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Urban Renewal Agency Meeting Agenda May 23, 2019

1. Call to Order

2. Approval of Agency Minutes
May 9, 2019

3. Old Business

4. New Business
170 Elmwood Ave
1606 Dudley
7 Walker

5. Executive Session

6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – May 9, 2019
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Robert Palmieri, Councilman Robert DeSanctis, Dave Farina, Michael Mahoney, Robin Harris

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

EXCUSED: Fred Matrulli

CALL TO ORDER: By Brian Thomas at 9:35 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the April 11, 2019 meeting. The motion was seconded by Robin Harris and passed unanimously.

Old Business

No Old Business

New Business

ITEM #2 308 Mary St.

An offer was received from Romulo A. Gualpa in the amount of \$250.00 for the lot 308 Mary St. The bidder plans to Fence/Landscape and Use for additional parking. The lot was never conveyed when he purchased the home at 701 John St.

Mayor Robert Palmieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the offer from Romulo Gualpa on the condition that all applicable codes are complied with, and that he consolidates all properties. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #3 1300 Steuben St.

An offer was received from Donna M. Fenus in the amount of \$250.00 for the lot at 1300 Steuben St. the bidder plans to Fence and Landscape the property. A second offer was received from Pah Heh. The bidder plans to fence/landscape and create additional parking. A motion was made to discuss this property in Executive Session.

After coming out of Executive Session, Dave Farina, with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the offer from bidder #2 for \$250.00 on the condition that all applicable codes are complied with, and that he consolidates all properties. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #4 718 Mulberry St.

An offer was received from Michael A. Giancotti in the amount of 15,000.00 for the property at 718 Mulberry St. The bidder plans the renovate the property for Income/Rental property. A second offer was received Edia Zelya in the amount of \$12,000.00. The bidder plans to Occupy for primary Residence/Renovate for Income/Rental property. A motion was made to discuss this property in Executive Session.

After coming out of Executive Session 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 Michael A. Giancotti on the condition that all applicable codes are complied with. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

Michael A. Giancotti noted that he wanted two properties and that one was not sufficient for his needs. He then withdrew his offer.

Michael Mahoney made a motion to accept the withdrawal. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

Mayor Robert M. Palmieri with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the offer from bidder #2 Edia Zelya on the condition that all applicable codes are complied with. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #5 512 St. Anthony St.

An offer was received from Juana Carrasco & Netftali Medrano in the amount of \$25,000.00 for the property a 512 St. Anthony St. The bidder plans to Occupy for Primary Residence. A second offer was received from Serif Seferagic in the amount of \$24,000.00. T he bidder plans to Renovate for Rental/Income Property. A third offer was received from Yadalia Segura de Reyes in the amount of \$24,000.00. The bidder pans to Occupy for Primary Residence. A fourth offer was received from Michael A. Giacotti for \$23,500.00. The bidder plans to renovate for Rental/Income Property. A fifth offer way received Estaban Santana in the Amount of \$25,000.00. The bidder plans to Renovate for Rental/Income Property.

Note: All bidders raised their offers in the course of the review of proposals by the board.

A motion was made to discuss this property in executive session. 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 accept the offer from bidder number 1 Juana Carrasco & Netftali Medrano for \$25,000.00 on the condition that all applicable codes are complied with. The motion was seconded by Robin Harris and passed unanimously.

ITEM #6 12 Grant St.

An offer was received from Crestina Ogievich in the amount of \$20,500.00 for the property at 12 Grant St. The bidder plans to, Occupy for Primary Residence and to Renovate for Rental/Income Property. A second offer was received from Bander Kassim in the amount of \$20,000.00 the bidder plans to, Occupy for Primary Residence and to Renovate for Rental/Income Property. A third offer was received from Louis Inirio in the amount of \$15,000.00. The bidder plans to Renovate for Rental/Income Property.

A motion was made to discuss this property in executive session. 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 accept the offer from bidder number 1 Crestina Ogievich for \$20,500.00 on the condition that all applicable codes are complied with. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #7 216 Bleecker St.

