

ROBERT M. PALMIERI
CHAIRMAN

BRIAN THOMAS, AICP
EXECUTIVE DIRECTOR

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Urban Renewal Agency Meeting Agenda August 22, 2019

1. Call to Order

2. Approval of Agency Minutes

July 25, 2019

3. Old Business

1010 State St.

216 Bleecker

1606 Dudley

4. New Business

1515 & 1519 Seymour Ave.

1311 Francis St.

1509 Lenox

1604 Dudley

619 Cooper

116 Business Park Drive Expansion of Parking Lot

5. Executive Session

6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JULY 25, 2019
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

OTHERS ATTENDING: Brian Thomas, Cathy Mack, Gene Allen, 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 27, 2019 meeting. The motion was seconded by Michael Mahoney and passed unanimously.

Old Business

ITEM #2 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 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. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #3 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.

Councilman Robert DeSanctis made a motion to approve the Audit documents. The motion was seconded by Fred Matrulli and passed unanimously.

New Business

ITEM #4 1205 Seymour Ave.

An offer was received from Carlos Morquecho in the amount of \$250.00 for the property at 1205 Seymour Ave. The bidder plans to fence, landscape and create additional parking.

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 Carlos Morquecho in the amount of \$250.00 contingent on having the properties consolidated. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #5 721 Catherine St.

An offer was received from Hajrudin Garic in the amount of \$250.00 for the property at 721 Catherine St.. The bidder plans to fence, landscape and create additional parking.

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 Hajrudin Garic in the amount of \$250.00. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #5 1119 St. Vincent

An offer was received from Ydalia Segura De Reyes in the amount of \$23,000.00 for the property at 1119 St. Vincent. The bidder plans to occupy for primary residence/ renovate for rental/income property. A second offer was received from Lorenzo Difo & Lorena Rodriguez in the amount of \$12,000.00. The bidder plans to occupy for primary residence/ renovate for rental/income property.

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 Ydalia Segura De Reyes in the amount of \$23,000.00. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #6 1421 Erie St.

An offer was received from Bernardo Fernandez in the amount of \$10,000.00 for the property at 1421 Erie St. Vincent. The bidder plans to make the property into a one family and renovate for rental/income.

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 Bernardo Fernandez in the amount of \$10,000.00. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #7 111 Business Park Dr. Expansion of Parking lot

Indium Corporation is requesting approval to expand their parking lot at 111 Business Park Dr. The proposed parking lot would be roughly 11,000 sq. ft. of paved area. A pedestrian walkway will be provided to connect to the existing parking lot.

Michael Mahoney made a motion to approve the request contingent on approval by both the Planning Board and the Zoning Board. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #8 Adjournment

David Farina made a motion to adjourn the meeting at 10:14 am. The motion was seconded by Michael Mahoney and passed unanimously.

Respectfully submitted this 25th 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: 1014 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



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: 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
Move current business - Kelly's Fashion Boutique from 464 Columbia St.
FUNDS AVAILABLE: \$400,000.00 (From Sale of property in Hospital Footprint)
CODES/TAX VIOLATIONS: 464 Columbia St. Open Code violations/ open UFD inspection from 2017
ALSO OWNS: 464 Columbia St.

2. BIDDER: Ali Alhashimi
BIDDER'S ADDRESS: 208 Jefferson Ave., Utica, NY (Rent)
OFFER: \$20,000.00
REPAIR ESTIMATE: \$11,000.00
PLANS: Renovate for Income/Rental Property -
Move Current business – Hummus and Tabbouleh from 675 Bleecker St.
FUNDS AVAILABLE: \$30,393.85
CODES/TAX VIOLATIONS:
ALSO OWNS:

3. BIDDER: Isobel Bliss & Microseal Company
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 - .Music, Food & Art
FUNDS AVAILABLE: \$335,000.00
CODES/TAX VIOLATIONS:
ALSO OWNS: 770 Rutger St., 772 Rutger St.

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

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5. BIDDER: **Raymond Tran**
BIDDER'S ADDRESS: 456 Ashwood Dr., (own)
OFFER: \$20,000.00
REPAIR ESTIMATE: \$ TBD
PLANS: Renovate for Income/Rental Property –
Open Thai/Vietnamese Restaurant
FUNDS AVAILABLE: \$150,000.00
CODES/TAX VIOLATIONS:
ALSO OWNS: 1904 Briar Ave.

