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CHAIRMAN

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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**

**IV. New Business**

**1305 Maple**

**939 Blandina**

**915 Haak**

**706 Mulberry**

**Transfer of Funds**

**V. Executive Session**

**VI. Adjournment**

**CITY OF UTICA URBAN RENEWAL AGENCY**  
**MEETING MINUTES – June 28, 2018**  
**1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Councilman Bill Phillips, Councilman Robert DeSanctis, Dave Farina, Fred Matrulli, Michael Mahoney

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

**EXCUSED:** Mayor Robert M. Palmieri, Robin Harris,

**CALL TO ORDER:** By Brian Thomas at 9:40 A.M.

**ITEM #1 Approval of Agency Minutes**

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

**Old Business**

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**ITEM #2 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. Fred Matrulli made a motion to approve all documents. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

**New Business**

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**ITEM #3 1122 Dudley Ave.**

An offer was received from Juan Guillen. in the amount of \$15,000.00 for the property at 1122 Dudley Ave. The bidder plans to renovate the property for Primary Residence. A second offer was received from Emilio Nunez in the amount of \$16,000.00. The bidder plans to renovate the property for Primary Residence/Income Property. A third Offer was received from Angel Mejia in the amount of \$7,000.00. the bidder plans to Renovate for Primary Residence. A fourth offer was received from Samir Ruznic. The bidder plans to renovate the property for Income Property. A motion was made by Fred Matrulli to discuss the property further in Executive Session. The motion was seconded by Michael Mahoney and passed unanimously.

Following Executive Session, 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 Angel Mejia as a qualified and eligible project sponsor for the redevelopment of 1122 Dudley Ave., 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 1426 Oneida St.**

An offer was received from Cintina E. Martinez in the amount of \$10,500.00 for the property at 1426 Oneida St. The bidder plans to renovate the property for Primary Residence.

Fred Matrulli with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Cintina E. Martinez as qualified and eligible project sponsor for the redevelopment of 1426 Oneida 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 Michael Mahoney and passed unanimously.

**ITEM #5 22 Kernan St.**

An offer was received from Naze Real-estate Investors LLC in the amount of \$5,000.00 for the property at 22 Kernan St. The bidder plans to renovate the property for Rental/Income Property.

Fred Matrulli with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to table the property and remarket it until the 2<sup>nd</sup> meeting in July The motion was seconded Michael Mahoney by and passed unanimously.

**ITEM #6 1126 Schuyler St.**

An offer was received from Naze Real-estate Investors LLC in the amount of \$4,000.00 for the property at 1126 Schuyler St. The bidder plans to renovate the property for Rental/Income 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 table the property and remarket it until the 2<sup>nd</sup> meeting in July The motion was seconded by Fred Matrulli and passed unanimously

**ITEM #7 724 Plant St.**

An offer was received from Blanco & Sons Realty, Inc. in the amount of \$750.00 for the property at 724 PlantSt. The bidder plans to renovate the property for parking.

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 Blanco & Sons Realty, Inc. as qualified and eligible project sponsor for the redevelopment of 724 Plant St., with the condition that zoning approval is acquired and all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded Councilman Bill Phillips by and passed unanimously.

**ITEM #8 Transfer of Funds**

Agency staff requested approval for a transfer between cost centers to cover the cost of the URA Audit and a bill for HNY Environmental Services for 613 Columbia Street.

<b>From:</b>	CU58620 461 Repairs	\$2,233.99
<b>To:</b>	CU58620 441 Contracted Services	\$2,233.99

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

**ITEM #9 Executive Session**

Michael Mahoney made a motion to enter into Executive Session at 10:13 A.M. to review the sale of the property at 1122 Dudley Ave.. The motion was seconded by David Farina and passed unanimously.

A motion was made by Fred Matrulli to come out of Executive Session at 10:18 A.M. The motion was seconded by David Farina and passed unanimously.

