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CHAIRMAN

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CITY OF UTICA

URBAN RENEWAL AGENCY
MEETING AGENDA
AUGUST 23, 2018

I. Call to Order

II. Approval of Agency Minutes
August 9, 2018

III. Old Business
1126 Schuyler Street

IV. New Business
1211 Gray
18 Steuben Park
294 Genesee St.

V. Executive Session

VI. Adjournment

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

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

OTHERS ATTENDING: Brian Thomas, Cathy Mack, Kathryn Hartnett, Assistant Corporation Council,

EXCUSED: Fred Matrulli, Michael Mahoney

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 July 12, 2018 and the July 20, 2018 Special meeting. The motion was seconded by Councilman Bill Philips and passed unanimously.

Old Business

ITEM #1 22 Kernan Avenue

An offer was received from Naze Real Estate Investors, LLC in the amount of \$5,000.00 for the property at 22 Kernan Ave. The bidder plans to renovate for income property. (Please note that the bidder increased their offer to \$7,500.00 at the meeting). A second offer was received from Gilberto Trinidad in the amount of \$7,000.00. The bidder plans to renovate for income property.

Mayor Palmieri with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Naze Real Estate Investors, LLC as qualified and eligible project sponsor for the redevelopment of 22 Kernan 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 Robert DeSanctis and passed unanimously.

ITEM #2 1126 Schuyler Street

An offer was received from Naze Real Estate Developers, LLC in the amount of \$4,000.00 for the property at 1126 Schuyler St. The bidder plans to renovate for income property. The Board was informed in writing that another bidder/Agency was interested in the property but was unable to get the application in by the deadline because they needed their board approval and their meeting was scheduled after the deadline date for applications to be accepted.

Mayor Palmieri 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 offer to allow the other bidder/Agency time to submit an application per their written request. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

New Business

ITEM #3 1119 & 1121 Howard Avenue

An offer was received from Nieve Nunez in the amount of \$500.00 for the properties at 1119 & 1121 Howard Ave. The bidder plans to landscape for her adjacent property.

After some more research into the lots adjacent to the bidders property it was discovered that the City owned a third lot, and they were all adjacent to each other. The Board made a decision to sell only 1119 Howard Ave to the bidder for \$250.00 because the other 2 lots combined would constitute a buildable lot for future development.

Mayor Palmieri with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Nieve Nunez as a qualified and eligible project sponsor for the redevelopment of 1119 Howard Ave (only), 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 #4 702 Bristol Street

An offer was received from Jose Adames in the amount of \$250.00 for the property at 702 Bristol St. The bidder plans to landscape and create additional parking for his adjacent property.

Mayor Palmieri 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 Adames as qualified and eligible project sponsor for the redevelopment of 702 Bristol Street, 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 #5 1008 Nichols Street

An offer was received from Eldin & Senada Rizvanovic in the amount of \$20,000.00 for the property at 1008 Nichols St. The bidder plans to renovate for primary/income property. A second offer was received from Adna Zukic in the amount of \$9,000.00. The bidder plans to renovate for primary residence. A third offer was received from Elegant Interiors Remodeling, LLC in the amount of \$8,000.00. The bidder plans to renovate for income property. A fourth offer was received from Lamine Sambou & Fatou Touray in the amount of \$20,100.00. The bidder plans to renovate for primary residence. A fifth offer was received from Santa Mendez in the amount of \$12,000.00. The bidder plans to renovate for primary residence. A sixth offer was received from Nicholas Ferrone in the amount of \$20,000.00. The bidder plans to renovate for primary residence. (Mr. Ferrone increased his bid to \$22,000.00 at the meeting).

Dave Farina made a motion to discuss this property in Executive Session. The motion was seconded by Robin Harris and passed unanimously.

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 Lamine Sambou & Fatou Touray as qualified and eligible project sponsor for the redevelopment of 1008 Nichols Street, 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 4 -1. Mayor Palmieri voted against the motion.

ITEM #6 1415 Miller Street

An offer was received from Carmen Montalvo in the amount of \$12,000.00 for the property at 1415 Miller Street. The bidder plans to renovate for income property. A second offer was received from Anthony & Margarita Burgos in the amount of \$8,000.00. (The Burgo's increased their offer to \$9,000.00 at the meeting). The bidder plans to renovate for primary residence. A third offer was received from Pilar delCarmen Sandoval & Austreberto Rodriguez in the amount of \$11,000.00. (The bidders increased their offer to \$12,500.00 at the meeting). A fourth offer was received from Guillermo Burgos in the amount of \$10,500.00. The bidder plans to renovate for income property.

