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CHAIRMAN

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CITY OF UTICA

URBAN RENEWAL AGENCY
MEETING AGENDA
AUGUST 9, 2018

I. Call to Order

II. Approval of Agency Minutes

July 12, 2018

July 20, 2018 – Special Meeting

III. Old Business

22 Kernan Avenue
1126 Schuyler Street

IV. New Business

1119 & 1121 Howard Avenue
702 Bristol Street
1008 Nichols Street
1415 Miller Street
1409 Dudley Avenue
1017 Churchill Avenue
1132 Howard Avenue
294 Genesee Street

**Authorization of Agency staff to solicit proposals for professional services necessary for
urban redevelopment projects**

Acceptance of Agency audit for year ending March 2018

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, Michael Mahoney, Robin Harris, Mayor Robert Palmieri

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

EXCUSED: Fred Matrulli

CALL TO ORDER: By Brian Thomas at 9:41 A.M.

ITEM #1 Approval of Agency Minutes

David Farina made a motion to approve the minutes of the June 28, 2018 board meeting. The motion was seconded by Michael Mahoney and passed unanimously.

New Business

ITEM #2 1305 Maple Street

An offer was received from Jonathan & Myia Washington in the amount of \$18,500.00 for the property at 1305 Maple Street. The bidder plans to renovate the property for Primary Residence. A second offer was received from Hector L. Castillo in the amount of \$17,000.00. The bidder plans to renovate the property for Primary Residence. A third Offer was received from Anriano Vargas & Nurys Cabassa in the amount of \$18,000.00. The bidder plans to renovate for Primary Residence. Mayor Robert Palmieri made a motion to discuss the property further in Executive Session. The motion was seconded by Dave Farina 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 Jonathan & Myia Washington as a qualified and eligible project sponsor for the redevelopment of 1305 Maple 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 Dave Farina and passed unanimously.

ITEM #3 939 Blandina Street

An offer was received from Vahid Alic in the amount of \$6,200.00 for the property at 939 Blandina Street. The bidder plans to renovate the property for income property. A second offer was received from Elegant Interior Remodeling, LLC (Sergy Matev) in the amount of \$7,000.00. the bidder plans to renovate the property for income property. A third offer was received from Kasper, LLC (Sergy Kasperovich) in the amount of \$7,000.00. The bidder plans to renovate the property for income property. A fourth offer was received from Hector & Wendy Mendoza in the amount of \$5,500.00. The bidder plans to renovate the property for primary residence.

Following 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 Hector & Wendy Mendoza 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 Robin Harris and passed unanimously.

ITEM #4 915 Haak Avenue

An offer was received from Natalie M. Williams in the amount of \$750.00 for the property at 915 Haak Avenue. The bidder plans to renovate the property for income property.

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 reject the offer. The motion was seconded by Robin Harris and passed unanimously.

ITEM #5 706 Mulberry Street

An offer was received from Rabih M. Fayad in the amount of \$250.00 for the property at 706 Mulberry Street. The bidder plans to fence, landscape pave and create additional parking for his adjacent 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 reject the offer. The motion was seconded by Dave Farina and passed unanimously.

ITEM #6 Transfer of Funds

Agency staff requested approval for a transfer between cost centers to cover the cost of vehicle tracking for the 2018-2019 year.

From:	CU58620 471 Miscellaneous	\$282.00
To:	CU58620 441 Contracted Services	\$282.00

Michael Mahoney made a motion to approve the transfer. The motion was seconded by Robin Harris and passed unanimously.

ITEM #7 Executive Session

Dave Farina made a motion to enter into Executive Session at 10:10 A.M. to review the sale of the property at 1305 Maple Street, 939 Blandina Street & 915 Haak Avenue. The motion was seconded by Robin Harris and passed unanimously.

A motion was made by Mayor Robert Palmieri to come out of Executive Session at 10:20 A.M. The motion was seconded by David Farina and passed unanimously.

