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Urban Renewal Agency Meeting Agenda July 11, 2019

1. Call to Order

2. Approval of Agency Minutes July 11, 2019

3. Old Business 1010 State St. Approval/Acceptance of Annual Audit

4. New Business 1205 Seymour Ave. 721 Catherine St. 1119 St. Vincent 1421 Erie St.

5. Executive Session

6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JULY 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 Allen, Merima Smajic, Assistant Corporation Council, Kathryn Hartnett, Assistant Corporation Council, Councilwoman Freddie Hamilton

EXCUSED:

CALL TO ORDER: Brian Thomas called the meeting to order at 9:34 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the June 27, 2019 meeting. The motion was seconded by Robin Harris and passed unanimously.

Old Business

ITEM #2 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, 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 #2 Pah Heh for \$250.00 on the condition that all applicable codes are complied with, and that he consolidates all properties. The motion was seconded by Robin Harris and passed unanimously.

ITEM #3 412 Milgate St.

An offer was received from Mohamad Abbas in the amount of \$34,000.00 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 \$32,000.00. The bidder plans to renovate for primary/income property.

A motion was made to go into executive session. After coming out of executive session, Robin Harris with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the offer from bidder #1 Mohamad Abbas for \$34,000.00. The motion was seconded by Michael Mahoney Farina and passed unanimously.

ITEM #4 170 Elmwood Pl.

An offer was received from Franklin Encalada in the amount of \$16,500.00 for the Property 170 Elmwood Pl. He raised his offer to \$22,000.00. The bidder plans to renovate for income/rental property. A second offer was received from Bwe Htoo in the amount of \$15,500.00. The bidder plans to renovate for income/rental property (the bidder was not present). A third offer was received from Elpidio Rodriguez in the amount of \$22,000.00. The bidder plans to occupy for primary residence. A fourth offer was received from Maria Jerez in the amount of \$22,000.00. The bidder plans to occupy for primary residence.

A motion was made to go into executive session. After coming out of executive session, Fred Matrulli with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the offer from bidder #4 Maria Jerez for \$22,000.00. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #5 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/income property. A motion was made to discuss the property in executive session

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 Robin Harris and passed unanimously.

ITEM #6 7 Walker St.

An offer was received from Christopher Cashion in the amount of \$9,500.00 for the property at 7 Walker St. The bidder plans to occupy for primary residence. A second offer was received from Claudio Mugumbay for \$9,300.00. The bidder plans to occupy for primary residence.

Fred Matrulli with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the offer from bidder #1 Christopher Cashion for \$9,500.00. The motion was seconded by David Farina and passed unanimously.

New Business

ITEM #7 Use Permit Garden St. LLC

A request was made from Garden St. LLC to use approximately 100 ft. of the property on Whitesboro St. adjacent to the Auditorium to use as a corral for the animals from the Utica Stampede at the Adirondack Bank Center at the Utica Memorial Auditorium.

Michael Mahoney made a motion to approve the Use Permit. The motion was seconded by David Farina and passed unanimously.

ITEM #8 508 Square St.

An offer was received from Anela Zukic in the amount of \$18,800.00 for the property at 508 Square St. The bidder plans to occupy for primary residence. A second offer was received From Olga Romero and Eric Romero for \$25,500.00. The bidder plans to renovate for primary/income property. Michael Mahoney asked if Bidder # 1 would raise her offer to \$22,000.00. The bidder agreed.

A motion was made to discuss the property in executive session. After coming out of Executive Session, Fred Matrulli with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the offer from bidder #1 Anela Zukic in the amount of \$22,000.00. The motion was seconded by Robin Harris and passed unanimously.

ITEM #9 1010 State St.

An offer was received from Raymond A. Alessandri in the amount of \$250.00 for the Property 1010 State St. The bidder was not present. The bidder plans to fence/landscape/create additional parking and to build a garage/retail space. A second offer was received from Amir Rosic in the amount of \$250.00. The bidder plans to fence/landscape/create additional parking. A third offer was received from Joanne Gerace (Former Owner) in the amount of \$250.00. The bidder plans to fence/landscape/create additional space for her adjacent building.

