

ROBERT M. PALMIERI  
CHAIRMAN

BRIAN THOMAS, AICP  
EXECUTIVE DIRECTOR

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# Urban Renewal Agency Meeting Agenda September 10, 2020

## 1. Call to Order

## 2. Approval of Agency Minutes

March 12, 2020

March 26, 2020

May 14, 2020

June 25, 2020

## 3. Old Business

## 4. New Business

1153 St. Vincent Street

1433 Neilson Street

318.23-3-63 Parker Street

318.31-1-76, 318.31-1-77, 318.31-1-78 Cross Street

330.26-1-46 Neilson Street

Extension of Permit for use of URA Property (UMVMA)

Approval/Acceptance of Annual Audit

## 5. Executive Session

## 6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – March 12, 2020  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Mayor Robert Palmieri, Councilman Joseph N. Betrus, Jr., Councilman Robert Burmaster, Lonnie Jenkins, Michael Mahoney

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

**EXCUSED:** Fred Matrulli, Marques Phillips

**CALL TO ORDER:** Brian Thomas called the meeting to order at 10:08 A.M.

**ITEM #1** Approval of Agency Minutes

Michael Mahoney made a motion to approve the minutes of the February 27, 2020 meeting. The motion was seconded by Lonnie Jenkins and passed unanimously.

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**Old Business**

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**ITEM #2** **1010 State St.**

An offer for \$250.00 was received from Raymond A. Alessandri for the property at 1010 State St. The bidder plans to fence/landscape/create additional parking – future development build garage/retail space. A second offer for \$250.00 was received from Amir Rosic. The bidder plans to maintain a shared driveway adjacent to his property at 1008 State St. A third offer for \$250.00 was received from Joanne Gerace. The bidder plans to fence/landscape create a seating area and eventual 1931 Monument. The three bidder agreed to subdivide the property with bidders 1 & 3 each receiving a 40' x 50' portion and bidder #2 receiving a 4' x 100' section to complete a 10' x 100' shared driveway as described in a 1927 deed.

Mayor Robert Palmieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the proposed subdivision from the three bidders. The motion was seconded by Councilman Joseph N. Betrus, Jr and passed and passed unanimously.

**ITEM #3** **1710 Whitesboro St.**

An offer for \$1,000.00 was received from Najeeba Dalawar for the property at 1710 Whitesboro St. The bidder plans to create additional parking. A second offer was received from Donald J. Testa for \$1,000.00. The bidder plans to create additional parking. Bidder # 1 was not present. Bidder # 2 withdrew his offer.

Mayor Robert Palmieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to table the offer. The motion was seconded by Councilman Joseph N. Betrus, Jr and passed and passed unanimously.

**ITEM #4** **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.

The owner was not present at the URA meeting on February 27, 2020 where it had been motioned to revert the property. Having received the notification Ms. Kaminski came before the board to request an extension.

Mayor Robert Palmieri with the factors established by the Agency made a motion to grant a six (6) month extension. The motion was seconded by Councilman Joseph N. Betrus, Jr. and passed unanimously.

### New Business

#### **ITEM #5    Extension of Development Plan 626 Saratoga St.**

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 1<sup>st</sup> floor apartment, which is occupied, was conducted on February 2, 2020. A subsequent inspection of the 2<sup>nd</sup> floor apartment was conducted on February 26, 2020. The 2<sup>nd</sup> floor is not complete and according to the owner they plan to demolish the attached garage. The owners are requesting a six month extension. The owner has codes and 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

Mayor Robert Palmieri with the factors established by the Agency made a motion to grant a six (6) month extension contingent on the owner obtaining all pertinent permits for demolition, becoming codes compliant and maintaining the tax payment plan. The motion was seconded by Councilman Joseph N. Betrus, Jr. and passed unanimously.

#### **ITEM #6    Whitesboro St. Development**

An offer was received from Anthony Hynes & Assignee in the amount of \$180,000.00 for a 2.2 acre of land at the corner of Whitesboro St. and Seneca St. in the Bagg Square district. The developer plans to invest \$3 - 5 million to build facility for manufacturing barrels, restaurant, potential distillery, bar & tasting room showcasing NY made spirits for products stored in the cooperage's barrels, ranging from wine, beer and spirits to hard cider and kombucha. Plans include factory tours and an on-site distillery.

Mayor Robert Palmieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the offer of \$180,000.00 from the bidder. The motion was seconded by Councilman Joseph N. Betrus, Jr and passed and passed unanimously.

#### **ITEM #7    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.

Mayor Robert Palmieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to approve the proposed change contingent on Planning Board approval. The motion was seconded by Michael Mahoney and passed and passed unanimously.

**ITEM #8      Executive Session**

Michael Mahoney made a motion to enter into executive session at 10:45 am. The motion was seconded by Lonnie Jenkins and passed unanimously. Mayor Robert Palmieri made a motion to come out of executive session at 10:59 am. The motion was seconded by Michael Mahoney and passed unanimously.

**ITEM #9      Adjournment**

Michael Mahoney made a motion to adjourn the meeting at 11:01 am. The motion was seconded by Lonnie Jenkins and passed unanimously.

Respectfully submitted this 12<sup>th</sup> day of March, 2020

Gene A. Allen

**CITY OF UTICA URBAN RENEWAL AGENCY**  
**MEETING MINUTES – March 26, 2020**  
**1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Mayor Robert Palmieri, Councilman Joseph N. Betrus, Jr., Councilman Robert Burmaster, Lonnie Jenkins, Michael Mahoney, Fred Matrulli, Marques Phillips

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

**CALL TO ORDER:** Brian Thomas called the meeting to order at 9:35a.m.

Old Business

**ITEM #1 611 Spring Street**

An offer for \$250.00 was received from David P. Davis for the property at 611 Spring Street. The bidder plans to fence/landscape for his adjacent business.

Mike Mahoney, with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the offer of \$250.00 from David P. Davis. The motion was seconded by Mayor Palmieri and passed and passed unanimously.

**ITEM #2 Approval of Escrow Agreement with MVHS**

MVHS requested that the Utica Urban Renewal Agency utilize its power of eminent domain to acquire a total of six (6) separate tax parcels in support of its development of a new regional healthcare center in Downtown Utica. All of the parcels which are being sought by MVHS are intended to be developed for off-street parking. In advance of any agreement to undertake eminent domain, MVHS has proposed a manner by which all potential costs to be incurred by the UURA during the process will be covered by MVHS. Board authorization is required to enter into this agreement.

Mike Mahoney made a motion to approve the escrow agreement proposed by which all costs to be incurred by the UURA for property acquisition for the Downtown Hospital Project will be covered by MVHS. The motion was seconded by Fred Matrulli and passed unanimously.

**ITEM #3 Authorization to Procure Appraisals and Commence Negotiations**

In advance of any agreement to undertake eminent domain, court-ready appraisals of the subject parcels must be performed; said appraisals will then form the basis for UURA and its legal counsel to attempt to discuss with current property owners the possibility of a negotiated sale. Board authorization to procure the services of a qualified appraiser and commence negotiations with the respective private property owners is required.

Mike Mahoney made a motion to procure the services of a qualified appraiser and commence negotiations with the respective private property owners as required for acquisition of certain property in conjunction with the MVHS downtown hospital project.

**ITEM #4 Adjournment**

Marques Phillips made a motion to adjourn the meeting at 9:57am. The motion was seconded by Lonnie Jenkins and passed unanimously.

Respectfully submitted this 26<sup>th</sup> day of March, 2020  
Cathy Mack

**CITY OF UTICA URBAN RENEWAL AGENCY**  
**MEETING MINUTES – May 14, 2020**  
**1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Mayor Robert Palmieri, Councilman Joseph N. Betrus, Jr., Councilman Robert Burmaster, Lonnie Jenkins, Michael Mahoney, Marquis Phillips, Fred Matrulli

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

**CALL TO ORDER:** Brian Thomas called the meeting to order at 9:35 A.M.

**New Business**

**ITEM #1 Appropriation of Fund Balance**

The following Appropriation of Fund Balance needs Board Approval:

From: URA Fund Balance	\$160,000.00
To: CU58620 211 Capital Outlay	\$80,000.00
CU58620 444 Legal	\$80,000.00

Appropriation to cover bills for demolition of 1532 Erie Street and existing bills for Whiteman Osterman & Hanna (outside Land Use Counsel for 315-317 Court Street) as well as the retention of Whiteman Osterman & Hanna as Land Use Counsel going forward.

