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# CITY OF UTICA

URBAN RENEWAL AGENCY

MEETING AGENDA

SEPTEMBER 13, 2018

## **I. Call to Order**

## **II. Approval of Agency Minutes**

**August 23, 2018**

**Special Meeting – August 29, 2018**

## **III. Old Business**

**No old Business**

## **IV. New Business**

**18 Steuben Park**

**1126 Schuyler**

**1211 Gray**

## **V. Executive Session**

## **VI. Adjournment**

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES –September 13, 2018  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

**OTHERS ATTENDING:** Cathy Mack, Gene A. Allen, Merima Smajic, Assistant Corporation Council, Kathryn Hartnett, Assistant Corporation Council

**EXCUSED:** Councilman Bill Phillips,

**CALL TO ORDER:** By Brian Thomas at 9:31 A.M.

**ITEM #1 Approval of Agency Minutes**

Dave Farina made a motion to approve the minutes of the August 23, 2018 meeting and the Special meeting on August 29, 2018. The motion was seconded by Robin Harris and passed unanimously.

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**Old Business**

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**ITEM #2 294 Genesee Street**

An offer was received from Ian Gabriele & Mauro Gabriele in the amount of \$50,000 for the property at 294 Genesee St. The bidder plans to renovate for Primary Residence & Convert basement for Auto (Metal) shaping. No one representing the bidder was present.

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 Fred Matrulli and passed unanimously

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**New Business**

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**ITEM #3 1207 Francis St.**

An offer was received from Juan Carlos Nieves in the amount of \$12,000.00 for the property at 1207 Francis St. The bidder plans to renovate for primary/income property. A second offer was received from Kasper LLC, aka Sergy Kasperovich, in the amount of \$5,000.00. The bidder offered to raise his bid to \$8,000.00. The bidder plans to renovate for Income Property.

Mayor Robert 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 property for 30days. The motion was seconded by Robin Harris and passed unanimously.

**ITEM #4 941 -943 Schuyler St.**

An offer was received from Anthony Pelli in the amount of \$250.00 for the vacant lot at 941-943 Schuyler St. The bidder plans to Fence, Landscape, and create a garden on the lot. Mayor Robert Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to accept the offer on 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 #5 Authorization to do Appraisal and Title Work**

Kathryn Hartnett, Assistant Corporation Council, requested the board to grant authorization to contract for work to conduct an appraisal work on the 8 properties encompassing and adjacent to 315-317 Court St.

Mayor Robert Palmieri made a motion to grant authorization to contract for the Appraisal work in

accordance with the URA Procurement Policy. The motion was seconded by Michael Mahoney and passed unanimously.

Kathryn Hartnett, Assistant Corporation Council, requested the board to grant authorization to contract for work to conduct a title search going back 40 years on the 8 properties encompassing and adjacent to 315-317 Court St.

Fred Matrulli made a motion to grant authorization to contract for the Title Search in accordance with the URA Procurement Policy. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

**ITEM #5 Adjournment**

Robin Harris made a motion to adjourn the meeting at 9:59am. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 13<sup>rd</sup> day of September 2018  
Gene A. Allen

Old Business

No Old Business

New Business

**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: 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: No codes violations  
ALSO OWNS: 23 Waverly Pl., 1208 City St.

2 BIDDER: P&B Construction  
BIDDER'S ADDRESS: 1518 Whitesboro St., Utica, NY 13502 (own)  
OFFER: \$5,000.00  
REPAIR ESTIMATE: \$8,000.00  
PLANS: Renovate for Rental/Income Property  
FUNDS AVAILABLE: \$13,352.91  
CODES/TAX VIOLATIONS:  
ALSO OWNS:



**ADDRESS OF PROPERTY: 1211 Gray Ave**

**(MINIMUM: \$20,000.00)**

**LOT SIZE: 40 x 105**

**ASSESSMENT: \$48,500.00**

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

**PROPERTY CLASS: 230 – 3 Family**

1. BIDDER: Emilio Nunez  
BIDDER'S ADDRESS: 105-04 29<sup>th</sup> Ave., East Elmhurst, NY 1139-1923 (Rent)  
OFFER: \$10,000.00  
REPAIR ESTIMATE: \$14,500.00  
PLANS: Primary/Income (Rent 1<sup>st</sup> Floor/Reside on 2<sup>nd</sup> 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: \$34,911.16  
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
4. BIDDER: Anatalia Diaz  
BIDDER'S ADDRESS: 107 Brooklyn Ave., Apt. 6a  
OFFER: \$21,000.00  
REPAIR ESTIMATE: \$12,000.00  
PLANS: Primary/Income  
FUNDS AVAILABLE: \$44,142.21  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 1100 Lenox Ave., Utica, NY 13502

**Picture next page**