**ITEM #10 Made in Utica Request to alter property at Whitesboro St.**

Brian Thomas brought forth an item not on the agenda, that Made in Utica has requested to excavate and put down crushed stone on the portion of the property on Whitesboro St. that they will be using. All costs associate with this will be the responsibility of Made in Utica

*In Accordance with the permit issued to Made in Utica for the use of a portion of the property on Whitesboro St. "Made in Utica further agrees that it will make no alterations of any kind to the property without the express written permission of the URA. Any alterations to the premises will become and remain the property of the URA. Made in Utica shall not excavate or in any other manner change the physical makeup of the premises without having first obtained the express written permission of the URA."*

Fred Matrulli made a motion to approve the alterations provided they conform to the agreed to 4,000 square ft.. The motion was seconded by Councilman Bill Phillips and passed unanimously

**ITEM #11 Adjournment**

Michael Mahoney made a motion to adjourn the meeting at 10:29 A.M. The motion was seconded by David Farina and passed unanimously.

Respectfully submitted this 28<sup>th</sup> day of June 2018  
Gene A. Allen

Old Business

**No Old Business**

New Business

**ADDRESS OF PROPERTY: 1305 Maple St.**

**(MINIMUM: \$18,000.00)**

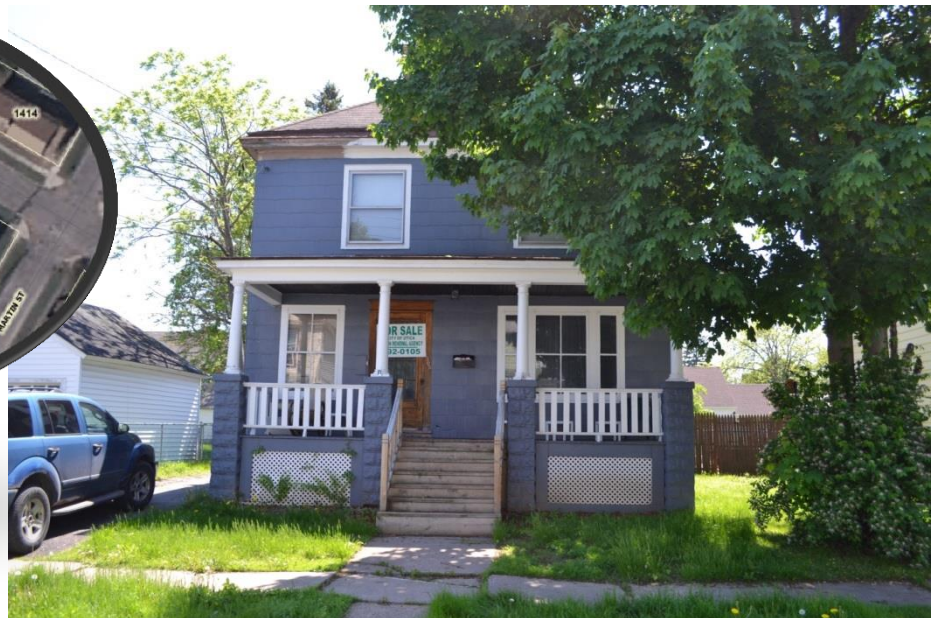
**LOT SIZE: 40 x 100**

**ASSESSMENT: \$38,000.00**

**CITY ACQUIRED: 3-15-2018**

**PROPERTY CLASS: 210 – 1 Family**

1. **BIDDER:** Jonathan Washington & Myia Washington  
**BIDDER'S ADDRESS:** 519 Blandina (rent)  
**OFFER:** \$17,300.00  
**REPAIR ESTIMATE:** \$4,475.00  
**PLANS:** Renovate for Primary Residence  
**FUNDS AVAILABLE:** \$31,000.00  
**CODES/TAX VIOLATIONS:**  
**ALSO OWNS:**
  
2. **BIDDER:** Hector L.Castillo  
**BIDDER'S ADDRESS:** 1375 Bronx River Ave, Bronx, NY 10472. (rents)  
**OFFER:** \$17,000.00  
**REPAIR ESTIMATE:** \$43,400.00  
**PLANS:** Renovate for Primary Residence  
**FUNDS AVAILABLE:** \$72,590.02–  
**CODES/TAX VIOLATIONS:**  
**ALSO OWNS:**
  
