

ROBERT M. PALMIERI  
CHAIRMAN

BRIAN THOMAS, AICP  
EXECUTIVE DIRECTOR

1 KENNEDY PLAZA  
UTICA, NEW YORK 13502  
PH. 315-792-0181  
FAX. 315-797-6607  
WWW.CITYOFUTICA.COM

# Urban Renewal Agency Meeting Agenda January 10, 2019

## 1. Call to Order

## 2. Approval of Agency Minutes November 8, 2018

## 3. Old Business Water & Whitesboro St. – 7 lots 1710 Whitesboro St.

## 4. New Business 1561 Dudley Ave. 17 Clinton Pl. 318.67-2-2 Seymour Ave 950 Saratoga St. 938 Saratoga St. 116 Wall St.

Proposed subdivision of 117 Business Park Drive  
Adoption of updated/revised Sexual Harassment Policy (attached)  
Resolutions Regarding Northland Building

## 5. Executive Session

## 6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES –November 8, 2018  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

**EXCUSED:** Mayor Robert Palmieri, Councilman Bill Phillips,

**CALL TO ORDER:** By Michael Mahoney at 9:32 A.M.

**ITEM #1 Approval of Agency Minutes**

Robin Harris made a motion to approve the minutes of the October 25, 2018 meeting. The motion was seconded by Dave Farina and passed unanimously.

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**Old Business**

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**ITEM #2 706 Mulberry Street**

An offer was received from Dimitry Brutsky in the amount of \$1,000.00 for the property at 706 Mulberry St. The bidder plans to swap the land with another individual for a privately owned property adjacent to his property at 1331 Sunset Ave. A second offer was made by James Dickan in the amount of \$1,000.00. The Bidder plans maintain the property as green space for his tenants at 710 Mulberry Street.

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 accept the offer from James Dickan in the amount of \$1,000.00 (*Note: both bidders offered more than the minimum for the lot*) 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 Michael Mahoney, and passed unanimously.

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**New Business**

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**ITEM #3 1710 Whitesboro Street**

An offer was received from Najeeba Dalawar in the amount of \$1,000.00 for the commercial lot at 1710 Whitesboro St. The bidder plans to create additional parking for her adjacent property.

Robin Harris, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to table the offer until the next meeting to allow the bidder to address an open UFD 1203 Violation. The bidder was advised that other offers may be considered in the meantime. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #4 911 Rutger Street**

An offer was received from Omer Melkic in the amount of \$250.00 for the lot at 911 Rutger St. The bidder is buying the adjacent property at 913 Rutger from a Bank which was unaware the City owns this parcel. The bidder plans to fence the property.

Michael Mahoney, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to accept the offer from Omer Melkic in the amount of \$250.00 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 Fred Matrulli, and passed unanimously.

**ITEM #5 917 Blandina Street**

An offer was received from Pilar Sandoval & Austerberto Rodriguez in the amount of \$6,000.00 for the property at 917 Blandina St. The bidder plans to Renovate for Rental/Income Property (make into 2 Family). A second offer was received from Lamin Touray in the amount of \$6,300.00. The bidder plans to Occupy for Primary Residence. Fred Matrulli made a motion to discuss this sale in Executive Session. The motion was

seconded by Robin Harris and passed unanimously.

After coming out of Executive Session Fred Matrulli, with the factors with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to accept the offer from Lamin Touray 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 Dave Farina, and passed unanimously.

**ITEM #6 1124 Schuyler Street**

An offer was received from Chris Cashion in the amount of \$5,000.00 for the property at 1124 Schuyler Street. The bidder plans to Occupy for Primary Residence.

Michael Mahoney, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to accept the offer from Chris Cashion in the amount of \$5,000.00 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 Fred Matrulli, and passed unanimously.

**ITEM #7 141 Eagle Street**

An offer was received from Franklyn R. & Maria A Peralta in the amount of \$3,500.00 for the property at 141 Eagle St. The bidder plans to Renovate for Rental/Income Property.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to accept the offer from Franklyn R. & Maria A Peralta in the amount of \$3,500.00 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 4 to 1 with Robin Harris dissenting.

**ITEM #8 Executive Session**

Robin Harris made a motion to go into executive session at 10:08 am. The motion was seconded by David Farina and passed unanimously. A motion was made by Robin Harris to come out of executive session at 10:11am. The motion was seconded by David Farina and passed unanimously.

