

ROBERT M. PALMIERI  
CHAIRMAN

BRIAN THOMAS, AICP  
EXECUTIVE DIRECTOR

1 KENNEDY PLAZA  
UTICA, NEW YORK 13502  
PH. 315-792-0181  
FAX. 315-797-6607  
WWW.CITYOFUTICA.COM

# Urban Renewal Agency Meeting Agenda June 13, 2019

## 1. Call to Order

## 2. Approval of Agency Minutes May 23, 2019

## 3. Old Business

## 4. New Business

1532 Erie Street

1547 Steuben Street

**Made in Utica – Update Permit for the Use of Property  
Reversion of 22 & 24 Grant Street  
Request to Draw Funds - Comptroller**

## 5. Executive Session

## 6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – May 23, 2019  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

**OTHERS ATTENDING:** Cathy Mack, Gene A. Allen, Merima Smajic, Assistant Corporation Council; Council Woman Freddie Hamilton

**EXCUSED:** Mayor Robert Palmieri

**CALL TO ORDER:** Michael Mahoney at 9:35 A.M.

**ITEM #1 Approval of Agency Minutes**

Dave Farina made a motion to approve the minutes of the May 9, 2019 meeting. The motion was seconded by Robin Harris and passed unanimously.

---

**Old Business**

**No Old Business**

---

**New Business**

**ITEM #2 170 Elmwood Pl.**

An offer was received from Franklin Encalada in the amount of \$15,000.00 for the Property at 170 Elmwood Pl. The bidder plans to renovate for rental/income property. A second offer was received from Bwe Htoo for \$15,500.00. The bidder plans to renovate for rental/income property.

Dave Farina, made a motion to re-market this property for another 30 days. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

**ITEM #3 1606 Dudley Ave.**

An offer was received from Edgar Lopez Duran in the amount of \$8,000.00 for the house at 1606 Dudley Ave. The bidder plans to renovate for rental/income property. A second offer was received from Benjamin Salto in the amount of \$10,000.00. The bidder plans to occupy for primary residence. A motion was made by Dave Farina to discuss this property in Executive Session. The motion was seconded by Robin Harris and passed unanimously.

After coming out of Executive Session, Robin Harris made a motion to re-market this property for another 30 days. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #4 7 Walker St.**

An offer was received from Christopher Cashion in the amount of 7,850.00 for the property at 7 Walker St. The bidder plans to occupy for primary residence. A motion was made by Dave Farina 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 re-market this property for another 30 days. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #5 Rental Agreement**

A request was made to authorize the rental of the lot at 246 Jay Street to use as a municipal parking lot from June 1 2019 – January 1, 2020, at the cost of \$7,000.00.

Dave Farina, made a motion to authorize the request. . The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

**ITEM #10 Adjournment**

Dave Farina made a motion to adjourn the meeting at 10:06 am. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 23<sup>rd</sup> day of May, 2019  
Gene A. Allen

