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Urban Renewal Agency Meeting Agenda February 14, 2019

1. Call to Order

2. Approval of Agency Minutes January 24, 2019

3. Old Business 318.602-2-59 Blandina St.

4. New Business 330.26-3-54 Brinckerhoff Ave. 28 Jason St. 318.73-3-21 Hobart St. 1117 Neilson St. 318.73-4-1 Elm St. 1520 Elm St. 915 Haak Ave. 222 Liberty St.

5. Executive Session

6. Adjournment

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

MEMBERS ATTENDING: Councilman Robert DeSanctis, Dave Farina, Robin Harris, 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,

ABSENT: Michael Mahoney

CALL TO ORDER: By Brian Thomas at 9:42 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the January 10, 2019 meeting. The motion was seconded by Robin Harris and passed unanimously.

Old Business

ITEM #2 938 Saratoga Street

An offer was received from R. W. Projects, Inc. in the amount of \$3,000.00 for the property at 938 Saratoga St. The bidder plans to Renovate for Rental/Income 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 provide a listing of the owners of R.W. Projects, Inc., a listing of all companies, LLC's, etc. of which the individual owners of R.W. Projects, Inc. were party to, a list of properties owned by any of those individual owners or companies, LLC's, etc. to which they were party to and the status of taxes paid on all of those properties. The motion was seconded by Councilman Robert DeSanctis, and passed unanimously.

ITEM #3 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.

Fred Matrulli, 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 bidder provides proof of payment for taxes at 1556 Dudley Ave.. The motion was seconded by Robin Harris, and passed unanimously.

New Business

ITEM #4 705 Elizabeth St.

An offer was received from Abdalla T. Ismail in the amount of \$250.00 for the lot at 705 Elizabeth Street. The bidder plans to fence in the lot for a play area for his children. 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 Abdalla T. Ismail on the condition that all applicable codes are complied with, and that he consolidate 705, 707, and 709 Elizabeth St. 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 #5 318.60-2-59 Blandina Street

An offer was received from Maria Espinal in the amount of \$ 250.00 for the lot at 318.60-2-59 Blandina Street. The bidder plans to use the lot for a garden – it is already fenced in.

Dave 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 to allow the bidder to pay County Taxes on the

property. The motion was seconded by Robin Harris and passed unanimously.

ITEM #6 1227 Whitesboro Street

An offer was received from Marco Bermudez & Natalie Williams in the amount of \$2,500.00 for the property at 1227 Whitesboro St. The bidder plans to occupy for primary residence for a year then use for rental/income property.

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 reject the offer from Marco Bermudez & Natalie Williams and to re-market the property. The motion was seconded by Dave Farina and passed unanimously.

ITEM #7 Adoption of the 2019 – 2020 URA Budget

The draft budget for the Utica Urban Renewal Agency for the 2019-2020 fiscal year was submitted to the Urban renewal Agency Board for Approval.

Fred Matrulli, with the factors established by the Agency made a motion to adopt the 2019 – 2020 Utica Urban Renewal Agency Budget. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #8 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.

Dave Farina, with the factors established by the Agency made a motion to approve a resolution from the Board for a commitment to provide up to \$100,000 from its fund balance, if the application is awarded. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #9 Adjournment

Robin Harris made a motion to adjourn the meeting at 10:28 am. The motion was seconded by Dave Farina and passed unanimously.

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

Old Business

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 Blandina St. Utica(Own) aka 502-504 Blandina
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.



New Business

ADDRESS OF PROPERTY: 330.26-3-54 Brinckerhoff Ave.

MINIMUM: \$250.00)

LOT SIZE: 40 x 125

ASSESSMENT: \$400.00

CITY AQUIRED: 2/24/2016

PROPERTY CLASS: 311 - Res vac land

1. **BIDDER:** Lee Kee & Po Bam
BIDDER'S ADDRESS: 1570 Brinckerhoff Ave. (own)
OFFER: \$250.00
REPAIR ESTIMATE: \$NA
PLANS: Fence
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS



ADDRESS OF PROPERTY: 28 Jason St.

LOT SIZE: 28 x 120

CITY ACQUIRED: 3/15/2018

MINIMUM: \$250.00)

ASSESSMENT: \$500.00

PROPERTY CLASS: 311 - Res vac land

1. BIDDER: Benedicto Perez
BIDDER'S ADDRESS: 1315 Oswego St. (own)
OFFER: \$250.00
REPAIR ESTIMATE: \$NA
PLANS: ?
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 1304 Whitesboro (Adj.) 1315 Oswego St., 910 Brayton Pk., 1556 Lincoln Ave., 1009 Wager St., 1535-37 Steuben St., 1402 Steuben St., 1500 City St.



