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# Urban Renewal Agency Meeting Agenda December 12, 2019

## 1. Call to Order

## 2. Approval of Agency Minutes November 14, 2019

## 3. Old Business 512 Mary St. 216 Bleecker St. 18 Steuben Park Extension

## 4. New Business 301 Pellettieri & 319.55-1-94 Pellettieri 1310 Seymour Ave.

## 5. Executive Session

## 6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – NOVEMBER 14, 2019  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Councilman Robert DeSanctis, Councilwoman Freddie Hamilton, David Farina, Michael Mahoney

**OTHERS ATTENDING:** Brian Thomas, Cathy Mack, Gene Allen, Kathryn Hartnett, Assistant Corporation Council, Daniel Cozza, Chief Building Inspector

**EXCUSED:** Mayor Robert Palmieri, Fred Matrulli,

**CALL TO ORDER:** Brian Thomas called the meeting to order at 9:34 A.M. He noted that only four members of the URA Board were present which constitutes a quorum as such all members must vote unanimously to pass an agenda item.

**ITEM #1 Approval of Agency Minutes**

Dave Farina made a motion to approve the revised minutes of the October 10, 2019 meeting and the minutes of the October 24, 2019 meeting. The motion was seconded by Michael Mahoney and passed unanimously.

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**Old Business**

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**ITEM #2 512 Mary St.**

An offer was received from Serif Seferagic in the amount of \$25,000.00 for the property at 512 Mary St. the bidder plans to renovate for rental/income property. He was not in attendance but sent a letter to be read into the board. A second offer was received from Ahmet Osmanovic in the amount of \$20,000.00 the bidder plans to purchase the property for his son to occupy for primary residence. A third offer was received from Nader Messaadi & Tahar Ayar in the amount of \$25,000.00. The bidders plan to occupy for primary residence. A fourth offer was received from Mathew Servello & Michael Servello, Sr. in the amount of \$25,000.00 the bidder plans to renovate for rental/income property. The bidder was not present. A fifth offer was received from Franklin Encalada in the amount of \$26,000.00. The bidder plans to renovate for rental/income property. A sixth offer was received from Johnny Heras & Laura Heras in the amount of \$27,000.00. The bidder plans to occupy for primary residence and to renovate for rental/income property. A seventh offer was received from Mariana Avila in the amount of \$30,000.00. The bidder plans to occupy for primary residence. An eighth offer was received from Inmar Anigal Mandoza Daras in the amount of \$23,500.00. The bidder plans to occupy for primary residence/renovate for rental/income property. A ninth offer was received from Ebrahim Mohammed, Dhahbain and Mohamed Dareya in the amount of \$31,000.00 – the bidder raised his offer to \$37,000.00. The bidder plans to occupy for primary residence. A tenth offer was received from Victor R. Rojas in the amount of \$15,000.00. The bidder plans to occupy for primary residence. An eleventh offer was received from Olga Romero & Juan Sigua in the amount of \$35,000.00. The bidder plans to occupy for primary residence. Michael Mahoney made a motion to discuss this property in executive session. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

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 table all offers until the next meeting and to cease marketing the property. The motion was seconded by David Farina and passed unanimously.

**ITEM #3 3<sup>rd</sup> Request for Extension 18 Steuben Park**

Natalie Williams appeared before the board for a third time to request an extension on her redevelopment plan for 18 Steuben Park. She had been instructed to appear before the board at this meeting, Thursday, November 14, 2019 with documentation to show she has obtained all proper permits for Building, Plumbing and Electrical. She was informed that failure to do so would most likely result in the board starting the process to revert the property.

Ms. Williams said she had contacted an electrician but he has not replied. The plumber she contacted refused the job. She said she has been in contact with Dan Cozza, Chief Building Inspector regarding a building permit and submitted an inspection report in lieu of an architect/engineering study required by Codes and was denied a building permit.

Mr. Cozza was present and explained the requirements for a building permit are based on the scope of work submitted with the URA application. In accordance with her scope of work and the inspection report submitted, she must obtain an architect/engineering report before a permit can be granted.

Michael Mahoney made a motion to discuss this property in executive session. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

After coming out of Executive Session, Michael Mahoney made a motion to table a decision on the extension until the next meeting. The motion was seconded David Farina and passed unanimously.

