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Urban Renewal Agency Meeting Agenda March 12, 2020

1. Call to Order

2. Approval of Agency Minutes February 27, 2020

3. Old Business
1010 State Street
1710 Whitesboro Street
Reversion for Consideration - 830 Oswego Street

4. New Business
Extension of Development Plan - 626 Saratoga St.
Whitesboro St. Development
Proposed Change In Use of 117 Business Park Drive

5. Executive Session

6. Adjournment

CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES –February 27, 2020
1 KENNEDY PLAZA, UTICA, NEW YORK 13502

MEMBERS ATTENDING: Mayor Robert Palmieri, Councilman Joseph N. Betrus, Jr., Councilman Robert Burmaster, Lonnie Jenkins, Marques Phillips

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

EXCUSED: Michael Mahoney, Fred Matrulli

CALL TO ORDER: Brian Thomas called the meeting to order at 9:42 A.M.

ITEM #1 Approval of Agency Minutes

Councilman Joseph N. Betrus, Jr. made a motion to approve the minutes of the February 13, 2020 meeting. The motion was seconded by Lonnie Jenkins and passed unanimously.

Old Business

No old business

New Business

ITEM #2 **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 he was allotted one (1) year from the time of closing to complete his 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.

Councilman Joseph N. Betrus, Jr. made a motion to revert the property to Agency ownership. The motion was based on the lack of response to inspect the property for any substantial progress toward his rehabilitation plan over the last six +/- years that he has owned the building in accordance with the application that was submitted to the Agency and upon which the sale was approved. The motion was seconded Lonnie Jenkins and passed unanimously.

ITEM #3 **Reversion for Consideration - 830 Oswego Street**

On November 1, 2001 Dawn Kaminski purchased the property 830 Oswego St. She contacted the URA 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.

Councilman Joseph N. Betrus, Jr. made a motion to revert the property to Agency ownership. The motion was based on the lack of response to inspect the property for any substantial progress toward the rehabilitation plan over the last six 19 +/- years that she has owned the building in accordance with the application that was submitted to the Agency and upon which the sale was approved. The motion was seconded Lonnie Jenkins and passed unanimously.

ITEM #4 **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.

Mayor Robert Palmieri with the factors established by the Agency made a motion to table the request pending a 1203 inspection by the UFD and a codes inspection to grant Certificate of Occupancy. The motion was seconded by Councilman Joseph N. Betrus, Jr. and passed unanimously.

ITEM #5 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.

Mayor Robert Palmieri with the factors established by the Agency made a motion to rescind the developer status. The motion was seconded by Lonnie Jenkins and passed unanimously.

ITEM #6 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.

Kathryn Hartnett, Assistant Corporation Council proposed the UURA provide a Quit Claim Deed to the County to facilitate the sale of the property.

Marques Phillips with the factors established by the Agency made a motion to provide the Quit Claim Deed to the County. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

ITEM #7 Transfer of Funds

UURA Staff made a request for the following transfer:

| | | |
|-------------------|---------------|------------|
| 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).

Councilman Joseph N. Betrus, Jr made a motion to approve the transfer. The motion was seconded by Lonnie Jenkins and passed unanimously.

ITEM #8 Discussion 624 Tracy St.

On September 19, 2006 the property at 624 Tracy Street was purchased from the Utica Urban Renewal Agency by Johnny Diaz. A visual inspection was conducted by the Urban Renewal Agency on August 14, 2019 and no visible work had been completed and a 30 day notice was sent to Mr. Diaz. A second 30 day notice was sent on December 12, 2019. There are multiple complains and code violations attached to the property.

Merima Smajic, Assistant Corporation Council notified the URA Board that she will be proceeding with an OTSC and the building will be demolished. No action was required by the Board.

ITEM #9 Adjournment

Lonnie Jenkins made a motion to adjourn the meeting at 10:14 am. The motion was seconded by Marques Phillips and passed unanimously.

