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# Urban Renewal Agency Meeting Agenda May 9, 2019

## 1. Call to Order

## 2. Approval of Agency Minutes April 11, 2019

## 3. Old Business

## 4. New Business

308 Mary St.

1300 Steuben St.

718 Mulberry St.

512 St. Anthony

12 Grant St.

216 Bleecker St.

Transfer of funds

## 5. Executive Session

## 6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – April 11, 2019  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

**EXCUSED:**

**CALL TO ORDER:** By Brian Thomas at 9:39 A.M.

**ITEM #1 Approval of Agency Minutes**

Dave Farina made a motion to approve the minutes of the March 28, 2019 meeting. The motion was seconded by Robin Harris and passed unanimously.

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**Old Business**

**No Old Business**

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**New Business**

**ITEM #2 150 Eagle St.**

An offer was received from Monica Revels in the amount of \$250.00 for the lot at 150 Eagle St. The bidder plans to keep it as a grassy area and add it to adjacent property.

Mayor Robert Palmieri, 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 Monica Revels contingent on the Foreclosure of the adjacent property is settled and on the condition that all applicable codes are complied with, and that she consolidates all properties. The motion was seconded by Fred Matrulli and passed unanimously.

**ITEM #3 1506 West St.**

An offer was received from Amando Lopez in the amount of \$250.00 for the lot at 1510 West St. The bidder lost the property due to foreclosure. The property is already fenced.

Robin Harris, 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 Amando Lopez for \$250.00 plus the back taxes owed due to the Foreclosure and on the condition that all applicable codes are complied with, and that he consolidates all properties. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #4 104 Leah St.**

An offer was received from Ramon Collado in the amount of \$250.00 for the lot at 104 Leah St. The bidder plans to fence the property and add the lot to his adjacent properties.

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 Ramon Collado for \$250.00 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 #5 1107 Miller St.**

An offer was received from Josephine Kemp in the amount of \$250.00 for the lot at 1107 Miller St. The bidder plans to Fence/Landscape & Create Additional Parking for her adjacent properties.

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 Josephine Kemp for \$250.00 on the condition that all applicable codes are complied with, and that she consolidates all properties. The motion was seconded by robin Harris and passed unanimously.

**ITEM #6 Adjournment**

Dave Farina made a motion to adjourn the meeting at 10:15 am. The motion was seconded by Micahel Mahoney and passed unanimously.

Respectfully submitted this 11<sup>th</sup> day of April, 2019  
Gene A. Allen

Old Business

No Old Business

New Business

**ADDRESS OF PROPERTY: 308 Mary St. (MINIMUM: \$250.00)**  
**LOT SIZE: 63 x 120 ASSESSMENT: \$1,100.00**  
**CITY AQUIRED: 3-7-19 PROPERTY CLASS: 311 - Res vac land**

- 1. BIDDER: Romulo A Gualpa
- BIDDER'S ADDRESS: 701 John St. Utica, NY. (own)
- OFFER: \$250.00
- REPAIR ESTIMATE: \$NA
- PLANS: Fence/Landscape/Use for additional parking
- FUNDS AVAILABLE: NA
- CODES/TAX VIOLATIONS:
- ALSO OWNS:



**ADDRESS OF PROPERTY:** 1300 Steuben St.  
**LOT SIZE:** 61 x 100  
**CITY ACQUIRED:** 3-7-19

**(MINIMUM: \$250.00)**  
**ASSESSMENT: \$400.00**  
**PROPERTY CLASS:** 311 - Res vac land

1. BIDDER: Donna M. Fenus  
BIDDER'S ADDRESS: 527 Turin St., Rome, NY 13440. (own)  
OFFER: \$250.00  
REPAIR ESTIMATE: \$NA  
PLANS: Fence/Landscape  
FUNDS AVAILABLE: NA  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 142 Leah St., Utica, 104 Leah St. (adjacent to lot).
  
2. BIDDER: Pah Heh  
BIDDER'S ADDRESS: 1304 Steuben St., Utica, NY. (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: 718 Mulberry St.**  
**LOT SIZE: 38 x 100**  
**CITY ACQUIRED: 2-20-2004**

**(MINIMUM: \$18,000.00)**  
**ASSESSMENT: \$43,700.00**  
**PROPERTY CLASS: 220 – 2 Family**

1. BIDDER: Michael A. Giancotti  
BIDDER'S ADDRESS: 416 Brody Dr., Utica, NY (own)  
OFFER: \$15,000.00  
REPAIR ESTIMATE: \$13,000.00 (plus 20% contingency \$3,000.00)  
PLANS: Renovate for Income/Rental Property  
FUNDS AVAILABLE: \$160,234.83  
CODES/TAX VIOLATIONS:  
ALSO OWNS 34 other properties see attached list.
  
2. BIDDER: Edia Zelaya  
BIDDER'S ADDRESS: 920 Brayton Park Pl., Utica, NY (rent)  
OFFER: \$12,000.00  
REPAIR ESTIMATE: \$12,000.00  
PLANS: Occupy for Primary Residence/Renovate for Income/Rental Property  
FUNDS AVAILABLE: \$26,950.15  
CODES/TAX VIOLATIONS:  
ALSO OWNS.



