESTIMATE:	\$5,000.00
PLANS:	Renovate for Rental/Income Property
FUNDS AVAILABLE:	\$125,908. 82
CODES/TAX VIOLATIONS:	
ALSO OWNS:	23 Waverly Pl., 1208 City St.



ADDRESS OF PROPERTY: 724 Plant St.

(MINIMUM: \$750.00)

LOT SIZE: 36 x 66

ASSESSMENT: \$500.00

CITY ACQUIRED: 12-11-2012

PROPERTY CLASS: 330 - Vacant comm

- 1. BIDDER: Blanco & sons Realty, Inc
- BIDDER'S ADDRESS: 1247 Lincoln Ave, Utica, NY
- OFFER: \$750.00
- REPAIR ESTIMATE: NA
- PLANS: Create Additional Parking
- FUNDS AVAILABLE: NA
- CODES/TAX VIOLATIONS:
- ALSO OWNS:



Transfer of Funds

From:	CU58620 461 Repairs	\$2,233.99
To:	CU58620 441 Contracted Services	\$2,233.99

Transfer within cost centers to cover the cost of the URA Audit and a bill for HNY Environmental Services for 613 Columbia Street.