ADDRESS OF PROPERTY: 318.73-3-21 Hobart St.

MINIMUM: \$250.00)

LOT SIZE: 45 x 29

ASSESSMENT: \$100.00

CITY AQUIRED: 7/15/1997

PROPERTY CLASS: 311 - Res vac land

- BIDDER: Estanisloo Garcia
BIDDER'S ADDRESS: 1400 Steuben St. (own)
OFFER: \$250.00
REPAIR ESTIMATE: \$NA
PLANS: ?
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS: Has not paid on any current taxes and has 2018 liens on both City & School (1400 Steuben St.). Total owed \$4,360.81.
ALSO OWNS:



ADDRESS OF PROPERTY: 1117 Neilson St.

LOT SIZE: 40 x 105

CITY AQUIRED: 3/15/2018

MINIMUM: \$250.00)

ASSESSMENT: \$400.00

PROPERTY CLASS: 311 - Res vac land

1. BIDDER: John Reim
BIDDER'S ADDRESS: 1113 Neilson St. (own)
OFFER: \$250.00
REPAIR ESTIMATE: \$NA
PLANS: Fence/Landscape/Pave/Create Additional Parking
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 1117 Neilson St.

LOT SIZE: 40 x 61.6

CITY AQUIRED: 1997

MINIMUM: \$250.00)

ASSESSMENT: \$300.00

PROPERTY CLASS: 311 - Res vac land

1. BIDDER: Mamdoh Badawi
BIDDER'S ADDRESS: 1437 Elm St. (own)
OFFER: \$250.00
REPAIR ESTIMATE: \$NA
PLANS: Already Fenced in
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 1520 Elm St.
LOT SIZE: 42 x 189.75
CITY AQUIRED: 3-15-2018

(MINIMUM \$3,000.00)
ASSESSMENT: \$34,000.00
PROPERTY CLASS: 220 - 2 Family

1. **BIDDER:** Franklin Encalada
BIDDER'S ADDRESS: 154 -40 59 Ave, Flushing, NY 11355 (rent)
OFFER: \$5,000.00
REPAIR ESTIMATE: \$36,000.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$41,187.33
CODES/TAX VIOLATIONS: 1024 Wager St./Cited on 1-31-19 for un-shoveled sidewalks. Data system shows still not corrected
ALSO OWNS: 1024 Wager St.

2. **BIDDER:** Juan Tacuri & Maria Hernandez
BIDDER'S ADDRESS: 1207 Bleecker St, (owns)
OFFER: \$5,000.00
REPAIR ESTIMATE: \$14,500
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$26,105.43
CODES/TAX VIOLATIONS:
ALSO OWNS: .

3. **BIDDER:** Benjamin Salto
BIDDER'S ADDRESS: 1630 Neilson St, (rent)
OFFER: \$7,000.00
REPAIR ESTIMATE: \$30,000.00
PLANS: Renovate for Primary Residence
FUNDS AVAILABLE: \$70,500.00
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 915 Haak Ave.

(MINIMUM \$3,000.00)

LOT SIZE: 40 x 100

ASSESSMENT: \$19,000.00

CITY AQUIRED: 3-15-2018

PROPERTY CLASS: 220 - 2 Family

1. BIDDER: Ivan Tarasenko
BIDDER'S ADDRESS: 5 Bayliss Ave., Yorkville, NY 13497(own)
OFFER: \$1,000.00
REPAIR ESTIMATE: \$8,100.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$9,943.86
CODES/TAX VIOLATIONS:
ALSO OWNS: .



ADDRESS OF PROPERTY: 222 Liberty.

(MINIMUM \$100,000.00)

LOT SIZE: 137.33 x 144.65

ASSESSMENT: \$33,600.00

CITY ACQUIRED: 2-07-1997

PROPERTY CLASS: 438 - Parking lot

1. BIDDER: Upstate Property Associates, LLC
Brett Hughes & Matthew LaBella
BIDDER'S ADDRESS: 145 Loraine Dr., N. Syracuse, NY 13212
4513 Brooks Blvd., Marcy, NY 13403
OFFER: \$50,000.00
REPAIR ESTIMATE: \$250,000.00
PLANS: Use for Parking for 204 – 206 Liberty – Under contract
FUNDS AVAILABLE: \$186, 7779.25
Total Capital Outlay by Upstate Property Associates: \$153,750.
CODES/TAX VIOLATIONS:
ALSO OWNS 2503 Sunset Ave. Utica, NY