Mayor Palmieri made a motion to go into Executive Session to discuss this property. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

Following Executive Session, Councilman Robert DeSanctis with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Carmen Montalvo as qualified and eligible project sponsor for the redevelopment of 1415 Miller Street, 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 #7 1409 Dudley Avenue

An offer was received from Jorge Tejada in the amount of \$3,000.00 for the property at 1409 Dudley Avenue. The bidder plans to renovate for primary residence. A second offer was received from Michael Carela Jiminez in the amount of \$3,200.00. The bidder plans to renovate for primary residence. A third offer

was received from Lourdes Urdiales in the amount of \$5,000.00. The bidder plans to renovate for primary residence.

Robin Harris made a motion to go into Executive Session to discuss this property. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

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 Lourdes Urdiales as qualified and eligible project sponsor for the redevelopment of 1409 Dudley Avenue, 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 #8 1017 Churchill Avenue

An offer was received from Gilberto Trinidad in the amount of \$10,000.00 for the property at 1017 Churchill Ave. (The bidder increased his offer to \$12,000.00 at the meeting). The bidder plans to renovate the property for primary residence.

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 Gilberto Trinidad as qualified and eligible project sponsor for the redevelopment of 1017 Churchill Avenue, 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 #9 1132 Howard Avenue

An offer was received from CP Utica, LLC in the amount of \$10,000.00 for the property at 1132 Howard Avenue. The bidder plans to renovate for primary residence. A second offer was received from Idris Abbker in the amount of \$15,000.00. The bidder plans to renovate for primary residence. A third offer was received from Emmanuel Rivera in the amount of \$18,000.00. The bidder plans to renovate for primary/income property.

Councilman Bill Phillips made a motion to go into Executive Session to discuss this property. The motion was seconded by Robin Harris and passed unanimously.

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 Emmanuel Rivera as qualified and eligible project sponsor for the redevelopment of 1132 Howard 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 Robin Harris and passed unanimously.

ITEM #10 294 Genesee Street

An offer was received from Ian Gabriele & Mauro Gabriele in the amount of \$50,000.00 for the property at 294 Genesee Street. The bidder plans to renovate for primary residence and some possible commercial use.

The bidder was unable to furnish all financials by the meeting date and did not appear before the board.

Dave Farina made a motion to table the property until the next meeting. The motion was seconded by Mayor Palmieri and passed unanimously.

ITEM #11 103,105,107 Pleasant Street – Extension of Due Diligence

The Agency Board approved sale of the above parcels to Rochester Primary Care Network in August of 2017 and at that time it was known that there would be the “required due diligence” period before they were able to close on the properties. The agreed upon price for the properties was \$25,000.00. A Phase 1 was performed on the site and came back “relatively clean” but there are a few items that need to be looked into further. They had asked that the agreed upon price be lowered to \$10,000.00 due to these items, but he price was then re-negotiated to \$20,000.00. They are also seeking an extension of the due diligence period for another 60 days to be able to look into these items further.

Councilman Bob DeSanctis made a motion to extend the due diligence period for 60 days and accept the

re-negotiated price of \$20,000.00 for the properties. The motion was seconded by Mayor Palmieri and passed unanimously.

ITEM #12 Authorization of Agency Staff to Solicit RFP's

Kathryn Hartnett addressed (and provided) the board with a Draft RFP that would allow the Agency staff to seek outside legal services for land use and development projects.

Councilman Bob DeSanctis made a motion to approve and release the RFP for redevelopment projects. The motion was seconded by Mayor Palmieri and passed unanimously.

ITEM #13 Acceptance of Agency Audit for the year ending March 2018

The URA audit was completed and needs to be approved and accepted by the Agency Board. An electronic copy of the Agency audit was sent in an e-mail prior to the meeting for their review and a hard copy was given to each Board member at the meeting. Brian Thomas gave a brief synopsis of the audit and asked the Board members if they had any questions or concerns as it related to the audit.

