



ROBERT M. PALMIERI
CHAIRMAN

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EXECUTIVE DIRECTOR

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Urban Renewal Agency Meeting Agenda November 14, 2019

1. Call to Order

2. Approval of Agency Minutes Revised Minutes 10-10-19 October 24, 2019

3. Old Business 512 Mary St. 18 Steuben Park Extension

4. New Business 204 – 206 Liberty St. Transfer of Ownership Warren St. Lease Consideration of Findings for condemnation of 315-317 Court Street.

5. Executive Session

6. Adjournment

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

MEMBERS ATTENDING: Mayor Robert Palmieri, Councilman Robert DeSanctis, Councilwoman Freddie Hamilton, Fred Matrulli, Dave Farina, Michael Mahoney

OTHERS ATTENDING: Cathy Mack, Gene Allen, Merima Smajic, Assistant Corporation Council;

EXCUSED:

CALL TO ORDER: Mike Mahoney called the meeting to order at 9:35 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the September 26, 2019 meeting. The motion was seconded by Fred Matrulli and passed unanimously.

Old Business

No Old Business

New Business

ITEM #2 1120 Hart St.

An offer was received from Musa Ceesay in the amount of \$13,300.00 for the property at 1120 Hart St. The bidder plans to occupy for primary residence. A second offer was received from Arlingtone Carbjal in the amount of \$13,000.00.

After coming out of executive session Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered made a motion to approve the sale of the property at 1120 Hart St. to Musa Ceesay in the amount of \$13,300.00. The motion was seconded by Councilwoman Freddie Hamilton and passed unanimously.

ITEM #3 Executive Session

Fred Matrulli made a motion to enter into executive session at 10:03 am. The motion was seconded by David Farina and passed unanimously. Fred Matrulli made a motion to come out of executive session at 10:20 am. The motion was seconded by David Farina and passed unanimously.

ITEM 4# Request for Extension 18 Steuben Park

Natalie Williams appeared before the board to request an extension on her redevelopment plan for 18 Steuben Park. She was instructed to appear before the board at the next scheduled meeting, Thursday, October 24, 2019 with documentation to show she has obtained all proper permits for Building, Plumbing and Electrical. (Note: Ms. Williams was not listed on the agenda because she had been told via email the staff would follow up with her request once all permits were obtained)

ITEM 5# Quarterly Update of Financial Status

Cathy Mack gave the quarterly update on the financial status of the Urban Renewal Agency. No action was necessary.

ITEM #6 Adjournment

David Farina made a motion to adjourn the meeting at 10:28 am. The motion was seconded by Councilwoman Freddie Hamilton and passed unanimously.

Respectfully submitted this 10th day of October, 2019
Gene A. Allen

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – OCTOBER 24, 2019
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Robert Palmieri, Councilman Robert DeSanctis, Councilwoman Freddie Hamilton, Dave Farina, Michael Mahoney

OTHERS ATTENDING: Cathy Mack, Gene Allen, Merima Smajic, Assistant Corporation Council; Kathryn Hartnett, Assistant Corporation Council

EXCUSED: Fred Matrulli,

CALL TO ORDER: Brian Thomas called the meeting to order at 9:35 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the October 10, 2019 meeting. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

Old Business

ITEM #2 24 Grant St.

An offer was received from Remxi Perzhaku in the amount of \$10,000.00 for the property at 24 Grant St. The bidder plans to occupy for primary residence (son) / renovate for Rental Property. A second offer was received from Enissa Ogievich and Grigory Ogievich in the amount of \$10,500.00. The bidder plans to occupy for primary residence/renovate for rental property. A third offer was received from Felix Mosquera in the amount of \$10,000.00. The bidder plans to occupy for primary residence. A fourth offer was received from Stiven Carrasco and Chany Rodriguez in the amount of \$12,000.00. The bidder plans to occupy for primary residence/renovate for rental property.

After coming out of executive session Michael Mahoney, with the factors established by the Agency for selection of a purchaser having been considered made a motion to approve the sale of the property at 24 Grant St. to Enissa Ogievich and Grigory Ogievich in the amount of \$10,500.00. The motion was seconded by David Farina and passed unanimously.