An offer was received from Dominic Stepello in the amount of \$10,000.00 for the property at 216 Bleecker St. The bidder plans to Renovate for Rental/Income Property and rent for Bistro, Liquor & Spirits etc. A second offer was received from Zandro AlVerez for \$28,000.00. The bidder plans to Renovate for Rental/Income Property and move his existing business Kelly's Fashion Boutique to this location. A third offer was received from Ali Alhashimi for \$20,000.00. The bidder plans to Renovate for Rental/Income Property and move his existing business Humus & Tabouli to this location. A fourth offer was received from Isobel bliss & Microseal company for \$30,000.00. The bidder plans to Renovate for Rental/Income Property and create a venue for Music, food & Art.

Michael Mahoney, with the factors established by the Agency for selection of a purchaser having been considered made a motion to table all offers for 30 days. The motion was seconded by Robin Harris and passed unanimously.

ITEM #8 Transfer of funds

A request was made to transfer between cost centers to cover mileage re-imbusement in March for Paul Buckley.

From: CU58620	422 Electric	\$31.97
To: CU58620	463 Gas & Oil	\$31.97

Michael Mahoney, with the factors established by the Agency made a motion to approve the transfer. The motion was seconded by Dave Farina and passed unanimously.

ITEM #9 Authorization of Contract for Audit

A request was made to authorize the contract with Bonadido & Co. LLP Certified Public Accountant to conduct the annual Utica Urban Renewal Agency audit at the cost of \$4,750.00.

Michael Mahoney, with the factors established by the Agency having been considered made a motion to authorize the request. The motion was seconded by Robin Harris and passed unanimously.

ITEM #10 Adjournment

Dave Farina made a motion to adjourn the meeting at 11:24 am. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 9th day of May, 2019
Gene A. Allen

Old Business

No Old Business

New Business

ADDRESS OF PROPERTY: 170 Elmwood Pl .

(MINIMUM: \$23,000.00)

LOT SIZE: 40 x 90

ASSESSMENT: \$37,300.00

CITY ACQUIRED: 3-7-19

PROPERTY CLASS: 210 - 1 Family Res

1. BIDDER: Franklin Encalada
BIDDER'S ADDRESS: 154-40 59th Ave., Flushing, NY 11365. (rent)
OFFER: \$15,000.00
REPAIR ESTIMATE: \$20,000.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$48,072.54
CODES/TAX VIOLATIONS:
ALSO OWNS: 1024 Wager Ave., Utica, NY

2. BIDDER: Bwe Htoo
BIDDER'S ADDRESS: 38 Jewett Pl. (own)
OFFER: \$15,500.00
REPAIR ESTIMATE: \$15,000.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$37,513.00
(\$30,000.00 loan Contingent on title Insurance)
CODES/TAX VIOLATIONS:
ALSO OWNS: 1001 Cornelia St., 317 Blandina St., 401- 407 Blandina St.



ADDRESS OF PROPERTY: 1606 Dudley Ave.

LOT SIZE: 40 x 105

CITY ACQUIRED: 3-7-19

(MINIMUM: \$10,000.00)

ASSESSMENT: \$37,900.00

PROPERTY CLASS: 220 - 2 Family Res

1. BIDDER: Edgar Lopez Duran
BIDDER'S ADDRESS: 1215 Schuyler St., Utica NY. (own)
OFFER: \$8,000.00
REPAIR ESTIMATE: \$20,000.00
PLANS: Renovate for Income/Rental Property
FUNDS AVAILABLE: \$50,166.73
CODES/TAX VIOLATIONS:
ALSO OWNS: 914 Schuyler St., 1610 Dudley Ave.,

2. BIDDER: Benjamin Salto
BIDDER'S ADDRESS: 1630 Dudley Ave., Utica, NY. (rent)
OFFER: \$10,000.00
REPAIR ESTIMATE: \$47,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$60,335.00
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 7 Walker St.

(MINIMUM: \$16,000.00)

LOT SIZE: 38 x 100

ASSESSMENT: \$43,700.00

CITY ACQUIRED: 2-20-2004

PROPERTY CLASS: 220 – 2 Family

- BIDDER:** Christopher Cashion
BIDDER'S ADDRESS: 1124 Schuyler St., Utica, NY (own)
OFFER: \$7,8500.00
REPAIR ESTIMATE: \$9,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$20,000.00
CODES/TAX VIOLATIONS:
ALSO OWNS: 1205 Walnut.