6. BIDDER: **Lizette Rodriguez**
BIDDER'S ADDRESS: 402 Depeyster St., Rome, NY
OFFER: \$31,000.00
REPAIR ESTIMATE: \$85,800.00
PLANS: Renovate for Income/Rental Property –
Open La Cafeteria – Dominican & Spanish food
FUNDS AVAILABLE: \$132,869.59
CODES/TAX VIOLATIONS:
ALSO OWNS:

7. BIDDER: **Frank J. Cotrupe**
BIDDER'S ADDRESS: 24 Fairview Lane, Whitestown, NY
OFFER: \$41,000.00
REPAIR ESTIMATE: \$80,000.00
PLANS: Renovate for Income/Rental Property –
Organic Produce, Baked Goods, Organic Coffee
FUNDS AVAILABLE: \$120,000.00
CODES/TAX VIOLATIONS:
ALSO OWNS:

8. BIDDER: **Brehody Rodriguez**
BIDDER'S ADDRESS: 734 Roberts St., Utica (own)
OFFER: \$28,000.00
REPAIR ESTIMATE: \$35,000.00
PLANS: Renovate for Income/Rental Property –
Fabulous Coffee Lounge
FUNDS AVAILABLE: \$
CODES/TAX VIOLATIONS:
ALSO OWNS:

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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:

3. **BIDDER:** Juan Sigua
BIDDER'S ADDRESS: 1616 Howard Ave. Utica (own)
OFFER: \$12,000.00
REPAIR ESTIMATE: \$14,000.00
PLANS: Occupy for Primary Residence / Renovate for Income/Rental Property
FUNDS AVAILABLE: \$43,486.08
CODES/TAX VIOLATIONS:
ALSO OWNS:



New Business

ADDRESS OF PROPERTY: 1515 & 1519 Seymour Ave. (MINIMUM: \$500.00)
LOT SIZE: 48 x 105 & 45 x 105 ASSESSMENT: \$500.00 & \$400.00
CITY AQUIRED: 3-9-2015 PROPERTY CLASS: 311 - Res vac land

1. BIDDER: Ramadhan Omar
BIDDER'S ADDRESS: 1513 Seymour Ave.
OFFER: \$500.00
REPAIR ESTIMATE: \$NA
PLANS: Create Additional parking
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS:

1. BIDDER: Hak Pin
BIDDER'S ADDRESS: 1523 Seymour Ave.
OFFER: \$500.00
REPAIR ESTIMATE: \$NA
PLANS: Fence/Landscape
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 1542 Seymour Ave., 1529 Seymour



ADDRESS OF PROPERTY: 1311 Francis St.

(MINIMUM: \$250.00)

LOT SIZE: 32 x 50

ASSESSMENT: \$500.00

CITY AQUIRED: 6-6-2001

PROPERTY CLASS: 311 - Res vac land

1. BIDDER: Chhon Somlydeth
BIDDER'S ADDRESS: 38 Harvard St., Lowell, MA
OFFER: \$250.00
REPAIR ESTIMATE: \$NA
PLANS: Landscape
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 642 Tracy St.



ADDRESS OF PROPERTY: 1604 Neilson.

LOT SIZE: 40 x 115

CITY ACQUIRED: 3-7-19

(MINIMUM: \$23,000.00)

ASSESSMENT: \$38,000.00

PROPERTY CLASS: 220 - 2 Family Res

1. BIDDER: Abdul Mohamadyassin
BIDDER'S ADDRESS: 1022 Brinckerhoff Ave. (own)
OFFER: \$25,000.00
REPAIR ESTIMATE: \$2,000.00
PLANS: Occupy for Primary Residence /Renovate for Income/Rental Property
FUNDS AVAILABLE: \$27,743.51
CODES/TAX VIOLATIONS:
ALSO OWNS:

2. BIDDER: Edilberto R. Bello
BIDDER'S ADDRESS: 912 Blandina St. (own)
OFFER: \$26,000.00
REPAIR ESTIMATE: \$15,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$140,925.54
CODES/TAX VIOLATIONS:
ALSO OWNS:

3. BIDDER: Luz Perez Ferrera & Damian Garcia German
BIDDER'S ADDRESS: 719 Lansing St, (rent)
OFFER: \$26,500.00
REPAIR ESTIMATE: \$20,100.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$48,109.99
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 1509 Lenox.

(MINIMUM: \$13,000.00)

LOT SIZE: 40 x 80

ASSESSMENT: \$25,000.00

CITY ACQUIRED: 3-7-19

PROPERTY CLASS: 220 - 2 Family Res

1. BIDDER: Catherina Parra & Jhovany Parra*
BIDDER'S ADDRESS: 741 South St. (own*)
OFFER: \$7,500.00
REPAIR ESTIMATE: \$5,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$30,083.08
CODES/TAX VIOLATIONS:
ALSO OWNS:
2. BIDDER: Nikolay Boyko & Aleksy Boyko*
BIDDER'S ADDRESS: 186 – 184 Roosevelt Dr. (own)
OFFER: \$10,000.00
REPAIR ESTIMATE: \$3,000.00
PLANS: Occupy for Primary Residence*
FUNDS AVAILABLE: \$53,900.28
CODES/TAX VIOLATIONS:
ALSO OWNS: 1903 MERRILINE Ave, 1110-12 Schuyler St., 1124 Brinckerhoff Ave., 1137 Brinckerhoff Ave., 1208 City St.
3. BIDDER: Nidia Heredia Rivera
BIDDER'S ADDRESS: 22 3rd St. 1st floor, Yorkville, NY 13495
OFFER: \$10,500.00
REPAIR ESTIMATE: \$5,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$56,857.59
CODES/TAX VIOLATIONS:
ALSO OWNS:
4. BIDDER: Lorenzo Difo & Bryan Pena Rodriguez
BIDDER'S ADDRESS: 1316 Brinckerhoff Ave.(rent) – 23 Grant St. Apt. 1B (rent)
OFFER: \$10,000.00
REPAIR ESTIMATE: \$5,200.00
PLANS: Occupy for Primary Residence/ Renovate for Income/Rental Property
FUNDS AVAILABLE: \$21,297.00
CODES/TAX VIOLATIONS:
ALSO OWNS: 1543 West St.
5. BIDDER: Freddy Rendon & Yvette Goita Rendon
BIDDER'S ADDRESS: Rendon102-27 134th St., Richmond hill, NY 11419
OFFER: \$11,000.00
REPAIR ESTIMATE: \$35,000.00
PLANS: Renovate for Income/Rental Property
FUNDS AVAILABLE: \$47,253.99
CODES/TAX VIOLATIONS:
ALSO OWNS: 928 Blandina St.

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6. BIDDER: Victor Rojas
 BIDDER'S ADDRESS: 1428 Steuben St. (rent)
 OFFER: \$12,000.00
 REPAIR ESTIMATE: \$10,000.00
 PLANS: Occupy for Primary Residence
 FUNDS AVAILABLE: \$29,618.16
 CODES/TAX VIOLATIONS:
 ALSO OWNS:
7. BIDDER: Sovannin Chea
 BIDDER'S ADDRESS: 1673 Oneida St, (rent)
 OFFER: \$13,000.00
 REPAIR ESTIMATE: \$10,000.00
 PLANS: Occupy for Primary Residence / Renovate for Income/Rental Property
 FUNDS AVAILABLE: \$25,094.14
 CODES/TAX VIOLATIONS:
 ALSO OWNS:
8. BIDDER: Louis Eugenio Beltre & Francisca Gonzalez Cabrera
 BIDDER'S ADDRESS: 706 Roberts St. Apt. 2 (rent)
 OFFER: \$13,000.00
 REPAIR ESTIMATE: \$10,000.00
 PLANS: Occupy for Primary Residence – make into one family
 FUNDS AVAILABLE: \$25,905.63
 CODES/TAX VIOLATIONS:
 ALSO OWNS:
9. BIDDER: Arlinton H Carbajal
 BIDDER'S ADDRESS: 802 third Ave., First Floor, (rent)
 OFFER: \$16,500.00
 REPAIR ESTIMATE: \$4,700.00
 PLANS: Occupy for Primary Residence
 FUNDS AVAILABLE: \$21,828.94
 CODES/TAX VIOLATIONS:
 ALSO OWNS:
10. BIDDER: Musa Ceesay & Mariama Ceesay
 BIDDER'S ADDRESS: 1020 Soundview Apt. 3F, Bronx, NY 10472 (rent)
 OFFER: \$16,800.00
 REPAIR ESTIMATE: \$3,900.00
 PLANS: Occupy for Primary Residence
 FUNDS AVAILABLE: \$27,332.70
 CODES/TAX VIOLATIONS:
 ALSO OWNS:
11. BIDDER: Olga Romero & Eric Romero
 BIDDER'S ADDRESS: 414 Milgate St., Utica (Rent)
 OFFER: \$16,000.00
 REPAIR ESTIMATE: \$7,500.00
 PLANS: Occupy for Primary Residence / Renovate for Income/Rental Property
 FUNDS AVAILABLE : \$38,544.25
 CODES/TAX VIOLATIONS:
 ALSO OWNS:

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ADDRESS OF PROPERTY: 619 Cooper St.

