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Urban Renewal Agency Meeting Agenda February 27, 2020

1. Call to Order

2. Approval of Agency Minutes February 13, 2020

3. Old Business

4. New Business

Reversion for Consideration - 914 Shaw Street
Reversion for Consideration - 830 Oswego Street
Extension of Development Plan 400 Rutger
Rescind of Developer Status – 1311 Francis Street
1111 & 1113 Dudley Avenue – Sold at County Auction
Transfer of Funds

5. Executive Session

6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES –February 13, 2020
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Robert Palmieri, Lonnie Jenkins, Michael Mahoney, Marques Phillips

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

EXCUSED: Councilman Joseph N. Betrus, Jr., Councilman Robert Burmaster, Fred Matrulli

CALL TO ORDER: Brian Thomas called the meeting to order at 9:40 A.M.

ITEM #1 Approval of Agency Minutes

Michael Mahoney made a motion to approve the minutes of the January 23, 2020 meeting. The motion was seconded by Lonnie Jenkins and passed unanimously.

Old Business

ITEM #2 315 – 317 Court St.

The status of the eminent domain proceedings was discussed in Executive Session

New Business

ITEM #3 Proposed subdivision of 117 Business Park Drive

The owner of the property located at 117 Business Park Drive in the Utica Business Park is proposing to subdivide the parcel into two (2) separate tax parcels. The proposed subdivision will ultimately lead to the construction of another building.

Mayor Robert Palmieri with the factors established by the Agency made a motion to approve the subdivision of the property. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #4 Aud Authority Lease

Kathryn Hartnett, Assistant Corporation Council, presented the proposed lease agreement with The Utica Memorial Auditorium to improve and maintain the lot on Whitesboro Street for use as a parking lot to be used by contractors, visitors, employees, guests, teams and entertainers at the Aud and the NEXUS Center.

Mayor Robert Palmieri with the factors established by the Agency made a motion to approve the lease. The motion was seconded by Marques Phillips and passed unanimously.

ITEM #5 Adoption of 2020-2021 URA Budget

The draft budget for the Utica Urban Renewal Agency for the 2020-2021 fiscal year was submitted to the Urban Renewal Agency Board for approval.

Michael Mahoney made a motion to adopt the 2020 – 2021 Utica Urban Renewal Agency Budget. The motion was seconded by Lonnie Jenkins and passed unanimously.

ITEM #6 Appropriation of Fund balance

URA staff requested an Appropriation of Fund Balance to cover demolition expenses for 301 Pellettieri Avenue and 1532 Erie Street

| | | |
|-------|----------------------------|-------------|
| From: | URA Fund Balance | \$42,437.10 |
| To: | CU58620 211 Capital Outlay | \$42,437.10 |

Michael Mahoney made a motion to approve the appropriation. The motion was seconded by Marques Phillips and passed unanimously.

ITEM #6 Quarterly update of URA Finances

Catherine Mack presented the updated financial numbers (thru December 31, 2019) for the Urban Renewal Agency

| | |
|---|----------------|
| Municipal Prime Account: | \$ 934,027.29 |
| Preliminary Balance Sheet (Total Liabilities & Fund Balance): | \$1,004,484.76 |
| URA Checking Account: | \$ 445.00 |

ITEM #7 Tramontane Café

Kathryn Hartnett, Assistant Corporation Council, presented changes to the Tramontane Café agreement with regard to changing to a lease agreement with an option to buy.

Michael Mahoney, with the factors established by the Agency made a motion to table the proposed change to allow Corporation Council to address the changes with the Tramontane Café. The motion was seconded by Lonnie Jenkins and passed unanimously.

ITEM #8 Executive Session

Michael Mahoney made a motion to go into executive session at 10:04 am to discuss pending litigation for 315-317 Court St. The motion was seconded by Mayor Robert Palmieri and passed unanimously.

Mayor Robert Palmieri made a motion to come out of executive session at 10:19 am. The motion was seconded by Marques Phillips and passed unanimously.

ITEM #9 Adjournment

Marques Phillips made a motion to adjourn the meeting at 10:20 am. The motion was seconded by Lonnie Jenkins and passed unanimously.

Respectfully submitted this 13th day of February, 2020
Gene A. Allen

Old Business

No Old Business

New Business

Reversion for Consideration - 914 Shaw Street

On October 6, 2014 Raul Polanco purchased the property at 914 Shaw Street from the Utica Urban Renewal Agency. In accordance with our standard procedures you were allotted one (1) year from the time of closing to complete your redevelopment plan

He was given extensions to complete his redevelopment plan in June and December of 2016. He was given another extension in August of 2018. Numerous attempts were made to contact him by phone, to inspect the property again, with no response received.

Reversion for Consideration - 830 Oswego Street

On November 1, 2001 Dawn Kaminski purchased the property 830 Oswego St. She contacted us in September of 2019 to request a certificate of completion. The property has had no visible work completed and the inspection of the interior was not completed due to the clutter and access to the basement and other portions of the building being blocked.

Subsequent phone calls to Ms. Kaminski to discuss an extension to complete the work were unanswered.

Extension of Development Plan 400 Rutger

On February 22, 2016 Nhhung Vanslyke purchased the property at 400 Rutger St. Extensions were granted in May and November of 2017. The roof has been replaced and all systems are operational. The building currently has 4 apartments. An inspection of the exterior and three of the four apartments was conducted on February 21, 2020. A 1203 inspection was conducted in December of 2019 and there is a list of criteria to be addressed. Ms. Vanslyke is requesting a six month extension.

As per the URA Extension policy:

Purchaser Responsibilities

- Purchaser has 2 weeks to submit a timeline/schedule of the work that is to be completed, with contractor names and realistic estimates of when each project will be completed.
- All Building, Plumbing and Electrical Permits **MUST** be current (if needed)
- The property **MUST** be Code Compliant and/or be made Code Compliant within the extension period

Rescind of Developer Status – 1311 Francis Street

On August 22, 2019 the URA Board approved the sale of 1311 Francis Street (vacant lot) to Chhon So Somlydeth. The Council approved the sale on September 18, 2019. According to the URA policy the buyer has 60 days to close from the date of the Common Council approval. Numerous attempts have been made to contact the buyer to come in and close to no avail. It has now been over 120 days.

1111 & 1113 Dudley Avenue – Sold at County Auction

According to the Intermunicipal Agreement with the County and the URA, if a property that is owned by the City or URA is not sold in a certain time frame the County has the right to sell such property at County Auction with the URA receiving 50% of the sale price.

These properties were sold by the County and need Agency Approval. They were sold to Maria Torres for \$700.00.

Transfer of Funds

The following transfer needs Agency approval:

| | | |
|-------------------|---------------|------------|
| From: CU58620 471 | Miscellaneous | \$6,900.52 |
| To: CU58620 444 | Legal Fees | \$6,900.52 |

Transfer within cost centers to cover payments to Whiteman Osterman & Hanna, outside counsel for the Eminent Domain proceeding for 315-317 Court Street (Northland Building).