Councilman Bill Phillips made a motion to approve and accept the Agency audit for the year ending March 2018. The motion was seconded by Councilman Bob DeSanctis and passed unanimously.

ITEM #14 Acceptance of Division Street Parcel (318.8-1-41)

The Boilermaker Road Race had an unused parcel of land on Division Street that they offered as a donation to the URA. The parcel is contiguous to other parcels owned by the Urban Renewal Agency and it will approve the marketability of the parcels for future development.

Mayor Palmieri made a motion to accept the parcel on Division Street offered from the Boilermaker Road Race. The motion was seconded by Dave Farina and passed unanimously.

ITEM #15 Supplemental Appropriation

The following Supplemental Appropriation required Board approval:

To appropriate \$54,213.68 from the URA Fund Balance and appropriate it to CU58620.441 (Contracted Services) to cover unexpected demo costs for 613 Columbia Street.

Councilman Bill Phillips made a motion to approve the Supplemental Appropriation. The motion was seconded by Dave Farina and passed unanimously.

ITEM #16 Executive Session

Robin Harris made a motion to go into executive session at 10:42am to discuss 1008 Nichols Street, 1415 Miller Street, 1409 Dudley Avenue and 1132 Howard Avenue. The motion was seconded by Dave Farina and passed unanimously.

Dave Farina made a motion to come out of executive session at 11:14am. The motion was seconded by Robin Harris and passed unanimously.

ITEM #17 Adjournment

Dave Farina made a motion to adjourn the meeting at 11:23am. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 23rd day of August 2018
Cathy Mack

Old Business

No old Business

New Business

ADDRESS OF PROPERTY: 1211 Gray Ave (MINIMUM: \$20,000.00)
LOT SIZE: 40 x 105 ASSESSMENT: \$48,500.00
CITY ACQUIRED: 3-15-2018 PROPERTY CLASS: 230 – 3 Family

1. BIDDER: Emilio Nunez
BIDDER'S ADDRESS: 105-04 29th Ave., East Elmhurst, NY 1139-1923 (Rent)
OFFER: \$10,000.00
REPAIR ESTIMATE: \$14,500.00
PLANS: Primary/Income (Rent 1st Floor/Reside on 2nd Floor)
FUNDS AVAILABLE: \$27,636.78
CODES/TAX VIOLATIONS:
ALSO OWNS:

2. BIDDER: Biory Chavez
BIDDER'S ADDRESS: 720 Mary Street Utica (Own)
OFFER: \$20,500.00
REPAIR ESTIMATE: \$6,500.00
PLANS: Primary/Income
FUNDS AVAILABLE: \$33,000.00
CODES/TAX VIOLATIONS:
ALSO OWNS: N/A

3. BIDDER: Semir Husovic
BIDDER'S ADDRESS: 535 Niagara St., Utica (Rent)
OFFER: \$20,100.00
REPAIR ESTIMATE: \$12,450.00
PLANS: Primary/Income
FUNDS AVAILABLE: \$76,315.60
CODES/TAX VIOLATIONS: No codes violations
ALSO OWNS: N/A



ADDRESS OF PROPERTY: 18 Steuben Park

(MINIMUM: \$5,000.00)

LOT SIZE: 21 x 98

ASSESSMENT: \$39,500.00

CITY AQUIRED: 3-15-2018

PROPERTY CLASS: 210 – 1 Family

1. BIDDER: Natalie Williams
BIDDER'S ADDRESS: PO Box 6, Utica (Rent)
OFFER: \$5,000.00
REPAIR ESTIMATE: \$22,5000.00
PLANS: Primary/Income
FUNDS AVAILABLE: \$41,975.87
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 294 Genesee Street

(MINIMUM: \$75,000.00)

LOT SIZE: 75 x 378

ASSESSMENT: \$157,800.00

CITY AQUIRED: 3-15-2018

PROPERTY CLASS: 210 – 1 Family

1. BIDDER: Ian Gabriele & Mauro Gabriele
BIDDER'S ADDRESS: 421 Wagner Ave Mamaroneck, NY (Own)
OFFER: \$50,000.00
REPAIR ESTIMATE: \$63,500.00
PLANS: Primary Residence & Convert basement for Auto (Metal) shaping
FUNDS AVAILABLE: **Finances on Monday**
CODES/TAX VIOLATIONS:
ALSO OWNS:



