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CHAIRMAN

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Urban Renewal Agency Meeting Agenda July 11, 2019

1. Call to Order

2. Approval of Agency Minutes June 27, 2019

3. Old Business 1300 Steuben St 412 Milgate St. 170 Elmwood Pl. 1606 Dudley Av. 7 Walker

4. New Business 508 Square St. Quarterly Review of URA Finances

5. Executive Session

6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JUNE 27, 2019
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

OTHERS ATTENDING: Brian Thomas, Cathy Mack, Gene Allen, Merima Smajic, Assistant Corporation Council; Councilwoman Freddie Hamilton

EXCUSED: Mayor Robert Palmieri

CALL TO ORDER: Brian Thomas called the meeting to order at 9:36 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the June 13, 2019 meeting. The motion was seconded by Robin Harris and passed unanimously.

Old Business

ITEM #2 216 Bleecker St.

An offer was received from Zandro Alvarez for \$28,000.00. The bidder plans to renovate for income property and move his existing business Kelly's Fashion Boutique to this location. A second offer was received from Ali Alhashimi for \$20,000.00. The bidder plans to renovate for income property and move his existing business Humus & Tabouli to this location. A third offer was received from Isobel bliss & Microseal Company for \$30,000.00. The bidder plans to renovate for income property and create a venue for music, food & art. A fourth offer was received from Maria Carangui for \$10,000.00. The bidder plans to renovate for income property and relocate the IFIXRepair business from 114 Bleecker St.

Michael Mahoney made a motion to table all offers for 30 days. The motion was seconded by David Farina and passed unanimously.

New Business

ITEM #3 412 Milgate St.

An offer was received from Mohamad Abbas in the amount of \$31,000.00 for the Property 412 Milgate St. The bidder plans to renovate for primary residence, converting it to a single family home. A second offer was received from Carlos Sigua in the amount of \$29,000.00. The bidder plans to renovate for primary/income property.

A motion was made to go into executive session. After coming out of executive session, Michael Mahoney made a motion to table all offers for two weeks. The motion was seconded by David Farina and passed unanimously.

ITEM #4 Executive Session

At 9:45am a motion was made by Fred Matrulli to go into executive session to discuss the property at 412 Milgate St. The motion was seconded by Michael Mahoney and passed unanimously. At 9:50 am a motion was made by Robin Harris to come out of executive session. The motion was seconded by David Farina and passed unanimously.

ITEM #5 Approve Public Authorities Accountability Act Documents

Jack Spaeth sent all Board members the Public Authorities Accountability Act documents for the 2019-2020 year, requested their review of the documents and subsequent approval if no errors or objections are raised.

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.

Fred Matrulli made a motion to approve the Public Authorities Accountability Act Documents. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #6 Authorization of URA Checking Account

A request was made by the URA Staff 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.

Michael Mahoney made a motion to authorize the checking account with the condition that a monthly report be given to the URA Board of any movement of monies in or out of the account. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #7 Adjournment

Robin Harris made a motion to adjourn the meeting at 9:56 am. The motion was seconded by David Farina and passed unanimously.

Respectfully submitted this 13th day of June, 2019
Gene A. Allen

Old Business

ADDRESS OF PROPERTY: 1300 Steuben St.

(MINIMUM: \$250.00)

LOT SIZE: 61 x 100

ASSESSMENT: \$400.00

CITY ACQUIRED: 3-7-19

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: 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

1. BIDDER: Mohamad Abbas
BIDDER'S ADDRESS: 1128 Bleecker St., Utica, NY (Own)
OFFER: \$31,000.00
REPAIR ESTIMATE: \$20,800.00
PLANS: Occupy for Primary Residence/Renovate for Rental/Rental
FUNDS AVAILABLE: \$70,233.85
CODES/TAX VIOLATIONS:
ALSO OWNS: 1029, 1101 1105 1126 1128 1129 1130 Bleecker St.

2. BIDDER: Carlos Sigua
BIDDER'S ADDRESS: 1616 Howard Ave., Utica (rents)
OFFER: \$32,000.00
REPAIR ESTIMATE: \$11,000.00
PLANS: Occupy for Primary Residence/Renovate for Rental/Rental
FUNDS AVAILABLE: \$60,207.04
CODES/TAX VIOLATIONS:
ALSO OWNS:



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: \$16,500.00
REPAIR ESTIMATE: \$20,000.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$52,684.57
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: Open Building permit 401-407 Blandina St.
ALSO OWNS: 1001 Cornelia St., 317 Blandina St., 401- 407 Blandina St.

3. BIDDER: Elpidio Rodriguez
BIDDER'S ADDRESS: 723 South St. (own)
OFFER: \$22,000.00
REPAIR ESTIMATE: \$25,000.00
PLANS: Occupy for primary Residence
FUNDS AVAILABLE: \$55,105.72
CODES/TAX VIOLATIONS:
ALSO OWNS:

4. BIDDER: Maria Jerez
BIDDER'S ADDRESS: 1562 Neilson St. (own)
OFFER: \$22,000.00
REPAIR ESTIMATE: \$10,000.00
PLANS: Occupy for primary Residence
FUNDS AVAILABLE: \$56,183.17
CODES/TAX VIOLATIONS:
ALSO OWNS:



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: Open Building Permit – 1610 Dudley Ave. CoC complete
ALSO OWNS: 914 Schuyler St., 1610 Dudley Ave.,

2. **BIDDER:** Benjamin Salto
BIDDER'S ADDRESS: 1630 Neilson St., 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.

LOT SIZE: 38 x 100

CITY ACQUIRED: 2-20-2004

(MINIMUM: \$8,000.00)

ASSESSMENT: \$43,700.00

PROPERTY CLASS: 220 – 2 Family

1. BIDDER: Christopher Cashion
BIDDER'S ADDRESS: 1124 Schuyler St., Utica, NY (own)
OFFER: \$9,500.00
REPAIR ESTIMATE: \$9,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$29,846.00
CODES/TAX VIOLATIONS:
ALSO OWNS: 1205 Walnut.

2. BIDDER: Claudio Mugumbay
BIDDER'S ADDRESS: 218-43 112 Ave, Queens village, NY 11424 (rent)
OFFER: \$9,300.00
REPAIR ESTIMATE: \$9,200.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$20,428.81
CODES/TAX VIOLATIONS:
ALSO OWNS:



New Business

ADDRESS OF PROPERTY: 508 Square St.

(MINIMUM: \$23,000.00)

LOT SIZE: 37 x 80

ASSESSMENT: \$38,700.00

CITY ACQUIRED: 3-7-19

PROPERTY CLASS: 220 - 2 Family Res

1. BIDDER: Anela Zukic
BIDDER'S ADDRESS: 616 Blandina St., Utica, NY (Rent)
OFFER: \$18,800.00
REPAIR ESTIMATE: \$10,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$32,275.61
CODES/TAX VIOLATIONS:
ALSO OWNS: .

2. BIDDER: Olga Romero* & Eric Romero
BIDDER'S ADDRESS: 414 Milgate St. (Rent) *Eric Romero only resides at this address
OFFER: \$25,500.00
REPAIR ESTIMATE: \$13,000.00
PLANS: Occupy for Primary Residence/Renovate for Primary Residence
FUNDS AVAILABLE: \$38,544.25
CODES/TAX VIOLATIONS:
ALSO OWNS: .



Quarterly Review of URA Finances

In accordance with the URA Policies and Procedures staff will give a quarterly review of the Agency finances to the Board.