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### **New Business**

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#### **ITEM #4 204 – 206 Liberty St. Transfer of Ownership**

Michael Potrzeba, on behalf of Freeman Liberty St. LLC, came before the URA Board to seek the approval for the transfer of the property located 204 – 206 Liberty St. from Ron Mexico Management, LLC, who originally purchased the property from URA. Freeman Liberty St., LLC agrees to undertake the redevelopment proposal for the property and submit a copy of the recorded deed (from Ron Mexico Management, LLC to Freeman Liberty St., LLC) for the Agency's records as well as comply with all URA conditions for the Sale of Property.

Michael Mahoney made a motion to approve the transfer of 204-206 Liberty St. from Ron Mexico Management to Freeman Liberty St., LLC. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

#### **ITEM #5 Lease Agreement for Warren St. 318.48-3-85.3**

The purchase of the Warren St. property adjacent to the Bargain Grocer was approved at the March 14, 2019 URA Board meeting. During the due diligence period, prior to closing, it was discovered that the property is classified as a DEC Class II Hazardous Waste Site by the DEC and that they will initiate cleanup of the property but in the interim nothing can be constructed on the property. DEC has agreed the site can be used for parking only with crushed stone so they can conduct all necessary studies.

Compassion coalition has requested to lease the property from the URA with an option to buy once the cleanup is complete. The lease is for thirty (30) years and the payment to the UURA is \$500 annually

Councilman Robert DeSanctis, made a motion to approve the lease. The motion was seconded by Councilwoman Freddie Hamilton, and passed unanimously.

#### **ITEM #6 Consideration of Findings for condemnation of 315-317 Court Street**

At the 9-12-19 URA meeting A public hearing was held to consider the proposed acquisition, through condemnation, of that certain real property in the City of Utica having tax map parcel identification number 318.50-1-4 and being a ± .24-acre parcel of property which is located on Court Street, in the City of Utica, New York 13502 (the "Court Street Parcel").

A 90 day period was established to review the action and to present findings on the action. Kathryn Hartnett, Assistant Corporation Council gave a summary of the findings which agreed with the City's action. A summary of the findings will be published in the Observer Dispatch. If the findings are challenged the case will go to court.

Michael Mahoney made a motion to approve a resolution to issue the findings. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

#### **ITEM #7 Executive Session**

Michael Mahoney made a motion to enter into executive session at 10:33 am. The motion was seconded by David Farina and passed unanimously. David Farina made a motion to come out of executive session at 11:02 am. The motion was seconded by Michael Mahoney and passed unanimously.

**ITEM #8    Adjournment**

Michael Mahoney made a motion to adjourn the meeting at 11:05 am. The motion was seconded by David Farina and passed unanimously.

Respectfully submitted this 14<sup>th</sup> day of November, 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 59<sup>th</sup> 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.



**ADDRESS OF PROPERTY: 216 Bleecker St.**

**(MINIMUM: \$23,000.00)**

**LOT SIZE: 24 x 100**

**ASSESSMENT: \$34,300.00**

**CITY ACQUIRED: 3-7-19**

**PROPERTY CLASS: 481 - Att row bldg**

**1. BIDDER: Zandro Alvarez**  
BIDDER'S ADDRESS: 5 Schuyler St., Utica, NY (Own)  
OFFER: \$28,000.00  
REPAIR ESTIMATE: \$51,000.00  
PLANS: Renovate for Income/Rental Property  
Move current business - Kelly's Fashion Boutique from 464 Columbia St.  
FUNDS AVAILABLE: \$400,000.00 (From Sale of property in Hospital Footprint)  
CODES/TAX VIOLATIONS: 464 Columbia St. Open Code violations/ open UFD inspection from 2017  
ALSO OWNS: 464 Columbia St.

**2. BIDDER: Ali Alhashimi**  
BIDDER'S ADDRESS: 208 Jefferson Ave., Utica, NY (Rent)  
OFFER: \$20,000.00  
REPAIR ESTIMATE: \$11,000.00  
PLANS: Renovate for Income/Rental Property -  
Move Current business – Hummus and Tabbouleh from 675 Bleecker St.  
FUNDS AVAILABLE: \$30,393.85  
CODES/TAX VIOLATIONS:  
ALSO OWNS:

**3. BIDDER: Isobel Bliss & Microseal Company**  
BIDDER'S ADDRESS: 1013 Dudley Ave. (Own) 707 West Bloomfield St., Rome, NY  
OFFER: \$30,000.00  
REPAIR ESTIMATE: \$67,000.00  
PLANS: Renovate for Income/Rental Property - .Music, Food & Art  
FUNDS AVAILABLE: \$335,000.00  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 770 Rutger St., 772 Rutger St.

