



ROBERT M. PALMIERI
CHAIRMAN

BRIAN THOMAS, AICP
EXECUTIVE DIRECTOR

1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PH. 315-792-0181
FAX. 315-797-6607
WWW.CITYOFUTICA.COM

Urban Renewal Agency Meeting Agenda January 23, 2020

1. Call to Order

2. Approval of Agency Minutes December 12, 2019

3. Old Business 301 Pellettieri & 319.55-1-94 Pellettieri

4. New Business 928 Lansing St. Permit for use of URA Property

5. Executive Session

6. Adjournment

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

MEMBERS ATTENDING: Councilman Robert DeSanctis, Councilwoman Freddie Hamilton, David Farina, Michael Mahoney, Fred Matrulli

OTHERS ATTENDING: Brian Thomas, Cathy Mack, Gene Allen, Kathryn Hartnett, Assistant Corporation Council, Merima Smajic, Assistant Corporation Council; Daniel Cozza, Chief Building Inspector

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 November 14, 2019 meeting. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

Old Business

ITEM #2 512 Mary St.

An offer was received from Serif Seferagic in the amount of \$25,000.00 for the property at 512 Mary St. the bidder plans to renovate for rental/income property. He was not in attendance but sent a letter to be read into the board. A second offer was received from Ahmet Osmanovic in the amount of \$20,000.00 the bidder plans to purchase the property for his son to occupy for primary residence. A third offer was received from Nader Messaadi & Tahar Ayar in the amount of \$25,000.00. The bidders plan to occupy for primary residence. A fourth offer was received from Mathew Servello & Michael Servello, Sr. in the amount of \$25,000.00 the bidder plans to renovate for rental/income property. The bidder was not present. A fifth offer was received from Franklin Encalada in the amount of \$26,000.00. The bidder plans to renovate for rental/income property. A sixth offer was received from Johnny Heras & Laura Heras in the amount of \$27,000.00. The bidder plans to occupy for primary residence and to renovate for rental/income property. A seventh offer was received from Mariana Avila in the amount of \$30,000.00. The bidder plans to occupy for primary residence. An eighth offer was received from Inmar Anigal Mandoza Daras in the amount of \$23,500.00. The bidder plans to occupy for primary residence/renovate for rental/income property. A ninth offer was received from Ebrahim Mohammed, Dhahbain and Mohamed Dareya in the amount of \$37,000.00. The bidder plans to occupy for primary residence. A tenth offer was received from Victor R. Rojas in the amount of \$15,000.00. The bidder plans to occupy for primary residence. An eleventh offer was received from Olga Romero & Juan Sigua in the amount of \$34,000.00. The bidder plans to occupy for primary residence.

Fred Matrulli made a motion to discuss this property in executive session. The motion was seconded by Michael Mahoney and passed unanimously.

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 #9 Ebrahim Mohammed, Dhahbain and Mohamed Dareya for \$37,000.00. The motion was seconded by Fred Matrulli 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. The bidder raised his offer to \$44,000.00 and again to \$47,000.00 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 \$44,000.00. The bidder plans to renovate for commercial property and create a venue for music, food & art. The Bidder

raised her offer to \$47,000.00 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. The bidder raised her offer to \$20,000.00 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. The bidder raised his offer to \$25,000.00 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. The bidder was not present. 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. The bidder was not present. An eighth offer was received from George Heath in the amount of \$10,000.00. The bidder plans to open an Alternative Bar.

Michael Mahoney made a motion to discuss this property in Executive Session. The motion was seconded by Fred Matrulli and passed unanimously.

After coming out of Executive Session, Michael Mahoney, asked the bidders if any of them wanted to raise their bids. Four bidder raised their bids as noted above. 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 #3 Isobel Bliss & Microseal Company for \$47,000.00. The motion was seconded by Dave Farina and passed unanimously.

New Business

ITEM #4 301 Pellettieri Ave. & 319.55-1-94 Pellettieri Ave.

An offer for \$1,000.00 was received from Hasan Kajtezovic for the properties at 301 Pellettieri Ave. & 319.55-1-94 Pellettieri Ave. The bidder plans to fence/landscape and create additional parking for his property at 303 Pellettieri Ave.

David Farina made a motion to discuss the property in executive session. The motion was seconded by Michael Mahoney and passed unanimously.

After coming out of executive session Michael Mahoney, with the factors established by the agency for selection of a purchaser made a motion to table the property until the next URA meeting so the bidder can show proof that a current code violation has been cleared. The motion was seconded by David Farina and passed unanimously.

ITEM #5 1310 Seymour Ave.

An offer for \$511.44 was received from Vannary Mey to redeem the property at 1310 Seymour Ave. that she lost for taxes. The bidder plans to continue to use the property adjacent to her home at 1308 Seymour Ave.

Michael Mahoney with the factors established by the agency for selection of a purchaser made a motion to accept the offer from Vannary Mey in the amount of \$511.44 contingent on her have the properties consolidated. The motion was seconded by Councilman Robert DeSanctis, and passed unanimously.