ITEM #8 Adjournment

Dave Farina made a motion to adjourn the meeting at 10:25 A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 9th day of July 2018
Cathy Mack

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JULY 20, 2018
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Councilman Bill Phillips, Councilman Robert DeSanctis, Dave Farina, Michael Mahoney, Robin Harris, Mayor Robert Palmieri, Fred Matrulli

OTHERS ATTENDING: Brian Thomas, Merima Smajic

EXCUSED:

CALL TO ORDER: By Brian Thomas at 9:05 A.M.

New Business

ITEM #1 1402 Elm Street – MOU with The Community Foundation of Herkimer & Oneida Counties

Merritt Locke, a Board member of The Community Foundation of Herkimer & Oneida Counties, presented the Agency with their request to enter into a short-term Memorandum of Understanding and a Site Access Agreement for the former Utica Free Academy gymnasium building, located at 1402 Elm Street. She noted that the Foundation has had preliminary discussions with various individuals and entities within the surrounding Cornhill neighborhood about the possibility of developing a community center together with other partners. She added that up until the City foreclosed on the Elm Street property that discussion had centered on the construction of a new building. With this property becoming available, the Foundation would like time to fully evaluate and analyze the feasibility of rehabilitating the building for use as a community center. To that end, the Foundation is preparing to submit a Consolidated Funding Application (CFA) for such a study.

Brian Thomas thanked the Agency Board members for making themselves available for the special meeting, noting that the State's CFA deadline required that the special meeting be held. A number of Agency Board members pledged support for the effort to develop a community center for the Cornhill neighborhood, including Mayor Palmieri and Common Council representatives Bill Phillips and Bob DeSanctis.

Mayor Palmieri made a motion that the Utica Urban Renewal Agency enter into a Memorandum of Understanding with The Community Foundation of Herkimer & Oneida Counties for the express purpose of allowing the Foundation to conduct a feasibility study evaluating the future use of the property at 1402 Elm Street as a community center. In addition, the motion granted approval of a Site Access Agreement between the Agency and the Foundation for the same property. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #2 Adjournment

Mayor Palmieri made a motion to adjourn the meeting at 9:36 A.M. The motion was seconded by Councilman Bill Phillips and passed unanimously.

Respectfully submitted this 3rd day of August 2018
Brian Thomas

Old Business

ADDRESS OF PROPERTY: 22 Kernan Ave. (MINIMUM: \$16,000.00)

LOT SIZE: 40 x 88

ASSESSMENT: \$38,000.00

CITY ACQUIRED: 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.

2. BIDDER: Gilberto Trinidad
BIDDER'S ADDRESS: 1609 Howard Ave Utica, NY 13501 (Owns)
OFFER: \$7,000.00
REPAIR ESTIMATE: \$8,900.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$79,807.00
CODES/TAX VIOLATIONS:
ALSO OWNS:



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: 1119 & 1121 Howard Ave (MINIMUM: \$250.00 ea.)
LOT SIZE: 30 x 90.5, 40 x 125 **ASSESSMENT: \$300, \$400**
CITY ACQUIRED: 3-15-2018 **PROPERTY CLASS: 311 – Vac. Res.**

1. BIDDER: Nieve Nunez
BIDDER'S ADDRESS: 1117 Howard Avenue (aka 277 Mortimer) (owns as a rental)
OFFER: \$500.00
REPAIR ESTIMATE: N/A
PLANS: Landscape for adjacent property
FUNDS AVAILABLE: N/A
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 702 Bristol St.

(MINIMUM: \$250.00)

LOT SIZE: 35 x 90

ASSESSMENT: \$29,000.00

CITY AQUIRED: 3-15-2013

PROPERTY CLASS: 311 – Res. Vac.