## Old Business

No Old Business

## New Business

**ADDRESS OF PROPERTY:** 1532 Erie St.

**(MINIMUM: \$500,000.00)**

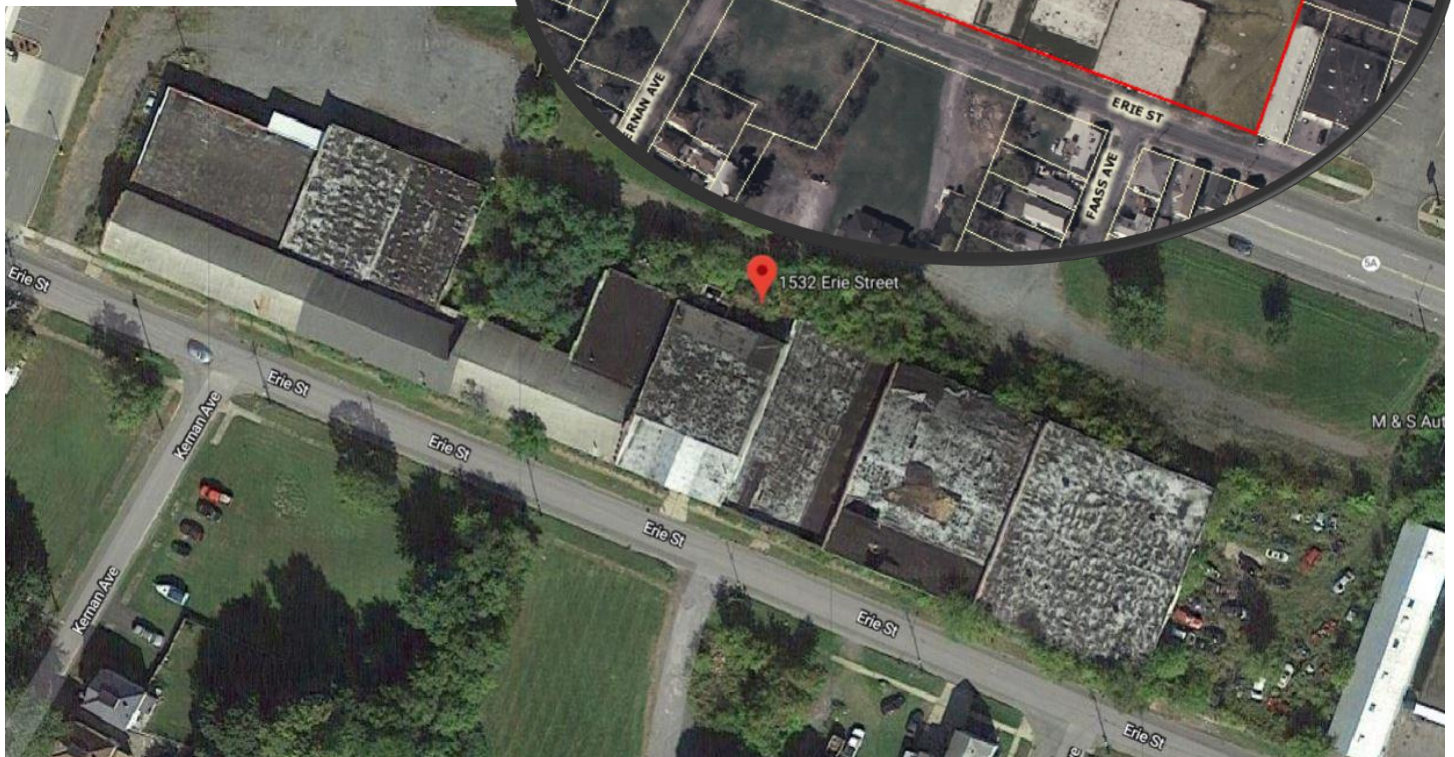
**LOT SIZE:** 4.3 Acres

**ASSESSMENT:** \$180,000.00

**CITY AQUIRED:** 3-2-16

**PROPERTY CLASS:** 449 - Other Storage

- BIDDER:** Carbone Commercial Property LLC (aka Alex Carbone)  
**BIDDER'S ADDRESS:** 42 Hoffman Rd., New Hartford, NY 13413  
**OFFER:** \$400,000.00  
**REPAIR ESTIMATE:** \$ to be disclosed at meeting  
**PLANS:** Construct Commercial Building  
**FUNDS AVAILABLE:** \$ to be disclosed at meeting  
**CODES/TAX VIOLATIONS:**  
**ALSO OWNS:**





**ADDRESS OF PROPERTY: 1547 Steuben St.**

**LOT SIZE: 40 x 114**

**CITY AQUIRED: 3-7-19**

**(MINIMUM: \$16,000.00)**

**ASSESSMENT: \$39,800.00**

**PROPERTY CLASS: 220 - 2 Family Res**

1. **BIDDER:** Manuela De Jesus Saltos  
**BIDDER'S ADDRESS:** 1634 Steuben, St. Utica (rent)  
**OFFER:** \$ 18,000.00  
**REPAIR ESTIMATE:** \$ 35,000.00  
**PLANS:** Occupy for Primary Residence  
**FUNDS AVAILABLE:** \$ 56,300.00  
**CODES/TAX VIOLATIONS:**  
**ALSO OWNS:**





## Made in Utica – Permit Use of Property

At the May 24, 2018 Urban Renewal Meeting - Made in Utica was granted a permit to use 4000 square ft. of the property at 14-18 Whitesboro St. for a one year trial period.

It is being requested that the Use Permit be extended on a month to month basis.

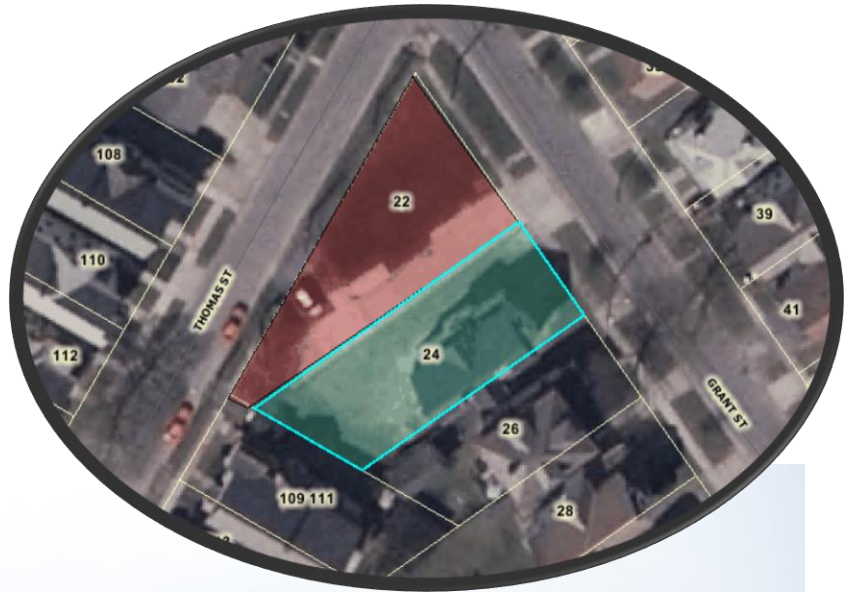




## Revert 22 & 24 Grant St.,

Utica Neighborhood Housing Service aka the HomeOwnership Center purchased the lot at 22 Grant St. from the Urban Renewal Agency on 6-25-14 to construct a new home. They also purchased 24 Grant Street from the URA on 8/26/15 and they planned to renovate for income property.

UNHS has determined that the redevelopment needs of the property outweigh their financial wherewithal at this time. Therefore they have agreed to have the Agency revert the property for re-sale.



**Request to Withdraw Funds from Urban Renewal**

A request has been made by the City of Utica Comptroller's Office to draw funds from the Urban Renewal bank account to pay for various expenses incurred by the City of Utica's General Fund.