**ADDRESS OF PROPERTY: 512 St. Anthony.**

**(MINIMUM: \$18,000.00)**

**LOT SIZE: 40 x 118**

**ASSESSMENT: \$44,000.00**

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

**PROPERTY CLASS: 2 – 220 Two Family**

1. BIDDER: Juana Carrasco & Neftali Medrano  
BIDDER'S ADDRESS: 1550 Howard Ave. (Rent)  
OFFER: \$19,000.00  
REPAIR ESTIMATE: \$8,500.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$42,022.40  
CODES/TAX VIOLATIONS:  
ALSO OWNS:.
2. BIDDER: Serif Seferagic  
BIDDER'S ADDRESS: 573 Domser Dr., Utica, NY (Own)  
OFFER: \$19,000.00  
REPAIR ESTIMATE: \$10,200.00  
PLANS: Renovate for Rental/Income  
FUNDS AVAILABLE: \$44,743.70  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 1203 Belle Ave, 505 Mary St., 507 Lansing St., 916 Lansing St., 801 Jefferson Ave.
- 3.. BIDDER: Yadalia Segura de Reyes  
BIDDER'S ADDRESS: 1790 Armory Dr., Utica, NY (Rent)  
OFFER: \$18,500.00  
REPAIR ESTIMATE: \$19,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$56,588.30  
CODES/TAX VIOLATIONS:  
ALSO OWNS:
4. BIDDER: Michael A. Giancotti  
BIDDER'S ADDRESS: 416 Brody Dr., Utica, NY (own)  
OFFER: \$15,000.00  
REPAIR ESTIMATE: \$15,700.00 (+ 20% \$3,140.00 contingency)  
PLANS: Renovate for Income/Rental Property  
FUNDS AVAILABLE: \$160,234.83  
CODES/TAX VIOLATIONS:  
ALSO OWNS 34 other properties see attached list.
5. BIDDER: Estaban Santana  
BIDDER'S ADDRESS: 913 Catherine St (own)  
OFFER: \$18,000.00  
REPAIR ESTIMATE: \$10,000.00  
PLANS: Renovate for Income/Rental Property  
FUNDS AVAILABLE: \$36,018.60  
CODES/TAX VIOLATIONS:  
ALSO OWNS



**ADDRESS OF PROPERTY: 12Grant St.**

**(MINIMUM: \$27,000.00)**

**LOT SIZE: 56 x 120**

**ASSESSMENT: \$41,000.00**

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

**PROPERTY CLASS: 411 - Apartment**

1. BIDDER: Crestina Ogievich  
BIDDER'S ADDRESS: 2043 Genesee St., Utica, NY (Own)  
OFFER: \$20,500.00  
REPAIR ESTIMATE: \$93,000.00  
PLANS: Occupy for Primary Residence/Renovate for Income/Rental Property  
FUNDS AVAILABLE: \$151,053.67  
CODES/TAX VIOLATIONS:  
ALSO OWNS:.
  
2. BIDDER: Bander Kassim  
BIDDER'S ADDRESS: 710 Floyd Ave., Rome, NY (Rent)  
OFFER: \$20,000.00  
REPAIR ESTIMATE: \$15,000.00  
PLANS: Occupy for Primary Residence/Renovate for Income/Rental Property  
FUNDS AVAILABLE: \$45,247.08  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 1220 Francis
  
3. BIDDER: Louis Inirio  
BIDDER'S ADDRESS: 21 Jason St. Utica, NY (Own)  
OFFER: \$15,000.00  
REPAIR ESTIMATE: \$20,000.00 - \$25,000.00  
PLANS: Renovate for Income/Rental Property  
FUNDS AVAILABLE:  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 75 Balndina St., Utica





**ADDRESS OF PROPERTY: 216 Bleecker St. (MINIMUM: \$23,000.00)**  
**LOT SIZE: 24 x 100 ASSESSMENT: \$34,300.00**  
**CITY AQUIRED: 3-7-19 PROPERTY CLASS: 481 - Att row bldg**

1. BIDDER: Dominic Stepello  
BIDDER'S ADDRESS: 108-116 Bleecker St., Utica, NY (Own)  
OFFER: \$10,000.00  
REPAIR ESTIMATE: \$64,300.00  
PLANS: Renovate for Income/Rental Property  
Rent for Bistro, Liquor & Spirits Etc.  
FUNDS AVAILABLE: \$82,372.87  
CODES/TAX VIOLATIONS:  
ALSO OWNS:.
2. BIDDER: Zandro AlVerez  
BIDDER'S ADDRESS: 5 Schuyler St., Utica, NY (Own)  
OFFER: \$28,000.00  
REPAIR ESTIMATE: \$51,000.00  
PLANS: Renovate for Income/Rental Property  
Kelly's Fashion Boutique  
FUNDS AVAILABLE: \$400,000.00 (From Sale of property in Hospital Footprint)  
CODES/TAX VIOLATIONS:  
ALSO OWNS:.464 Columbia
3. BIDDER: Ali Alhashimi (Former Owner)  
BIDDER'S ADDRESS: 28 Jefferson Ave., Utica, NY (Rent)  
OFFER: \$20,000.00  
REPAIR ESTIMATE: \$11,000.00  
PLANS: Renovate for Income/Rental Property  
No Business Plan  
FUNDS AVAILABLE: \$30,393.85  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 464 Columbia St.
4. BIDDER: Isobel Bliss & Microseal Comany  
BIDDER'S ADDRESS: 1013 Dudley Ave. (Own) 707 West Bloomfield St., Rome, NY  
OFFER: \$25,000.00  
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.



## Transfer of Funds

<b>From:</b> CU58620	422 Electric	\$31.97
<b>To:</b> CU58620	463 Gas & Oil	31.97

Transfer between cost centers to cover mileage re-imbusement in March for Paul Buckley.