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# Urban Renewal Agency Meeting Agenda January 24, 2019

## 1. Call to Order

## 2. Approval of Agency Minutes January 10, 2019

3. Old Business  
938 Saratoga St.  
1561 Dudley Ave.

4. New Business  
705 Elizabeth St.  
318.602-2-59 Blandina St.  
1227 Whitesboro St.

Adoption of 2019-2020 Budget 1712 Erie Street –  
(Commitment to provide local match for 2019  
US EPA Brownfield Cleanup Grant)  
Adoption of 2019-2020 Budget

## 5. Executive Session

## 6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES –January 10, 2019  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

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

**CALL TO ORDER:** By Brian Thomas at 9:36 A.M.

**ITEM #1 Approval of Agency Minutes**

Dave Farina made a motion to approve the minutes of the November 8, 2018 meeting. The motion was seconded by Fred Matrulli and passed unanimously.

**Old Business**

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**ITEM #2 Water & Whitesboro Street – 7 lots**

An offer was received from Natalie Williams in the amount of \$15,003.14 for the seven (7) commercial lots at Whitesboro & Water Streets. The bidder plans to build a geodesic dome on the site. Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to continue to market the property. The motion was seconded by Robin Harris and passed unanimously.

**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. A second offer was received from Donald J. Testa in the amount of \$1,000.00. The bidder plans to create additional parking for his adjacent property

Mike Mahoney, 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 to allow the city to complete work that was created by demolishing the building. The motion was seconded by Dave Farina and passed unanimously.

**New Business**

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**ITEM #4 1561 Dudley Ave.**

An offer was received from Steven Ryan in the amount of \$750.00 for the lot at 1561 Dudley. The bidder plans to create additional parking for his property across the street at 1556 Dudley Ave. The bidder was not present.

David Farina, 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. The motion was seconded by Robin Harris, and passed unanimously.

**ITEM #5 17 Clinton Pl.**

An offer was received from Linda W. Cox in the amount of \$500.00 for the property at 17 Clinton Place. The bidder plans to consolidate the property with her adjacent property at 15 Clinton Place.

Mike Mahoney, 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 Linda W. Cox 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 #6 318.67-2-2 – Seymour Ave**

An offer was received from Avlim Properties LLC (aka Avlim Tricic) in the amount of \$250.00 for the property at 318.67-2-2 – Seymour Ave. The bidder plans to consolidate the property with the adjacent 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 Avlim Properties LLC (aka Avlim Tricic) 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 Robin Harris, and passed unanimously.

**ITEM #7 950 Saratoga Street**

An offer was received from Carmen Trinidad in the amount of \$2,000.00 for the property at 950 Saratoga 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 Carmen Trinidad in the amount of \$2,000.00 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, Councilman Robert DeSanctis and was defeated with a vote of 3 to 2 with Robin Harris and Mike Mahoney dissenting.

After additional information was provided by the bidder Fred Matrulli made a 2<sup>nd</sup> motion to reconsider the previous motion to accept the offer. The motion was seconded by Councilman Robert DeSanctis and passed with a vote of 4 to 1 with Robin Harris dissenting.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a 3<sup>rd</sup> motion to accept the offer from Carmen Trinidad in the amount of \$2,000.00 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, Councilman Robert DeSanctis and was passed with a vote of 4 to 1 with Robin Harris dissenting.

**ITEM #8 938 Saratoga Street**

An offer was received from R. W. Projects, Inc. in the amount of \$3,000.00 for the property at 950 Saratoga St. The bidder plans to Renovate for Rental/Income Property.

Mike Mahoney, 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 provide additional information regarding the application. The motion was seconded by Robin Harris, and passed unanimously.

**ITEM #9 116 Wall Street**

An offer was received from Daniel Lopez in the amount of \$5,000.00 for the property at 116 Wall St. The bidder plans to Occupy for Primary Residence

A second offer was received from Blanca L. Jerez Rivera in the Amount of \$13,000.00. The bidder plans to Occupy for Primary Residence.

At 10:29 am Mike Mahoney made a motion to discuss the property in Executive Session. The Motion was Seconded by Fred Matrulli and passed unanimously.

After coming out of Executive Session Mike 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 Blanca L. Jerez Rivera in the amount of \$13,000.00 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 Robin Harris, and passed unanimously.