New Business

No New Business

ITEM #3 Executive Session

Michael Mahoney made a motion to enter into executive session at 9:48 am. The motion was seconded by David Farina and passed unanimously. Michael Mahoney made a motion to come out of executive session at 10:09 am. The motion was seconded by David Farina and passed unanimously.

ITEM 4# 2nd Request for Extension 18 Steuben Park

Natalie Williams appeared before the board for a second time to request an extension on her redevelopment plan for 18 Steuben Park. She was instructed to appear before the board at the next scheduled meeting, Thursday, November 14, 2019 with documentation to show she has obtained all proper permits for Building, Plumbing and Electrical. Failure to do so will most likely result in the board starting the process to revert the property. (Note: Ms. Williams was not listed on the agenda because she had told the staff she was going to be out of town at a funeral)

ITEM #5 Adjournment

Michael Mahoney made a motion to adjourn the meeting at 10:14 am. The motion was seconded by David Farina and passed unanimously.

Respectfully submitted this 24th day of October, 2019
Gene A. Allen

Old Business

ADDRESS OF PROPERTY: 512 Mary St.

(MINIMUM: \$23,000.00)

LOT SIZE: 38 x 120

ASSESSMENT: \$33,500.00

CITY ACQUIRED: 3-7-19

PROPERTY CLASS: 220 - 2 Family Res

1. BIDDER: Serif Seferagic
BIDDER'S ADDRESS: 5753 Domser Ave., Utica, NY 13502 (own)
OFFER: \$25,000.00
REPAIR ESTIMATE: \$10,000.00
PLANS: Renovate for Rental Property/Income Property
FUNDS AVAILABLE: \$79,291.37
CODES/TAX VIOLATIONS:
ALSO OWNS 1203 Belle Ave, 801 Jefferson Ave., 505 Mary St., 507 Lansing St., 916 Lansing St.
2. BIDDER: Ahmet Osmanovic
BIDDER'S ADDRESS: 1429 Herkimer Rd., Utica, NY 13502 (own)
OFFER: \$20,000.00
REPAIR ESTIMATE: \$20,000.00
PLANS: Occupy for Primary Residence (Son)
FUNDS AVAILABLE: \$70,288.48
CODES/TAX VIOLATIONS:
ALSO OWNS 1429 Herkimer Rd.
3. BIDDER: Nader Messaadi & Tahar Ayar
BIDDER'S ADDRESS: 1600 Armory Sr., #C4 Utica, (rent)
9431 Willow Brook Ln., Sauquoit, NY
OFFER: \$25,000.00
REPAIR ESTIMATE: \$20,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$61,059.16
CODES/TAX VIOLATIONS:
ALSO OWNS
4. BIDDER: Mathew Servello & Michael Servello, Sr.
BIDDER'S ADDRESS: 12 Travis Xing, Whitesboro, NY 13492 (own)
2804 Fairway Dr. North, Jupiter FL 33477 (own)
OFFER: \$25,000.00
REPAIR ESTIMATE: \$25,000.00
PLANS: Renovate for Rental Property/Income Property
FUNDS AVAILABLE: \$95,475.41
CODES/TAX VIOLATIONS:
ALSO OWNS.
5. BIDDER: Franklin Encalada
BIDDER'S ADDRESS: 154 40 59th Ave., Flushing, NY 11355
OFFER: \$26,000.00
REPAIR ESTIMATE: \$18,200.00
PLANS: Renovate for Rental Property/Income Property
FUNDS AVAILABLE: \$49,853.21
CODES/TAX VIOLATIONS:
ALSO OWNS.1024 Wager St., Utica