1. BIDDER: Jose Adames
BIDDER'S ADDRESS: 704 Bristol Street Utica (Owns)
OFFER: \$250.00
REPAIR ESTIMATE: N/A
PLANS: Landscape & Create additional parking for his adjacent property.
FUNDS AVAILABLE: N/A
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 1008 Nichols St. (MINIMUM: \$10,000.00)

LOT SIZE: 33 x 171

ASSESSMENT: \$41,000.00

CITY ACQUIRED: 3-15-2018

PROPERTY CLASS: 220 – 2 Family

1. BIDDER: Eldin & Senada Rizvanovic
BIDDER'S ADDRESS: 223 Rutger Street Utica (Rent)
OFFER: \$20,000.00
REPAIR ESTIMATE: \$8,500.00
PLANS: Primary/Income (Rent 1st Floor/Reside on 2nd Floor)
FUNDS AVAILABLE: \$35,906.77
CODES/TAX VIOLATIONS:
ALSO OWNS:
2. BIDDER: Adna Zukic
BIDDER'S ADDRESS: 616 Blandina Street Utica (Own)
OFFER: \$9,000.00
REPAIR ESTIMATE: \$12,000.00
PLANS: Primary Residence
FUNDS AVAILABLE: \$25,469.06
CODES/TAX VIOLATIONS:
ALSO OWNS: N/A
3. BIDDER: Elegant Interior Remodeling, LLC (Sergey Matev)
BIDDER'S ADDRESS: 309 Jefferson Avenue Utica (Rent)
OFFER: \$8,000.00
REPAIR ESTIMATE: \$16,150.00
PLANS: Income property
FUNDS AVAILABLE: \$33,000.00
CODES/TAX VIOLATIONS:
ALSO OWNS: N/A
4. BIDDER: Lamine Sambou & Fatou Touray
BIDDER'S ADDRESS: 904 Nichols Street Utica (Rent)
OFFER: \$20,100.00
REPAIR ESTIMATE: \$16,500.00
PLANS: Primary Residence
FUNDS AVAILABLE: \$71,204.30
CODES/TAX VIOLATIONS:
ALSO OWNS:
5. BIDDER: Santa Mendez
BIDDER'S ADDRESS: 53 Calder Avenue Yorkville (Own)
OFFER: \$12,000.00
REPAIR ESTIMATE: \$22,000.00
PLANS: Primary Residence
FUNDS AVAILABLE: \$32,001.70
CODES/TAX VIOLATIONS:
ALSO OWNS:

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6. BIDDER: Nicholas Ferrone
BIDDER'S ADDRESS: 2 White Birch Road Utica
OFFER: \$20,000.00
REPAIR ESTIMATE: \$9,000.00
PLANS: Primary Residence
FUNDS AVAILABLE: \$95,502.02
CODES/TAX VIOLATIONS:
ALSO OWNS: 613 James, 1235 Lincoln, 1657 Lincoln



ADDRESS OF PROPERTY: 1415 Miller Street (MINIMUM: \$10,000.00)
LOT SIZE: 40 x 125 ASSESSMENT: \$29,000.00
CITY AQUIRED: 3-15-2018 PROPERTY CLASS: 220 – 2 Family

1. BIDDER: Carmen Montalvo
BIDDER'S ADDRESS: 1109 Neilson Street Utica (Own)
OFFER: \$12,000.00
REPAIR ESTIMATE: \$6,000.00
PLANS: Income property
FUNDS AVAILABLE: \$20,038.80
CODES/TAX VIOLATIONS:
ALSO OWNS: 1509 Seymour
2. BIDDER: Anthony & Margarita Burgos
BIDDER'S ADDRESS: 164 Coolgale Sreet Haverstraw, NY 10927 (Rent)
OFFER: \$8,000.00
REPAIR ESTIMATE: \$16,100.00
PLANS: Primary/Income
FUNDS AVAILABLE: \$52,135.15
CODES/TAX VIOLATIONS:
ALSO OWNS: N/A
3. BIDDER: Pilar del Carmen Sandoval & Austreberto Rodriguez
BIDDER'S ADDRESS: 2766 Barnes Ave Bronx, NY 10467 (Rent)
OFFER: \$11,000.00
REPAIR ESTIMATE: \$30,000.00
PLANS: Primary residence
FUNDS AVAILABLE: \$73,111.41
CODES/TAX VIOLATIONS:
ALSO OWNS: 421 Milgate
4. BIDDER: Guillermo Burgos
BIDDER'S ADDRESS: 1775 Clay Avenue Bronx (owns)
OFFER: \$10,500.00
REPAIR ESTIMATE: \$14,550.00
PLANS: Primary Residence
FUNDS AVAILABLE: \$53,776.99
CODES/TAX VIOLATIONS:
ALSO OWNS: 1500 Lenox, 7-9 Schuyler