3. **BIDDER:** Anriano Vargas & Nurys Cabassa  
**BIDDER'S ADDRESS:** 417 Beach Ave, Bronx, NY 10473. (rents)  
2192 Valentine Ave., Bronx, NY 10457  
**OFFER:** \$18,000.00  
**REPAIR ESTIMATE:** \$11,700.00  
**PLANS:** Renovate for Primary Residence  
**FUNDS AVAILABLE:** \$29,738.00  
**CODES/TAX VIOLATIONS:**  
**ALSO OWNS:**



**ADDRESS OF PROPERTY: 939 Blandina.**

**(MINIMUM: \$8,000.00)**

**LOT SIZE: 48 x 120**

**ASSESSMENT: \$25,000.00**

**CITY AQUIRED: 3-28-2017**

**PROPERTY CLASS: 220 – 2 Family**

1. BIDDER: Vahid Alic  
BIDDER'S ADDRESS: 1161 McQuade Ave.. (owns)  
OFFER: \$6,200.00  
REPAIR ESTIMATE: \$33,200.00  
PLANS: Renovate for Rental/Income  
FUNDS AVAILABLE: \$38,894.46  
CODES/TAX VIOLATIONS:  
ALSO OWNS:
  
2. BIDDER: Elegant Interior Remodeling LLC aka Sergy Matev  
BIDDER'S ADDRESS: 309 Jefferson Ave. (rents)  
OFFER: \$7,000.00  
REPAIR ESTIMATE: \$17,000.00  
PLANS: Renovate for Rental/Income  
FUNDS AVAILABLE: \$48,000.00  
CODES/TAX VIOLATIONS:  
ALSO OWNS:
  
3. BIDDER: Kasper LLC aka Sergy Kasperovich  
BIDDER'S ADDRESS: 6299 Airport Rd. Oriskany, NY 13424 (owns)  
OFFER: \$7,000.00  
REPAIR ESTIMATE: \$10,000.00  
PLANS: Renovate for Rental/Income  
FUNDS AVAILABLE: \$51,174.15.00  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 313 Mary St., 9 Jason St., 908 Stark St., 528 St. Anthony St.
  
4. BIDDER: Hector Mendoza & Wendy C. De Mendoza  
BIDDER'S ADDRESS: 1643 Howard Ave, Utica, NY (rents)  
OFFER: \$5,500.00  
REPAIR ESTIMATE: \$19,100.00  
PLANS: Renovate for Primary Residence – convert to One Family  
FUNDS AVAILABLE: \$28,258.26  
CODES/TAX VIOLATIONS:  
ALSO OWNS: .



**ADDRESS OF PROPERTY: 915Haak St.**

**(MINIMUM: \$3,000.00)**

**LOT SIZE: 40 x 100**

**ASSESSMENT: \$19,000.00**

**CITY AQUIRED: 3-15-2018**

**PROPERTY CLASS: 220 – 2 Family**

1. BIDDER: Natalie M. Williams  
BIDDER'S ADDRESS: 105 Boyce Ave., (rent)  
OFFER: \$750.00  
REPAIR ESTIMATE: \$35,000.00  
PLANS: Renovate for Rental/Income Property  
FUNDS AVAILABLE: \$124,803.96  
CODES/TAX VIOLATIONS:  
ALSO OWNS:



**ADDRESS OF PROPERTY: 706 Mulberry.**

**(MINIMUM: \$250.00)**

**LOT SIZE: 36 x 100**

**ASSESSMENT: \$1,200.00**

**CITY AQUIRED: 12-12-2016**

**PROPERTY CLASS: 311 - Res vac land**

1 BIDDER:	Rabih M. Fayad
BIDDER'S ADDRESS:	55 Halladay Ave., Yonkers. NY 10701
OFFER:	\$250.00
REPAIR ESTIMATE:	NA
PLANS:	Fence, Landscape, Pave, Create Additional Parking
FUNDS AVAILABLE:	NA
CODES/TAX VIOLATIONS:	
ALSO OWNS:	708 Mulberry St., Utica

**Green Owner – Red City**



## **Transfer of Funds**

**From:** CU58620 471 Miscellaneous  
**To:** CU58620 441 Contracted Services

Transfer within cost centers to cover the cost of vehicle tracking for the 2018-2019 year.