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Urban Renewal Agency Meeting Agenda September 12, 2019

1. Call to Order

2. Approval of Agency Minutes August 22, 2019

3. Old Business 216 Blecker

4. New Business 24 Grant St.

“Public hearing on the acquisition of parcel 318.50-1-4,
Court Street, by condemnation.”

5. Executive Session

6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – August 22, 2019
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Councilman Robert DeSanctis, Councilwoman Freddie Hamilton, Dave Farina, Michael Mahoney

OTHERS ATTENDING: Brian Thomas, Cathy Mack, Gene Allen, Merima Smajic, Assistant Corporation Council; Kathryn Hartnett, Assistant Corporation Council

EXCUSED: Mayor Robert Palmieri, Fred Matrulli

CALL TO ORDER: Brian Thomas called the meeting to order at 9:37 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the July 25, 2019 meeting. The motion was seconded by Councilwoman Freddie Hamilton 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 was not present. The bidder plans to fence/landscape and 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. Raymond A. Alessandri proposed a compromise among the three bidders to split the property contingent on making a deal on another property owned by Amir Rosic who was not in attendance.

Michael Mahoney made a motion to table this property for another two weeks so the bidders can come to a consensus. The motion was seconded by David Farina and passed unanimously.

ITEM #3 216 Bleecker St.

An offer was received from Zandro AlVerez for \$28,000.00. The bidder plans to renovate for commercial 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 commercial 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. She raised her offer to \$44,000.00. The bidder plans to renovate for commercial property and create a venue for music, food & art. A fourth offer was received from Maria Caranguí for \$10,000.00. The bidder plans to renovate for income property and relocate the IFIXRepair business from 114 Bleecker St. A 5th offer was received from Raymond Tran for \$20,000.00; the bidder plans to renovate for commercial property and open a Thai/Vietnamese Restaurant. A sixth offer was received from Lizette Rodríguez in the amount of \$31,000.00. The bidder plans to renovate for commercial property and open La Cafeteria – Dominican & Spanish food. A seventh offer was received from Frank J. Cotrupe for \$41,000.00. The bidder plans to renovate for commercial property and open a Café featuring organic produce, home baked goods and organic coffee. An eighth offer was received from Brehody Rodriguez in the amount of \$28,000.00. The bidder plans to open – Fabulous Coffee Lounge.

Michael Mahoney made a motion to table all offers for two weeks so there are more board members present to make a final decision. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #4 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. He raised his offer to \$13,000.00. The bidder plans to occupy for primary/income property. A third offer was received from Juan Sigua for \$12,000.00. He raised his offer to \$15,000.00. The bidder plans to occupy for primary residence/income property. A motion was made to discuss the 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 of \$13,000.00 from Bidder #2 Benjamin Salto. The motion was seconded by David Farina and passed unanimously.

New Business

ITEM #5 1515 & 1519 Seymour Ave.

An offer was received from Ramadhan Omar in the amount of \$500.00 for the two lots at 1515 and 1519 Seymour Ave. The bidder plans to create additional parking. A second offer was received from Hak Pin in the amount of \$500.00; the bidder plans to fence and landscape the property.

Michael Mahoney, with the factors established by the Agency for selection of a purchaser having been considered, made a motion to split the two lots between both bidders in the amount of \$250.00 each, contingent on having the properties consolidated. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #6 1311 Francis St.

An offer was received from Chhon Somlydeth in the amount of \$250.00 for the property at 1311 Francis St. The bidder plans to fence and landscape the property.

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 Chhon Somlydeth in the amount of \$250.00. The motion was seconded by Councilwoman Freddie Hamilton and passed unanimously.

ITEM #7 1604 Neilson St.

An offer was received from Abdul Mohamadyassin in the amount of \$25,000.00 for the property at 1604 Neilson St. The bidder plans to occupy for primary residence/ renovate for rental/income property. A second offer was received from Edilberto R. Bello in the amount of \$26,000.00. The bidder plans to occupy for primary residence. A third offer was received from Luz Perez Ferra & Damian Garcia German in the amount of \$26,500.00. The bidder plans to occupy for primary residence. A motion was made to discuss this in executive session.

After coming out of executive session, Councilman Robert DeSanctis, with the factors established by the Agency for selection of a purchaser having been considered, made a motion to accept the offer from bidder #3 Luz Perez Ferra & Damian Garcia German in the amount of \$26,500.00. The motion was seconded by Councilwoman Freddie Hamilton and passed unanimously.

ITEM #8 1509 Lenox St.

An offer was received from Catherina Parr & Jhovany Parra in the amount of \$7,500.00 for the property at 1509 Lenox Ave.; the bidder was not present. The bidder plans to occupy for primary residence. A second offer was received from Nikolay Boyko & Aleksy Boyko in the amount of \$10,000.00. The bidder plans to occupy for primary residence. A third offer was received from Nidia Heredia Rivera in the amount of \$10,500.00. The bidder plans to occupy for primary residence. A fourth offer was received from Lorenzo Difo & Bryan Pena Rodriguez in the amount of \$10,000.00; the bidder raised the offer to \$15,000.00. The bidder plans to occupy for primary residence. A fifth offer was received from Freddy Rendon & Yvette Goita Rendon in the amount of \$11,000.00. The bidder was not present. The bidder plans to occupy for primary residence. A sixth offer was received from Victor Rojas in the amount of \$12,000.00. The bidder plans to occupy for primary residence. A seventh offer was received from Sovannin Chea in the amount of

\$13,000.00. The bidder plans to occupy for primary residence. An eighth offer was received from Louis Eugenio Beltre & Francisca Gonzalez Cabrera for \$13,000.00. The bidder plans to make the property into a one family house and occupy for primary residence. A ninth offer was received from Arlintone H. Carbajal for \$16,500.00. The bidder plans to occupy for primary residence. A tenth offer was received from Musa Ceesay & Mariama Ceesay in the amount of \$16,800.00. The bidder plans to occupy for primary residence. An eleventh offer was received from Olga Romero & Eric Romero in the amount of \$16,000.00 The bidder was not present. The bidder plans to occupy for primary residence.

A motion was made to discuss this property in executive session. After coming out of executive session Councilman Robert DeSanctis, with the factors established by the Agency for selection of a purchaser having been considered, made a motion to accept the offer from Bidder #3, Nidia Heredia Rivera in the amount of \$10,500.00. The motion was seconded by Councilwoman Freddie Hamilton and passed unanimously.

ITEM # 9 619 Cooper St.

An offer was received from Americo David Romero in the amount of \$8,000.00 for the property at 619 Cooper St. The bidder plans to renovate for rental/income property so his father can reside there.

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 Americo David Romero in the amount of \$8,000.00. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #10 116 Business Park Dr. Expansion of Parking lot

Digestive Disease Medicine 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. The Planning Board previously gave preliminary approval contingent on SWPP calculations, SPDES Permit, and review/approval by the URA.

Councilman Robert DeSanctis made a motion to approve the request contingent on approval by all other boards. The motion was seconded by Councilwoman Freddie Hamilton and passed unanimously.

ITEM #11 Executive Session

At 11:19 AM Michael Mahoney made a motion to enter into executive session. The motion was seconded by David Farina and passed unanimously. At 11:29 AM, Councilman Robert DeSanctis made a motion to come out of executive session. The motion was seconded by David Farina and passed unanimously.

ITEM #12 Adjournment

Michael Mahoney made a motion to adjourn the meeting at 11:37 am. The motion was seconded by David Farina and passed unanimously.

Respectfully submitted this 22nd day of August, 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:** **Zandro Alvarez**
BIDDER'S ADDRESS: 5 Schuyler St., Utica, NY (Own)
OFFER: \$28,000.00
REPAIR ESTIMATE: \$51,000.00
PLANS: Commercial Use
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: Commercial Use
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: Commercial Use - .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: Commercial Use - .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: Commercial Use –
 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: Commercial Use –
 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: Commercial Use –
 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: Commercial Use –
 Fabulous Coffee Lounge
 FUNDS AVAILABLE: \$
 CODES/TAX VIOLATIONS:
 ALSO OWNS:

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New Business

ADDRESS OF PROPERTY: 24 Grant St.

LOT SIZE: .26 Acres

CITY ACQUIRED: 7-30-19

(MINIMUM: \$23,000.00)

ASSESSMENT: \$40,000.00

PROPERTY CLASS: 411 - Apartment

1. BIDDER: Remzi Perzhaku
BIDDER'S ADDRESS: 5415 Summerset Way, Deerfield, NY. (own)
OFFER: \$10,000.00
REPAIR ESTIMATE: \$42,500.00
PLANS: Renovate for Rental Property
FUNDS AVAILABLE: \$72,241.23
CODES/TAX VIOLATIONS:
ALSO OWNS:

1. BIDDER: Enissa Ogievich & Grigory Ogievich
BIDDER'S ADDRESS: 2254 Higby Rd, Frankfort, NY. (own)
OFFER: \$10,500.00
REPAIR ESTIMATE: \$43,500.00
PLANS: Renovate for Rental Property
FUNDS AVAILABLE: \$58,337.71
CODES/TAX VIOLATIONS:
ALSO OWNS:



Public hearing on the acquisition of parcel 318.50-1-4, Court Street, by condemnation

A public hearing to consider the proposed acquisition, through condemnation, of that certain real property in the City of Utica having tax map parcel identification number 318.50-1-4 and being a ± .24-acre parcel of property which is located on Court Street, in the City of Utica, New York 13502 (the “Court Street Parcel”).

The Court Street Parcel is located directly adjacent to two parcels of property owned by UURA having tax map parcel identification numbers 318.50-1-6 and 318.50-1-5 (collectively, the “UURA Parcels”). Portions of the Court Street Parcel and UURA Parcels are improved with an approximately 40-year old, four story masonry building commonly referred to as the Northland Building (the “Building”). Roughly 31,368 square feet of the Building is located on the UURA Parcels and roughly 7,268 square feet of the Building is located on the Court Street Parcel.

The Building is presently vacant and, historically, the UURA Parcels and the Court Street Parcel were unified.

UURA is now considering the acquisition of the Court Street Parcel so that it may undertake or cause the rehabilitation and reuse of the Building to facilitate the adaptive reuse of the Building and encourage economic development in downtown Utica.

UURA has attempted to acquire the Court Street Parcel through negotiation by offering the fair market value of the property as determined by a third-party appraisal.