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Urban Renewal Agency Meeting Agenda June 27, 2019

1. Call to Order

2. Approval of Agency Minutes
June 13, 2019

3. Old Business
216 Bleecker St.

4. New Business
412 Milgate St.

Approve Public Authorities Accountability Act Documents
Authorization of URA Checking Account

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 23rd day of May, 2019
Gene A. Allen

Old Business

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: **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: 108 – 116 Bleecker St.

2. 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

FUNDS AVAILABLE: \$400,000.00 (From Sale of property in Hospital Footprint)
CODES/TAX VIOLATIONS:
ALSO OWNS: 464 Columbia St.

3. BIDDER: **Ali Alhashimi**
BIDDER'S ADDRESS: 28 Jefferson Ave., Utica, NY (Rent)
OFFER: \$20,000.00
REPAIR ESTIMATE: \$11,000.00
PLANS: Renovate for Income/Rental Property

FUNDS AVAILABLE: \$30,393.85
CODES/TAX VIOLATIONS:
ALSO OWNS: . Move Current business – Humus and Tabbouleh

4. BIDDER: **Isobel Bliss & Microseal Comany**
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

FUNDS AVAILABLE: \$335,000.00
CODES/TAX VIOLATIONS:
ALSO OWNS: .Music, Food & Art
770 Rutger St., 772 Rutger St.

5. 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

FUNDS AVAILABLE: \$65,999.46
CODES/TAX VIOLATIONS:
ALSO OWNS: .Relocate IFIXRepair business from 114 Bleecker St.



New Business

ADDRESS OF PROPERTY: 412 Milgate St. (MINIMUM: \$23,000.00)
LOT SIZE: 40 x 153 ASSESSMENT: \$34,000.00
CITY ACQUIRED: 3-7-19 PROPERTY CLASS: 220 - 2 Family Res

- BIDDER:** Mohamad Abbas
BIDDER'S ADDRESS: 1128 Bleecker St., Utica, NY (Own)
OFFER: \$23,500.00
REPAIR ESTIMATE: \$20,800.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$70,233.85
CODES/TAX VIOLATIONS:
ALSO OWNS: 1029, 1101 1105 1126 1128 1129 1130 Bleecker St.
- BIDDER:** Carlos Sigua
BIDDER'S ADDRESS: 1616 Howard Ave., Utica (rents)
OFFER: \$29,000.00
REPAIR ESTIMATE: \$11,000.00
PLANS: Occupy for Primary Residence/Renovate for Rental/Rental
FUNDS AVAILABLE: \$60,207.04
CODES/TAX VIOLATIONS:
ALSO OWNS:



Approve Public Authorities Accountability Act Documents

Annual review of documents prior to submitting in accordance with Public Authorities Act

The Public Authorities Reform Act of 2009 (Chapter 506 of the Laws of 2009) requires many measures designed to improve the oversight and accountability of New York's public authorities. Reporting requirements including mission statements, measurement reports and capital projects reporting will provide more information on authority operations. In addition, the State Comptroller is granted discretion to review certain public authority contracts ensuring a higher level of oversight of public authority contracts.

Authorization of URA Checking Account

The URA is seeking Board Authorization to open a checking account at Bank of Utica for the purpose of being able to write checks to file deeds, file eviction paperwork and court paperwork in a more timely manner.

The balance of the checkbook will not be greater than \$1000.00 and the checks will be written by the Executive Director or a staff member that he assigns but will have to be signed off by the Comptroller or Deputy Comptroller before they can be issued.