**ITEM #9 Adjournment**

Fred Matrulli made a motion to adjourn the meeting at 10:14am. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 8<sup>th</sup> day of November 2018

Gene A. Allen

Old Business

**ADDRESS OF PROPERTY:** Water & Whitesboro St. (MINIMUM: \$150,000.00)

**LOT SIZE:** 1.63 Acres 7 lots

**ASSESSMENT:** \$30,700.00

**CITY ACQUIRED:** 1-27-98 to 12-19-06

**PROPERTY CLASS:** 330 - Vacant comm

1. BIDDER: Natalie Williams  
BIDDER'S ADDRESS: PO Box 6, Utica, NY 13501  
OFFER: \$15,003.14  
REPAIR ESTIMATE: \$30,000.00  
PLANS: Build Giant Soccer Ball – Earth Globe Sculpture  
FUNDS AVAILABLE: \$65,460.00 (Old information)  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 18 Steuben Park, Utica – Purchased from URA

**PRIME PROPERTY FOR SALE BY  
UTICA URBAN RENEWAL AGENCY**

7 Contiguous lots sold as one  
Water & Whitesboro Streets

- 1.63 +/- ACRES OF VACANT LAND
- ZONED HIGHWAY COMMERCIAL
- HIGH TRAFFIC AND VISIBILITY
- BAGG SQUARE DISTRICT
- NEAR TO ROUTE 55, & ROUTE 12

AVAILABLE INCENTIVES INCLUDE:

- LOW INTEREST LOANS TIED TO JOB CREATION
- PILOT (PAYMENT IN LIEU OF TAXES) PROGRAM
- I.D.A. SALES TAX EXEMPTION

**\$150,000.00**

**COMMERCIAL  
PROPERTY  
FOR SALE**

**315-792-0105**



**ADDRESS OF PROPERTY: 1710 Whitesboro St.**

**(MINIMUM: \$1,000.00)**

**LOT SIZE: 47 x 119**

**ASSESSMENT: \$6,400.00**

**CITY ACQUIRED: 7-30-2009**

**PROPERTY CLASS: 330 - Vacant comm**

1. BIDDER: Najeeba Dalawar  
BIDDER'S ADDRESS: 1314 Oak St., Utica, NY (Own)  
OFFER: \$1,000.00  
REPAIR ESTIMATE: \$NA  
PLANS: Create additional parking  
FUNDS AVAILABLE: NA  
CODES/TAX VIOLATIONS: 1708 Whitesboro UFD 1203 Violations open 12-6-18  
Has paid no taxes for the 18-19 fiscal year. \$2,302.82 outstanding. No liens. 1031 Hope St. - 2<sup>nd</sup> installment Current School Tax unpaid.  
ALSO OWNS: 1706 & 1708 Whitesboro St., 600 Mohawk St., Utica, and 904 Eagle St. Utica
  
2. BIDDER: Donald J. Testa  
BIDDER'S ADDRESS: 35 Winner Ave. Utica, NY (Own)  
OFFER: \$1,000.00  
REPAIR ESTIMATE: \$NA  
PLANS: Create additional parking  
FUNDS AVAILABLE: NA  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 1806 Whitesboro St., Utica



## New Business

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**ADDRESS OF PROPERTY: 1561 Dudley Ave. (MINIMUM: \$750.00)**  
**LOT SIZE: 53 x 103 ASSESSMENT: \$400.00**  
**CITY AQUIRED: 1-21- 2003 PROPERTY CLASS: 311 - Res vac land**

1. BIDDER: Steven Ryan  
BIDDER'S ADDRESS: 1556 Dudley Ave., Utica (Own)  
OFFER: \$750.00  
REPAIR ESTIMATE: \$NA  
PLANS: Fence, Create additional Parking  
FUNDS AVAILABLE: NA  
CODES/TAX VIOLATIONS: Trash violation 5-11-18 – Compliance  
Has paid no taxes for the 18-19 fiscal year. \$2,171.18 outstanding. No liens  
ALSO OWNS:



**ADDRESS OF PROPERTY: 17 Clinton Pl.**

**(MINIMUM: \$250.00)**

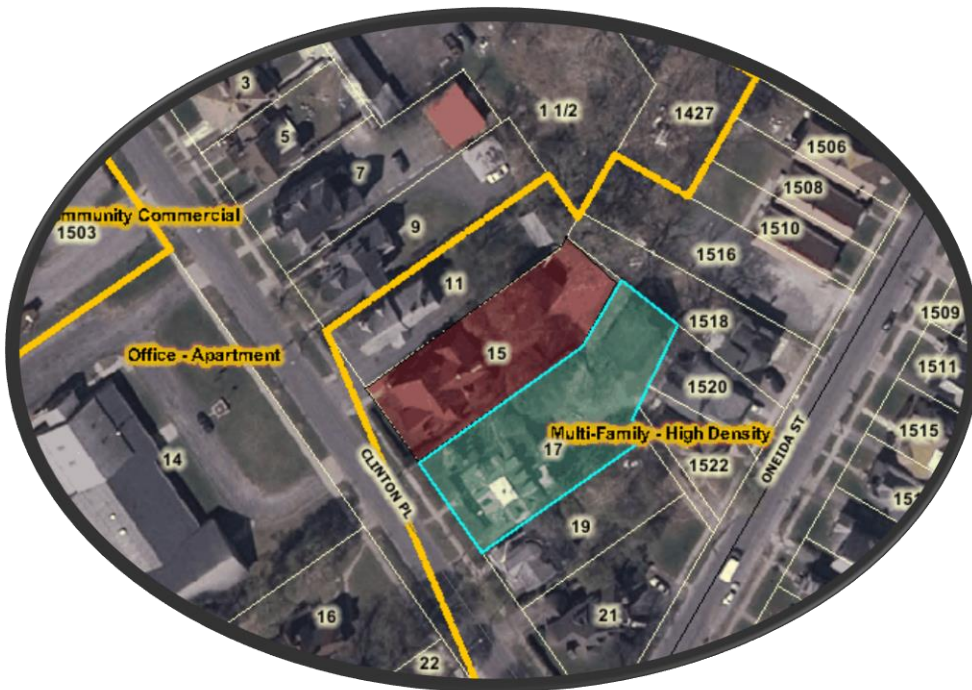
**LOT SIZE: 66 x 217**

**ASSESSMENT: \$8.600.00**

**CITY AQUIRED: 11-17-2009**

**PROPERTY CLASS: 330 Vacant Comm**

1. BIDDER: Linda W. Cox  
BIDDER'S ADDRESS: 15 Clinton Pl. Utica, NY (Own)  
OFFER: \$500.00  
REPAIR ESTIMATE: \$NA  
PLANS: consolidate with adjacent property  
FUNDS AVAILABLE: NA  
CODES/TAX VIOLATIONS:  
ALSO OWNS:



**ADDRESS OF PROPERTY: 318.67-2-2.**

**LOT SIZE: 40 x 78**

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

**(MINIMUM: \$250.00)**

**ASSESSMENT: \$800.00**

**PROPERTY CLASS: 312 - Vac w/imprv**

1. BIDDER: Avlim Tricic  
BIDDER'S ADDRESS: 929 Eagle St., Utica, NY (owns)  
OFFER: \$250.00  
REPAIR ESTIMATE: \$NA  
PLANS:  
FUNDS AVAILABLE:  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 1007 Rudolph Pl., Utica, 314 Rutger St., Utica (adjacent to lot)





**ADDRESS OF PROPERTY: 950 Saratoga St.**

**(MINIMUM: \$6,000.00)**

**LOT SIZE: 80 x 100**

**ASSESSMENT: \$33,900.00**

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

**PROPERTY CLASS: 411 - Apartment**

1. BIDDER: Carmen Trinidad  
BIDDER'S ADDRESS: 1609 Howard Ave., Utica, NY (owns)  
OFFER: \$2,000.00  
REPAIR ESTIMATE: \$10,030.00  
PLANS: Renovate for Rental/Income Property  
FUNDS AVAILABLE: \$32,408.79  
CODES/TAX VIOLATIONS:  
ALSO OWNS:



**ADDRESS OF PROPERTY: 938 Saratoga St.**

**(MINIMUM: \$6,000.00)**

**LOT SIZE: 40 x 114.5**

**ASSESSMENT: \$38,300.00**

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

**PROPERTY CLASS: 210 - 1 Family**

1. BIDDER: R W Projects, Inc. (Rojelio Menjivar)  
BIDDER'S ADDRESS: 1409 Neilson St., Utica, NY 13501  
OFFER: \$3,000.00  
REPAIR ESTIMATE: \$14,600.00  
PLANS: Renovate for Rental/Income Property  
FUNDS AVAILABLE: \$18,670.48  
CODES/TAX VIOLATIONS: Has paid no taxes for the 18-19 fiscal year. \$2,302.82 outstanding. No liens. 1031 Hope St. - 2<sup>nd</sup> installment Current School Tax unpaid.

ALSO OWNS: 1031 Hope St.



**ADDRESS OF PROPERTY: 116 Wall St.**  
**LOT SIZE: 35 x 100**  
**CITY AQUIRED: 3-15-2018**

**(MINIMUM: \$13,000.00)**  
**ASSESSMENT: \$33,000.00**  
**PROPERTY CLASS: 210 - 1 Family**

1. BIDDER: Daniel Lopez  
BIDDER'S ADDRESS: 54 West Adrian Terrace, Utica, NY (rent)  
OFFER: \$5,000.00  
REPAIR ESTIMATE: \$6,300.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$16,8294.84  
CODES/TAX VIOLATIONS:  
ALSO OWNS: .

1. BIDDER: Blaca L Jerez Rivera  
BIDDER'S ADDRESS: 1613 Neilson St. Utica, NY (rent)  
OFFER: \$13,000.00  
REPAIR ESTIMATE: \$13,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$37,152.67  
CODES/TAX VIOLATIONS: 1628 Nielson St. Utica, NY – UFD ROP Pass 4-20-18  
ALSO OWNS: 1628 Neilson St., Utica, NY



## **Proposed subdivision of 117 Business Park Drive**

### **Proposed Subdivision of 117 Business Park Drive**

The owner of the property located at 117 Business Park Drive in the Utica Business Park is proposing to subdivide the parcel into two (2) separate tax parcels. In accordance with the approved plan for the Utica Business Park, once a building has been constructed and occupied, no existing use shall be changed to a different land use, without approval of the Urban Renewal Agency. As the proposed subdivision will ultimately lead to the construction of another building, this constitutes a change of use for the currently unimproved land, thereby necessitating Agency approval.

## **Adoption of updated/revised Sexual Harassment Policy (attached)**

### **Introduction**

*The Utica Urban Renewal Agency (UURA) is committed to maintaining a workplace free from sexual harassment. Sexual harassment is a form of workplace discrimination. All employees are required to work in a manner that prevents sexual harassment in the workplace. This Policy is one component of the Utica Urban Renewal Agency's commitment to a discrimination-free work environment. Sexual harassment is against the law<sup>1</sup> and all employees have a legal right to a workplace free from sexual harassment and employees are urged to report sexual harassment by filing a complaint internally with the Utica Urban Renewal Agency. Employees can also file a complaint with a government agency or in court under federal, state or local antidiscrimination laws.*

## **Resolutions Regarding Northland Building**

### **Resolution 1**

The Utica Urban Renewal Agency (UURA) is desirous of acquiring the property in totality (including the building and associated parking areas) that once comprised what is commonly known as the former Northland property on Court and Cornelia Streets from its current owners.

Such acquisition is necessary in order to join said parcels with the parcels that comprise a portion of the building that is currently owned by the Utica Urban Renewal Agency and that such action is necessary whether the property is to be used in the future for municipal purposes or to be marketed.

The UURA previously prepared a Full Environmental Assessment Form, determined the proposed action to be a Type I action under SEQRA due to the property's location within the newly designated Upper Genesee Street Historic District and called for a coordinated review. As part of that review, the State Historic Preservation Office has determined that the proposed action will have No Adverse Effect upon historic resources.

### **Resolution 2**

A request authorizing Agency staff and appropriate legal counsel to enter into negotiations with the current owners of record for the purchase of various tax parcels on Court and Cornelia Streets (including County tax parcel ID #'s 318.49-2-61, 62 and 63; 318.50-1-4 and portions of 318.50-1-3 and 318.50-1-13) which formerly comprised a single property commonly referred to as the Northland property.

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