**ITEM #10 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 – adjourned to next meeting

### **ITEM #11 Adoption of updated/revised Sexual Harassment Policy**

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.

Mike Mahoney, with the factors established by the Agency made a motion to adopt the updated/revised Sexual Harassment Policy. The motion was seconded by Dave Farina, and passed unanimously.

### **ITEM #12 Resolutions Regarding Northland Building**

#### **Resolution 1**

Mike Mahoney with the factors established by the Agency made a Motion to acknowledge that 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. Further acknowledge that 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. Furthermore, 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. On that basis, the UURA hereby issues a Negative Declaration to the proposed acquisition of the former Northland properties on Court and Cornelia Streets not currently in its ownership. The motion was seconded by Councilman Robert DeSanctis and was passed unanimously

#### **Resolution 2**

Mike Mahoney with the factors established by the Agency made a Motion 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. The motion was seconded by Dave Farina and was passed unanimously

### **ITEM #13 Executive Session**

Robin Harris made a motion to go into executive session at 10:37 am. The motion was seconded by Councilman Robert DeSanctis and passed unanimously. A motion was made by Robin Harris to come out of executive session at 10:40 am. The motion was seconded by David Farina and passed unanimously.

### **ITEM #14 Adjournment**

Mike Mahoney made a motion to adjourn the meeting at 10:43 am. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 10<sup>th</sup> day of January 2019  
Gene A. Allen

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Old Business

**ADDRESS OF PROPERTY: 1561 Dudley Ave. (MINIMUM: \$750.00)**  
**LOT SIZE: 53 x 103** **ASSESSMENT: \$400.00**  
**CITY ACQUIRED: 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: 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: ALSO OWNS: 1031 Hope St.



## New Business

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**ADDRESS OF PROPERTY:** 705 Elizabeth St.

**(MINIMUM: \$250.00)**

**LOT SIZE:** 24 x 121

**ASSESSMENT:** \$4,400.00

**CITY AQUIRED:** 12-11-2012

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

1.     **BIDDER:**                             Abdalla T. Ismail  
       **BIDDER'S ADDRESS:**         707 Elizabeth St., Utica (Own)  
       **OFFER:**                             \$250.00  
       **REPAIR ESTIMATE:**             \$NA  
       **PLANS:**                             Fence,  
       **FUNDS AVAILABLE:**             NA  
       **CODES/TAX VIOLATIONS:**  
       **ALSO OWNS:** 709 Elizabeth, St.



**ADDRESS OF PROPERTY: 318.60-2-59 Blandina St. MINIMUM: \$250.00)**

**LOT SIZE: 60 x 60**

**ASSESSMENT: \$400.00**

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

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

1. BIDDER: Maria Espinal  
BIDDER'S ADDRESS: 504 Elizabeth St. Utica(Own) aka 502-504 Elizabeth  
OFFER: \$250.00  
REPAIR ESTIMATE: \$NA  
PLANS: Fence & Landscape  
FUNDS AVAILABLE: NA  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 1554 -1556 Neilson, St., 1580 – 1582 West St.





**ADDRESS OF PROPERTY: 1227 Whitesboro St. (MINIMUM: \$6,000.00)**

**LOT SIZE: 40 x 64**

**ASSESSMENT: \$26,900.00**

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

**PROPERTY CLASS: 210 - 1 Family**

1. BIDDER: Marco Bermudez & Natalie Williams  
BIDDER'S ADDRESS: 1790 Armory Dr. E  
18 Steuben Pk. (Po Box 6, Utica, NY)  
OFFER: \$2,500.00  
REPAIR ESTIMATE: \$3,560.00  
PLANS: Occupy for Primary Residence/Renovate for Rental/Income Property  
FUNDS AVAILABLE: \$8,269.67  
CODES/TAX VIOLATIONS:

ALSO OWNS:



## **1712 Erie Street –**

### **Commitment to provide local match for 2019 US EPA Brownfield Cleanup Grant**

The City is preparing to submit a grant application to the United States Environmental Protection Agency for Brownfield Cleanup funds for 1712 Erie Street (former Mele Manufacturing site). The application will request up to the maximum of \$500,000, for which a local match of up to \$100,000 is required. Agency staff is requesting a resolution from the Board of a commitment to provide up to \$100,000 from its fund balance, if the application is awarded.