PICTURE ON NEXT PAGE



ADDRESS OF PROPERTY: 1409 Dudley Avenue (MINIMUM: \$3,000.00)
LOT SIZE: 28 x 103 **ASSESSMENT: \$26,900.00**
CITY AQUIRED: 3-15-2018 **PROPERTY CLASS: 210 – 1 Family**

1. BIDDER: Jorge Tejada
BIDDER'S ADDRESS: 410 Blandina Street Utica (Own)
OFFER: \$3,000.00
REPAIR ESTIMATE: \$4,000.00
PLANS: Primary Residence
FUNDS AVAILABLE: \$30,030.89
CODES/TAX VIOLATIONS:
ALSO OWNS:

2. BIDDER: Michael Carela Jimenez
BIDDER'S ADDRESS: 339 Bleecker Street Utica (rent)
OFFER: \$3,200.00
REPAIR ESTIMATE: \$13,500.00
PLANS: Primary Residence
FUNDS AVAILABLE: \$20,243.02
CODES/TAX VIOLATIONS:
ALSO OWNS:

3. BIDDER: Lourdes Urdiales
BIDDER'S ADDRESS: 22 Greenwood Court Utica (Rent)
OFFER: \$5,000.00
REPAIR ESTIMATE: \$19,000.00
PLANS: Primary Residence
FUNDS AVAILABLE: \$25,105.00
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 1017 Churchill Ave (MINIMUM: \$23,000.00)
LOT SIZE: 54 x 113 **ASSESSMENT: \$49,600.00**
CITY AQUIRED: 3-15-2018 **PROPERTY CLASS: 210 – 1 Family**

1. BIDDER: Gilberto Trinidad
BIDDER'S ADDRESS: 1609 Howard Ave Utica (Own)
OFFER: \$10,000.00
REPAIR ESTIMATE: \$14,500.00
PLANS: Primary Residence
FUNDS AVAILABLE: \$79,807.00
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 1132 Howard Ave (MINIMUM: \$20,000.00)
LOT SIZE: 55 x 125 **ASSESSMENT: \$34,800.00**
CITY AQUIRED: 3-15-2018 **PROPERTY CLASS: 220 – 2 Family**

1. BIDDER: CP Utica, LLC (Carlos Peralta)
BIDDER'S ADDRESS: 410 James Street Utica (Own)
OFFER: \$10,000.00
REPAIR ESTIMATE: \$61,000.00
PLANS: Primary Residence (for daughter)
FUNDS AVAILABLE: \$100,250.00
CODES/TAX VIOLATIONS:
ALSO OWNS:

2. BIDDER: Idris Abbker
BIDDER'S ADDRESS: 1551 Kemble Street Utica (Own)
OFFER: \$15,000.00
REPAIR ESTIMATE: \$26,800.00
PLANS: Primary Residence
FUNDS AVAILABLE: \$43,429.07
CODES/TAX VIOLATIONS:
ALSO OWNS:

3. BIDDER: Emmanuel Rivera
BIDDER'S ADDRESS: 464 Deborah Drive Utica (Rent)
OFFER: \$18,000.00
REPAIR ESTIMATE: \$18,860.00
PLANS: Primary Residence/Income property
FUNDS AVAILABLE: \$30,505.18 (Insufficient funds, More financials in on mon/tues)
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**

- 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:

