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Urban Renewal Agency Meeting Agenda September 26, 2019

1. Call to Order

2. Approval of Agency Minutes September 12, 2019

3. Old Business No Old Business

4. New Business 144 Eagle St. 412 Mary St.

5. Executive Session

6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – SEPTEMBER 12, 2019
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Robert Palmieri, Councilman Robert DeSanctis, Councilwoman Freddie Hamilton, Fred Matrulli, Dave Farina, Michael Mahoney

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

EXCUSED:

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 August 22, 2019 meeting. The motion was seconded by Michael Mahoney and passed unanimously.

Old Business

No Old Business

New Business

ITEM #2 24 Grant St.

An offer was received from Remzi Perzhaku in the amount of \$10,000.00 for the property at 24 Grant St. The bidder plans to renovate for rental/income property and change it to a two family home. A second offer was received from Enissa Ogievich in the amount of \$10,500.00. The bidder plans to occupy for primary residence/ renovate for rental/income property and change it to a two family home.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered, made a motion to table the property for 30 days and to continue marketing it. The motion was seconded by Councilwoman Freddie Hamilton and passed unanimously.

ITEM #3 Public hearing on the acquisition of parcel 318.50-1-4, Court Street, by condemnation

A public hearing was held 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”).

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.

Three people spoke at the public hearing, including Vincent Bailey, owner of the parcel in question, Kathleen Bennett, attorney for Mr. Bailey and Councilman Joseph Marino.

ITEM #4 Adjournment

Mayor Robert Palmieri made a motion to adjourn the meeting at 10:01 am. The motion was seconded by Michael Mahoney and passed unanimously.

Respectfully submitted this 12th day of September, 2019
Gene A. Allen

Old Business

No Old Business

New Business

ADDRESS OF PROPERTY: 144 Eagle St. (MINIMUM: \$73,000.00)

150 Eagle St

152 Eagle St

LOT SIZE: 40 x 110

30 x 110

40 x 110

ASSESSMENT: \$120,000.00

300.00

400.00

CITY AQUIRED: 3-7-19

PROPERTY CLASS: 483 - Converted Res

- 1. BIDDER: Monica Revels
- BIDDER'S ADDRESS: 639 Dutch Hill Rd. Frankfort, NY 13340
- OFFER: \$20,000.00
- REPAIR ESTIMATE: \$ 1,000.00
- PLANS: Renovate for Commercial Property
- FUNDS AVAILABLE: \$20,666.00
- CODES/TAX VIOLATIONS:
- ALSO OWNS:



ADDRESS OF PROPERTY: 512 Mary St.

(MINIMUM: \$23,000.00)

LOT SIZE: 38 v 120

ASSESSMENT: \$33,500.00

CITY ACQUIRED: 3-7-19

PROPERTY CLASS: 220 - 2 Family Res

1. BIDDER: Serif Seferagic
BIDDER'S ADDRESS: 5753 Domser Ave., Utica, NY 13502 (own)
OFFER: \$25,000.00
REPAIR ESTIMATE: \$10,000.00
PLANS: Renovate for Rental Property/Income Property
FUNDS AVAILABLE: \$79,291.37
CODES/TAX VIOLATIONS:
ALSO OWNS 1203 Belle Ave, 801 Jefferson Ave., 505 Mary St., 507 Lansing St., 916 Lansing St.
2. BIDDER: Ahmet Osmanovic
BIDDER'S ADDRESS: 1429 Herkimer Rd., Utica, NY 13502 (own)
OFFER: \$20,000.00
REPAIR ESTIMATE: \$20,000.00
PLANS: Occupy for Primary Residence (Son)
FUNDS AVAILABLE: \$70,288.48
CODES/TAX VIOLATIONS:
ALSO OWNS 1429 Herkimer Rd.
3. BIDDER: Nader Messaadi & Tahar Ayar
BIDDER'S ADDRESS: 1600 Armory Sr., #C4 Utica, (rent)
9431 Willow Brook Ln., Sauquoit, NY
OFFER: \$25,000.00
REPAIR ESTIMATE: \$20,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$61,059.16
CODES/TAX VIOLATIONS:
ALSO OWNS
4. BIDDER: Mathew Servello & Michael Servello, Sr.
BIDDER'S ADDRESS: 12 Travis Xing, Whitesboro, NY 13492 (own)
2804 Fairway Dr. North, Jupiter FL 33477 (own)
OFFER: \$25,000.00
REPAIR ESTIMATE: \$25,000.00
PLANS: Renovate for Rental Property/Income Property
FUNDS AVAILABLE: \$95,475.41
CODES/TAX VIOLATIONS:
ALSO OWNS.