ITEM #6 Permit for use of URA property

The Upper Mohawk Valley Memorial Auditorium Authority with a corporate address of 400 Oriskany Street West, Utica, New York 13502 (permittee) is requesting permission to use the premises located at Whitesboro Street, Utica, New York parcel 318.8-1-52./1 (collectively, the “Premises”) for the purpose of staging and equipment storage. Such use shall commence at 12.a.m. December 4, 2019 and end at 12.a.m on June 4, 2019.

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

ITEM #7 Appropriation of fund Balance

A request was made by staff to approve an appropriation to cover additional demolition costs for 1532 Erie Street.

From:	URA Fund Balance	\$160,000.00
To:	CU58620 211 Capital Outlay	\$160,000.00

Mike Mahoney made a motion to approve the request. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #8 Executive Session

Fred Matrulli made a motion to enter into executive session at 10:23 am. The motion was seconded by Councilman Robert DeSanctis, and passed unanimously. David Farina made a motion to come out of executive session at 10:32 am. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #9 4th Request for Extension 18 Steuben Park

Natalie Williams appeared before the board for a fourth time to request an extension on her redevelopment plan for 18 Steuben Park. She had been instructed to appear before the board at this meeting, Thursday, December 12, 2019 with documentation to show she has obtained Building, Plumbing and Electrical permits. She was previously informed that failure to do so would most likely result in the board denying her request for an extension and taking action to begin the process to revert the property back to the Agency.

During the meeting, Ms. Williams indicated that an electrical permit had been pulled on her behalf but that electrical work had not yet begun. She again argued that her efforts to secure a building permit were being thwarted by the City's Chief Building Inspector's continued request for construction plans stamped by a State-licensed design professional. She continued to insist that she had the necessary credentials to be able to submit appropriate drawings and that she be allowed to do so.

Ms. Williams was joined at the meeting with a general contractor who indicated that his company had performed limited work on the building. UURA Board member David Farina (Codes Administrator) took issue with the pair's assertion that work has begun, noting that no building permit has been secured and that the sidewalk and grass has not been maintained as required.

Mr. Cozza was present and explained to the Board that he has the discretion, in certain instances, to request stamped drawings prior to the issuance of a building permit. In this particular case, those instances included the fact that Ms. Williams has raised the possibility of using the building for some type of educational use which constitutes a change in use; additionally, Mr. Cozza felt that the current structural state of the building, as identified by Ms. Williams' own building inspection, necessitated stamped drawings.

Michael Mahoney made a motion to discuss this property in Executive Session for the purposes of discussing possible litigation as well as the financial/credit history of Ms. Williams at 10:59 am. The motion was seconded by David Farina and passed unanimously.

A motion was made by Michael Mahoney to come out of Executive Session at 11:09 am. The motion was seconded by David Farina and passed unanimously. After coming out of Executive Session, Fred Matrulli made a motion to revert the property back to Agency ownership, thereby denying Ms. Williams' request for an extension. The motion was based on the inability of Ms. Williams to make any substantial progress toward her rehabilitation plan over the last 12+ months that she has owned the building in accordance with the application that she submitted to the Agency and upon which the sale was approved. The motion was seconded David Farina and passed unanimously.

ITEM #8 Adjournment

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

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

Old Business

ADDRESS OF PROPERTY: 301 Pellettieri & 319.55-1-94 Pellettieri (MINIMUM: \$1,000.00)

LOT SIZE: 44 x 120 & 11.3 x 121.23

ASSESSMENT: \$6,300.00 & \$100.00

CITY ACQUIRED: 3/15/2018 & 1/29/2014

PROPERTY CLASS:

411 apartment & 311 - Res vac land

1. BIDDER: Hasan Kajtezovic
BIDDER'S ADDRESS: 4699 Walker Rd., Utica, NY 13502
OFFER: \$1,000.00
REPAIR ESTIMATE: \$NA
PLANS: Create Additional parking
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 303 Pellettieri Av., Utica, 721 Albany St., Utica



New Business

ADDRESS OF PROPERTY: 928 Lansing St. (MINIMUM: \$13,000.00)

LOT SIZE: 29 x 121

ASSESSMENT: \$25,000.00

CITY ACQUIRED: 3-20-19

PROPERTY CLASS: 220 - 2 Family Res

1. BIDDER: Yvette Rendon & Freddy Rendon
BIDDER'S ADDRESS: 102-27 134th St., Richmond Hill, NY 11419
OFFER: \$6,000.00
REPAIR ESTIMATE: \$30,000.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$45,050.79
CODES/TAX VIOLATIONS:
ALSO OWNS: 928. Blandina St., Utica, 908 Churchill Ave., Utica

1. BIDDER: Edin Dragovic
BIDDER'S ADDRESS: 930 Lansing St., Utica
OFFER: \$7,000.00
REPAIR ESTIMATE: \$23,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$44,265.43
CODES/TAX VIOLATIONS:
ALSO OWNS:



Permit for use of URA Property

Fred DeCarlo and Guy Gazzilli d/b/a Utica Bottles, with an address at 1608 DePeyster Ave, Utica (permittee) was granted a permit by Utica Urban Renewal Agency from April 1, 2019 to December 31, 2019 to excavate various lots owned by the Utica Urban Renewal Agency, Utica, New York for the purpose of recovering bottles.

The permittee is requesting permission to extend the permit for the Calendar year of 2020 under the same terms as those agreed to in 2019.