Michael Mahoney made a motion to table this property for another two weeks to allow bidder # 1 to attend and present his proposal. The motion was seconded by Robin Harris and passed unanimously.

ITEM #10 Executive Session

At 10:17 am a motion was made by Robin Harris to go into executive session to discuss the properties at 1300, Steuben St., 412 Milgate St., 170 Elmwood Pl., 1606 Dudley Ave., and 508 Square St. The motion was seconded by Michael Mahoney and passed unanimously. At 10:39 am a motion was made by Fred Matrulli to come out of executive session. The motion was seconded by David Farina and passed unanimously.

ITEM #11 CF Impact Center, LLC Memorandum of Understanding

At the July 20, 2018 URA Meeting, a site access agreement for the old UFA property was approved for the CF Impact Center, LLC. They are seeking an extension to the site access agreement to December 31, 2020.

Michael Mahoney made a motion to approve the request for an extension. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #12 Approval/Acceptance of URA Annual Audit

Prior to the July 11, 2019 URA Board meeting all Board members were provided with an electronic copy of the official results of the URA Audit for the year ended March 31, 2019. Board members were asked to review the document for possible approval/acceptance of the Audit.

Michael Mahoney made a motion to table the approval for two weeks to give the board more time to review the Audit documents. The motion was seconded by Councilman Robert DeSanctis and passed unanimously/

ITEM #13 Quarterly Review of URA Finances

In accordance with the URA Policies and Procedures Cathy Mack provided a quarterly review of the Agency finances to the Board.

No action was necessary

ITEM #14 Professional Services Agreement

The Board was asked to approve the Professional Services Agreement between the Office of the Corporation Counsel and the Urban Renewal Agency for legal services to URA as the need arises.

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

ITEM #15 Acquisition of Parcel 318.50-1-4, Court St.

Corporation Council requested the Board to approve a resolution authorizing the Utica Urban Renewal Agency to hold a public hearing on whether to acquire property by condemnation - a ± .24-acre parcel of property along Court Street commonly referred to as tax map parcel 318.50-1-4 ("Parcel 3"); and

RESOLVED, that the Chairman or is his/her designee is hereby authorized to proceed to take those steps necessary or appropriate to assist the UURA to determine, subject to the applicable requirements of the EDPL and, including but not limited to, scheduling a public hearing pursuant to EDPL Article 2, whether to proceed with acquisition of Parcel 3 by condemnation.

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

ITEM #16 Adjournment

Robin Harris made a motion to adjourn the meeting at 11:01 am. The motion was seconded by David Farina and passed unanimously.

Respectfully submitted this 11th day of July, 2019

Gene A. Allen

Old Business

ADDRESS OF PROPERTY: 1010 State St. (MINIMUM: \$250.00)
LOT SIZE: 40 x 107 ASSESSMENT: \$
CITY ACQUIRED: 3-7-19 PROPERTY CLASS: 311 - Res vac land

1. BIDDER: Raymond A. Alessandri
BIDDER'S ADDRESS: 506 Mandeville St, Utica, NY 13502
OFFER: \$250.00
REPAIR ESTIMATE: \$
PLANS: Fence/Landscape/Create Additional Parking –
Future Build Garage/Retail Space

FUNDS AVAILABLE:
CODES/TAX VIOLATIONS:
ALSO OWNS: 505 Roberts St., 514 Mandeville St., 437 French Rd. Lots 507 Roberts St., 512 Mandeville St.

2. BIDDER: Amir Rosic
BIDDER'S ADDRESS: 53 Collin Ln., Whitesboro
OFFER: \$250.00
REPAIR ESTIMATE: \$
PLANS:
FUNDS AVAILABLE:
CODES/TAX VIOLATIONS:
ALSO OWNS: 1006 -1008 State St., 1607 Dudley Ave.