**4. BIDDER: Maria Carangui**  
BIDDER'S ADDRESS: 133 Addington Pl., (own)  
OFFER: \$10,000.00  
REPAIR ESTIMATE: \$35,000.00  
PLANS: Renovate for Income/Rental Property - .Relocate IFIXRepair business,  
from 114 Bleecker St.  
FUNDS AVAILABLE: \$65,999.46  
CODES/TAX VIOLATIONS:  
ALSO OWNS:

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**5. BIDDER:** **Raymond Tran**  
BIDDER'S ADDRESS: 456 Ashwood Dr., (own)  
OFFER: \$20,000.00  
REPAIR ESTIMATE: \$ TBD  
PLANS: Renovate for Income/Rental Property –  
Open Thai/Vietnamese Restaurant  
FUNDS AVAILABLE: \$150,000.00  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 1904 Briar Ave.

**6. BIDDER:** **Lizette Rodriguez**  
BIDDER'S ADDRESS: 402 Depeyster St., Rome, NY  
OFFER: \$31,000.00  
REPAIR ESTIMATE: \$85,800.00  
PLANS: Renovate for Income/Rental Property –  
Open La Cafeteria – Dominican & Spanish food  
FUNDS AVAILABLE: \$132,869.59  
CODES/TAX VIOLATIONS:  
ALSO OWNS:

**7. BIDDER:** **Frank J. Cotrupe**  
BIDDER'S ADDRESS: 24 Fairview Lane, Whitestown, NY  
OFFER: \$41,000.00  
REPAIR ESTIMATE: \$80,000.00  
PLANS: Renovate for Income/Rental Property –  
Organic Produce, Baked Goods, Organic Coffee  
FUNDS AVAILABLE: \$120,000.00  
CODES/TAX VIOLATIONS:  
ALSO OWNS:

**8. BIDDER:** **Brehody Rodriguez**  
BIDDER'S ADDRESS: 734 Roberts St., Utica (own)  
OFFER: \$28,000.00  
REPAIR ESTIMATE: \$35,000.00  
PLANS: Commercial Use –  
Fabulous Coffee Lounge  
FUNDS AVAILABLE: \$  
CODES/TAX VIOLATIONS:  
ALSO OWNS:

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## 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. The board tabled the decision until the December 12, 2019 meeting.

### New Business

**ADDRESS OF PROPERTY:** 301 Pellettieri & 319.55-1-94 Pellettieri (MINIMUM: \$1,000.00)

**LOT SIZE:** 44 x 120 & 11.3 x 121.23

**ASSESSMENT:** \$6,300.00 & \$100.00

**CITY ACQUIRED:** 3/15/2018 & 1/29/2014

**PROPERTY CLASS:**

411 apartment & 311 - Res vac land

- BIDDER: Hasan Kajtezovic  
BIDDER'S ADDRESS: 4699 Walker Rd., Utica, NY 13502  
OFFER: \$1,000.00  
REPAIR ESTIMATE: \$NA  
PLANS: Create Additional parking  
FUNDS AVAILABLE: NA  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 303 Pellettieri Av., Utica, 721 Albany St., Utica



**ADDRESS OF PROPERTY:** 1310 Seymour Ave

**LOT SIZE:** 44 x 150

**CITY AQUIRED:** 3/11-2019

**(MINIMUM: \$511.44)**

**ASSESSMENT:** \$400.00

**PROPERTY CLASS:** Res vac land

1. **BIDDER:** Vannary Mey  
**BIDDER'S ADDRESS:** 1308 Seymour Ave  
**OFFER:** \$511.44  
**REPAIR ESTIMATE:** \$NA  
**PLANS:** Redeem Property from foreclosure  
**FUNDS AVAILABLE:** NA  
**CODES/TAX VIOLATIONS:**  
**ALSO OWNS:**