Respectfully submitted this 27th day of February, 2020
Gene A. Allen

Old Business

ADDRESS OF PROPERTY: 1010 State St. (MINIMUM: \$250.00)
LOT SIZE: 40 x 107 ASSESSMENT: \$6,100.00
CITY AQUIRED: 3-7-19 PROPERTY CLASS: 311 - Res vac land

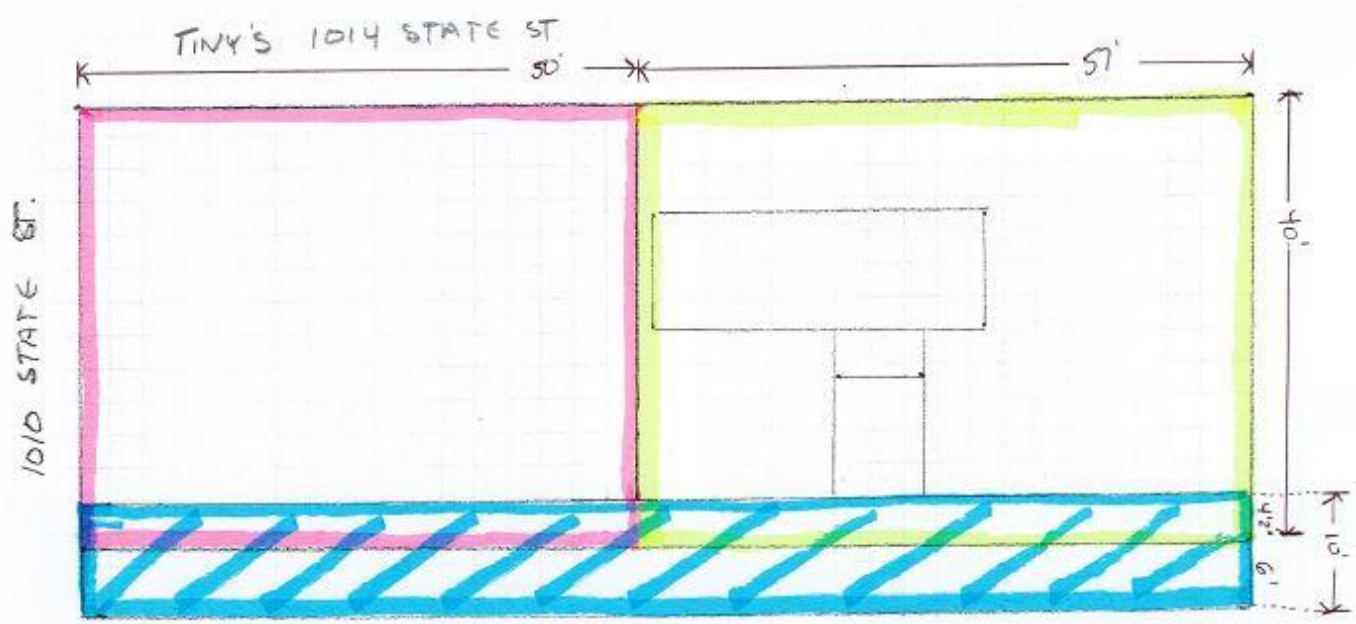
1. BIDDER: Raymond A. Alessandri
BIDDER'S ADDRESS: 506 Mandeville St, Utica, NY 13502
OFFER: \$250.00
REPAIR ESTIMATE: \$
PLANS: Fence/Landscape/Create Additional Parking –
Future Build Garage/Retail Space

FUNDS AVAILABLE:
CODES/TAX VIOLATIONS:
ALSO OWNS: 505 Roberts St., 512 & 514 Mandeville St., 437 French Rd. Lots 507 Roberts 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: 1016 State St.
OFFER: \$250.00
REPAIR ESTIMATE: \$
PLANS: Fence/Landscape – Seating area, eventual 1931 Monument
FUNDS AVAILABLE:
CODES/TAX VIOLATIONS: 527 Jefferson Ave Past due City Tax: \$255.20
ALSO OWNS: 1014 State St., 1100 State St., 504 & 505 Mandeville St., 527 Jefferson Ave.