3. BIDDER: Joanne Gerace (**Former Owner**)
BIDDER'S ADDRESS: 1016 State St.
OFFER: \$
REPAIR ESTIMATE: \$
PLANS:
FUNDS AVAILABLE:
CODES/TAX VIOLATIONS:
ALSO OWNS: 1014 State St., 1100 State St., 504 Mandeville St., 505 Mandeville St., 527 Jefferson Ave.

See next page for map



Approval/Acceptance of URA Annual Audit

Prior to the July 11, 2019 URA Board meeting all Board members were provided with an electronic copy of the official results of the URA Audit for the year ended March 31, 2019. Board members were asked to review the document for possible approval/acceptance of the Audit at the July 11, 2019 URA meeting.

A motion was made to table the approval for two weeks to give the board more time to review the Audit documents and to approve/accept the audit at the July 25, 2019 meeting..

New Business

ADDRESS OF PROPERTY: 1205 Seymour Ave.

(MINIMUM: \$250.00)

LOT SIZE: 27 x 103

ASSESSMENT: \$300.00

CITY ACQUIRED: 8-11-2000

PROPERTY CLASS: 311 - Res vac land

1. **BIDDER:** Carlos Morquecho
BIDDER'S ADDRESS: 1303 Taylor Ave.
OFFER: \$250.00
REPAIR ESTIMATE: \$NA
PLANS: Fence/Landscape/Create Additional parking
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 1207 Seymour (adjacent), 1303 Taylor, 1308 Taylor



ADDRESS OF PROPERTY: 721 Catherine St.

(MINIMUM: \$250.00)

LOT SIZE: 52 x 117

ASSESSMENT: \$900.00

CITY AQUIRED: 3-9-15

PROPERTY CLASS: 311 - Res vac land

1. BIDDER: Hajrudin Garic
BIDDER'S ADDRESS: 717 Catherine St.
OFFER: \$250.00
REPAIR ESTIMATE: \$
PLANS: Fence/Landscape/Create Additional
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 1119 St. Vincent

(MINIMUM: \$23,000.00)

LOT SIZE: 40 x 120

ASSESSMENT: \$39,000.00

CITY ACQUIRED: 3-7-19

PROPERTY CLASS: 311 - Res vac land

1. BIDDER: Ydalia Segura De Reyes
BIDDER'S ADDRESS: 1307 Taylor Ave, Utica, NY 13502 (rents)
OFFER: \$23,000.00
REPAIR ESTIMATE: \$23,000.00
PLANS: Occupy for Primary Residence/Renovate for Rental/Income
FUNDS AVAILABLE: \$52,970.50
CODES/TAX VIOLATIONS:
ALSO OWNS:

2. BIDDER: Lorenzo Difo & Lorena Rodriguez
BIDDER'S ADDRESS: 1316 Brinckerhoff Ave. / 23 Grant St. Apt. 1B
OFFER: \$12,000.00
REPAIR ESTIMATE: \$18,000.00
PLANS: Occupy for Primary Residence/Renovate for Rental/Income
FUNDS AVAILABLE: \$19,266.99 (Insufficient funds)
CODES/TAX VIOLATIONS:
ALSO OWNS: 1543 West St.



ADDRESS OF PROPERTY: 1421 Erie

LOT SIZE: 34 x 178.3

CITY AQUIRED: 3-7-19

(MINIMUM: \$13,000.00)

ASSESSMENT: \$36,2 00.00

PROPERTY CLASS: 311 - Res vac land

1. BIDDER: Bernado Fernandez
BIDDER'S ADDRESS: 1647 Steuben St.
OFFER: \$10,000.00
REPAIR ESTIMATE: \$8,500.00
PLANS: Occupy for Primary Residence/Renovate for Rental/Income
FUNDS AVAILABLE: \$20,878.34
CODES/TAX VIOLATIONS:
ALSO OWNS: 1123 Dudley Ave., 1316 Catherine St.