LOT SIZE: 25 x 100

CITY AQUIRED: 3-7-19

(MINIMUM: \$10,000.00)

ASSESSMENT: \$15,000.00

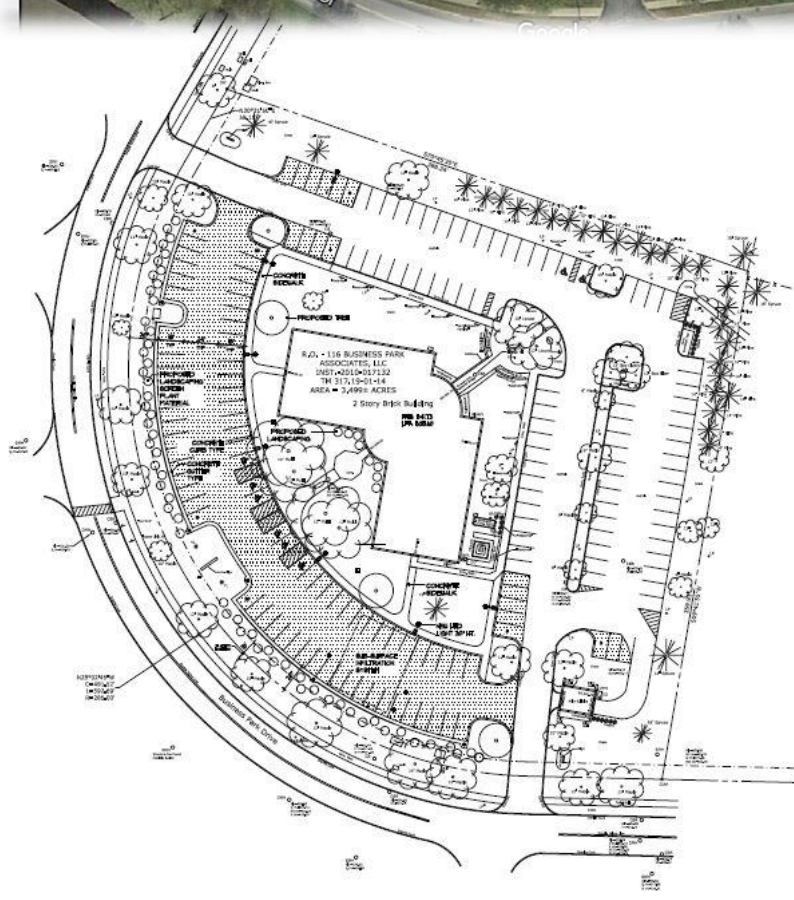
PROPERTY CLASS: 210 – 1 Family Res

- BIDDER:** Americo David Romero
BIDDER'S ADDRESS: 2221 Oneida St. (own)
OFFER: \$8,000.00
REPAIR ESTIMATE: \$3,350.00
PLANS: Renovate for Income/Rental Property – father to live there
FUNDS AVAILABLE: \$20,000.00
CODES/TAX VIOLATIONS:
ALSO OWNS: 1115 Summit Pl.



116 Business Park Dr. Expansion of Parking lot

MARCH Associates Architects is requesting approval to expand their parking lot at 116 Business Park Dr. Site improvements include the development of 97 additional parking spaces on the property, site lighting, storm drainage, storm water management system, and landscaping. Met with Planning Board and received Preliminary Approval contingent on SWPP calculations, SPDES Permit, and review/approval by the URA.



116 BUSINESS PARK DRIVE - LAYOUT PLAN



**appel
osborne**
landscape
architecture

116 BUSINESS PARK DRIVE, UTICA, NY 13502
TEL: 518-585-1111
WWW.APPELOSOSBORNE.COM

DIGESTIVE DISEASE MEDICINE OF CNY
RENOVATIONS AND SITE IMPROVEMENTS
116 BUSINESS PARK DRIVE UTICA, NY

| | |
|--------------------|----------|
| DRAWING NO. | L-103 |
| DATE | 04/09/14 |
| DESIGNED BY | AS |
| CHECKED BY | SP |
| SCALE | 1" = 20' |
| PROJECT NO. | 14 |
| DRAWING TITLE | |
| LAYOUT PLAN | |