See next page for maps



- 1008 STATE ST:
- DRIVEWAY SHARED w/ 1008 STATE ST
 - 1010 STATE ST FRONT: 40' W X 50' D (JOANNE GARAGE)
 - 1010 STATE ST REAR: 40' W X 57' D (PAVETTA / ALESSANDRINI)



ADDRESS OF PROPERTY: 1710 Whitesboro St.

(MINIMUM: \$1,000.00)

LOT SIZE: 47 x 119

ASSESSMENT: \$6,400.00

CITY AQUIRED: 7-30-2009

PROPERTY CLASS: 330 - Vacant comm

1. BIDDER: Najeeba Dalawar
BIDDER'S ADDRESS: 1314 Oak St., Utica, NY (Own)
OFFER: \$1,000.00
REPAIR ESTIMATE: \$NA
PLANS: Create additional parking
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS: 1314 Oak St Past due City Tax \$260.82 & County Tax \$482.65
1706 Whitesboro St Past due City Tax \$630.62 & County Tax \$1,166.95
1708 Whitesboro St Past due City Tax \$260.11 & County Tax \$481.36
600 Mohawk St Past due City Tax \$421.82 & County Tax \$780.57

ALSO OWNS: 1706 & 1708 Whitesboro St., 600 Mohawk St., Utica, and 904 Eagle St. Utica

2. BIDDER: Donald J. Testa **withdrew offer**
BIDDER'S ADDRESS: 35 Winner Ave. Utica, NY (Own)
OFFER: \$1,000.00
REPAIR ESTIMATE: \$NA
PLANS: Create additional parking
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 1806 Whitesboro St., Utica



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. Called office – 3-5-20.

CODES/TAX VIOLATIONS: 830 Oswego St Past due City Tax \$154.66 & County Tax \$286.21

New Business

Extension of Development Plan 626 Saratoga

In April of 2015 Angel Yascaribay and Nely Maco purchased the property at 626 Saratoga St. Extensions were granted in November of 2015 and November of 2016. An inspection of the exterior and the 1st floor apartment, which is occupied, was conducted on February 2, 2020. A subsequent inspection of the 2nd floor apartment was conducted on February 26, 2020. The 2nd floor is not complete and according to the owner they plan to demolish the attached garage. The owners are requesting a six month extension.

CODES/TAX VIOLATIONS: 2016/17 & 2017/18 Tax liens are on an Installment plan

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



ADDRESS OF PROPERTY: Whitesboro St. (MINIMUM: \$) \$180,000.00
LOT SIZE: 2.2 Acres +/- **ASSESSMENT:** \$300,000.00
CITY AQUIRED: 9-18-2015 **PROPERTY CLASS:** 330 - Vacant comm.

1. **BIDDER:** Anthony Hynes & Assignee
BIDDER'S ADDRESS: 1 Mustang Dr., Cohoes, NY 12047(Own)
OFFER: \$180,000.00
CONSTRUCTION ESTIMATE: \$3 - 5 million
PLANS: Build facility for manufacturing barrels, restaurant, potential distillery, bar & tasting room showcasing NY made spirits
FUNDS AVAILABLE: \$6,000,000.00
CODES/TAX VIOLATIONS:
ALSO OWNS:



Proposed Change In Use of 117 Business Park Drive

Burrstone Stone Road Associates and their tenant, Slocum Dickson Medical Group (SDMG), are in the process of purchasing the property located at 117 Business Park Drive in the Utica Business Park. SDMG is a multi-specialty physician group which provides a variety of medical services to individuals living in our area. Their intent is to utilize the building for a variety of medical services, including physician offices, laboratories, rehabilitation therapies, radiology, urgent care and pediatric urgent care, among other uses.

Per the Urban Renewal Plan that governs development of the Utica Business Park, any change in use requires review and approval of both the Urban Renewal Agency and the Planning Board. The building has been vacant for over ten years. The proposed use falls under the classification of 'Office', which is a permitted use under the Urban Renewal Plan.