6. BIDDER: Johnny Heras & Laura Heras
BIDDER'S ADDRESS: 1330 Nobel Avenue, Bronx, NY 10472 (rent)
OFFER: \$27,000.00
REPAIR ESTIMATE: \$17,000.00
PLANS: Primary Residence/Renovate for Rental Property/Income Property
FUNDS AVAILABLE: \$73,460.52
CODES/TAX VIOLATIONS:
ALSO OWNS.
7. BIDDER: Mariana Avila
BIDDER'S ADDRESS: 172-10 Jamaica Ae., Queens, NY 11432 (Rent)
OFFER: \$30,000.00
REPAIR ESTIMATE: \$32,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$67,444.45
CODES/TAX VIOLATIONS:
ALSO OWNS.
8. BIDDER: Inmar Anigal Mandoza Daras
BIDDER'S ADDRESS: 23 Noyes St., Utica, NY (rent)
OFFER: \$23,500.00
REPAIR ESTIMATE: \$48,100.00
PLANS: Primary Residence/ Renovate for Rental Property/Income Property
FUNDS AVAILABLE: \$72,207.18
CODES/TAX VIOLATIONS:
ALSO OWNS.
9. BIDDER: Ebrahim Mohammed, Shahbain, & Mohamed Bareya
BIDDER'S ADDRESS: 1029 Bleecker St., Utica (Rent)
865 Emmett St., Schenectady, NY 12307
OFFER: \$31,000.00
REPAIR ESTIMATE: \$9,500.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$43,373.14
CODES/TAX VIOLATIONS:
ALSO OWNS.
10. BIDDER: Victor R. Rojas
BIDDER'S ADDRESS: 1428 Steuben St., Utica (Rent)
OFFER: \$15,000.00
REPAIR ESTIMATE: \$8,800.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$28,560.48
CODES/TAX VIOLATIONS:
ALSO OWNS.

11. BIDDER: Olga Romero & Juan Sigua
BIDDER'S ADDRESS: 414 Milgate St. Utica, NY (Rent)
1616 Howard Ave., Utica, NY
OFFER: \$35,000.00
REPAIR ESTIMATE: \$17,500.00
PLANS: Primary Residence/ Renovate for Rental Property/Income Property
FUNDS AVAILABLE: \$77,294.52
CODES/TAX VIOLATIONS:
ALSO OWNS.



Request for Extension 18 Steuben Park

At the October 24, 2019 Urban Renewal Board Meeting, Natalie Williams was instructed to appear before the board at the next scheduled meeting, Thursday, November 14, 2019 with documentation to show she has obtained all proper permits for Building, Plumbing and Electrical prior to being granted an extension of her development plan.

New Business

Transfer of Ownership

ADDRESS OF PROPERTY: 204 – 206 Liberty St. (MINIMUM: \$750.00)

LOT SIZE: 20 x 41

ASSESSMENT: \$23,100.00

CITY ACQUIRED: 7-10-08

PROPERTY CLASS: 483 - Converted Res

- BIDDER:** Freeman Liberty St. LLC

BIDDER'S ADDRESS: 7 holiday Drive, Whitesboro, NY (own)

OFFER: \$750.00

REPAIR ESTIMATE: \$15,000.00

PLANS: Legally transfer ownership from Ron Mexico Management LLC

FUNDS AVAILABLE: \$33,111.46

CODES/TAX VIOLATIONS:

ALSO OWNS:

Ownership Information

Name	Address
Ron Mexico Management, LLC	P.O. Box 83 Herkimer NY 13350

Sale Information

Sale Date	Price	Property Class	Sale Type	Prior Owner
3/4/2010	\$10,000	483 - Converted Res	Land & Building	Demar, Matt
	Value Usable	Arms Length	Deed Book	Deed Page
	No	No	2010	3405
Sale Date	Price	Property Class	Sale Type	Prior Owner
7/10/2008	\$1,000	483 - Converted Res	Land & Building	Utica Urban Renewal Agency
	Value Usable	Arms Length	Deed Book	Deed Page
	No	No	2008	13328



ADDRESS OF PROPERTY: Warren St 318.48-3-85.3. Adj. Bargain Grocer

(MINIMUM: \$1,000.00)

LOT SIZE: .63 acres

ASSESSMENT: \$25,000.00

CITY ACQUIRED: 7-19-2006

PROPERTY CLASS: 330 Vac. Comm.

- BIDDER:** Compassion Coalition
BIDDER'S ADDRESS: 509 Lafayette St. (own)
OFFER: Lease Agreement
REPAIR ESTIMATE: \$NA
PLANS: construct 10,000 square foot facility
FUNDS AVAILABLE: \$3,940,038.34
CODES/TAX VIOLATIONS:
ALSO OWNS: 1110 Lincoln Ave.



Consideration of Findings for condemnation of 315-317 Court Street

Report from corporation council