Mike Mahoney made a motion to approve the Appropriation. Joe Betrus seconded the motion and it passed unanimously.

**ITEM #2 Adjournment**

Michael Mahoney made a motion to adjourn the meeting at 9:45am. The motion was seconded by Lonnie Jenkins and passed unanimously.

Respectfully submitted this 14<sup>th</sup> day of May, 2020 by:  
Cathy Mack

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – June 25, 2020  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Councilman Joseph N. Betrus, Jr., Councilman Robert Burmaster, Lonnie Jenkins, Michael Mahoney, Fred Matrulli

**EXCUSED:** Mayor Robert Palmieri

**ABSENT:** Marquis Phillips

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

**CALL TO ORDER:** Brian Thomas called the meeting to order at 9:33 A.M.

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**New Business**

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**ITEM #1 Approval of Public Authorities Accountability Act Documents**

Jack Spaeth provided Cathy Mack with the Public Authorities Accountability Act documents for 2020-2021, which were then e-mailed to all Board members a week prior to the URA meeting. The e-mail requested them to review the documents for their subsequent approval if no errors or objections are raised.

Fred Matrulli made a motion to approve the Public Authorities Accountability Act Documents. The motion was seconded by Mike Mahoney and passed unanimously.

**ITEM #2 Adjournment**

Michael Mahoney made a motion to adjourn the meeting at 9:35am. The motion was seconded by Fred Matrulli and passed unanimously.

Respectfully submitted this 25th day of June, 2020 by:  
Cathy Mack

## Old Business

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No Old Business

## New Business

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**ADDRESS OF PROPERTY:** 1153 St. Vincent St.

(MINIMUM: \$250.00)

**LOT SIZE:** 40 x 120

**ASSESSMENT:** \$ 400.00

**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 + Redemption fees  
REPAIR ESTIMATE: \$  
PLANS: Redeem from 2019 foreclosure

FUNDS AVAILABLE:

CODES/TAX VIOLATIONS:

ALSO OWNS: 1151 St. Vincent St.





**ADDRESS OF PROPERTY: 1433 Neilson St. (MINIMUM: \$250.00)**  
**LOT SIZE: 36 x 106 ASSESSMENT: \$3,800.00**  
**CITY AQUIRED: 3-11-2020 PROPERTY CLASS: 311 - Res vac land**

- 1. BIDDER: Edwin D. Picardo
- BIDDER'S ADDRESS: 1429 Neilson St
- OFFER: \$250.00 + Redemption fees
- REPAIR ESTIMATE: \$NA
- PLANS: Redeem from 2020 Tax Foreclosure
- FUNDS AVAILABLE: NA
- CODES/TAX VIOLATIONS:
- ALSO OWNS:



**ADDRESS OF PROPERTY: 318.23-3-63 Parker Street (MINIMUM: \$250.00)**

**LOT SIZE: 40 x 120**

**CITY ACQUIRED: 3-9-2015**

**ASSESSMENT: \$800.00**

**PROPERTY CLASS: 311 - Res vac land**

- BIDDER:** Eufemia Guzman  
**BIDDER'S ADDRESS:** 1123 Parker St  
**OFFER:** \$250.00  
**REPAIR ESTIMATE:** N/A  
**PLANS:** Landscape  
**FUNDS AVAILABLE:** NA  
**CODES/TAX VIOLATIONS:**  
**ALSO OWNS:**



**ADDRESS OF PROPERTY:** 318.31-1-76, 318.31-1-77, 318.31-1-78 Cross St.

(MINIMUM: \$250.00 ea)

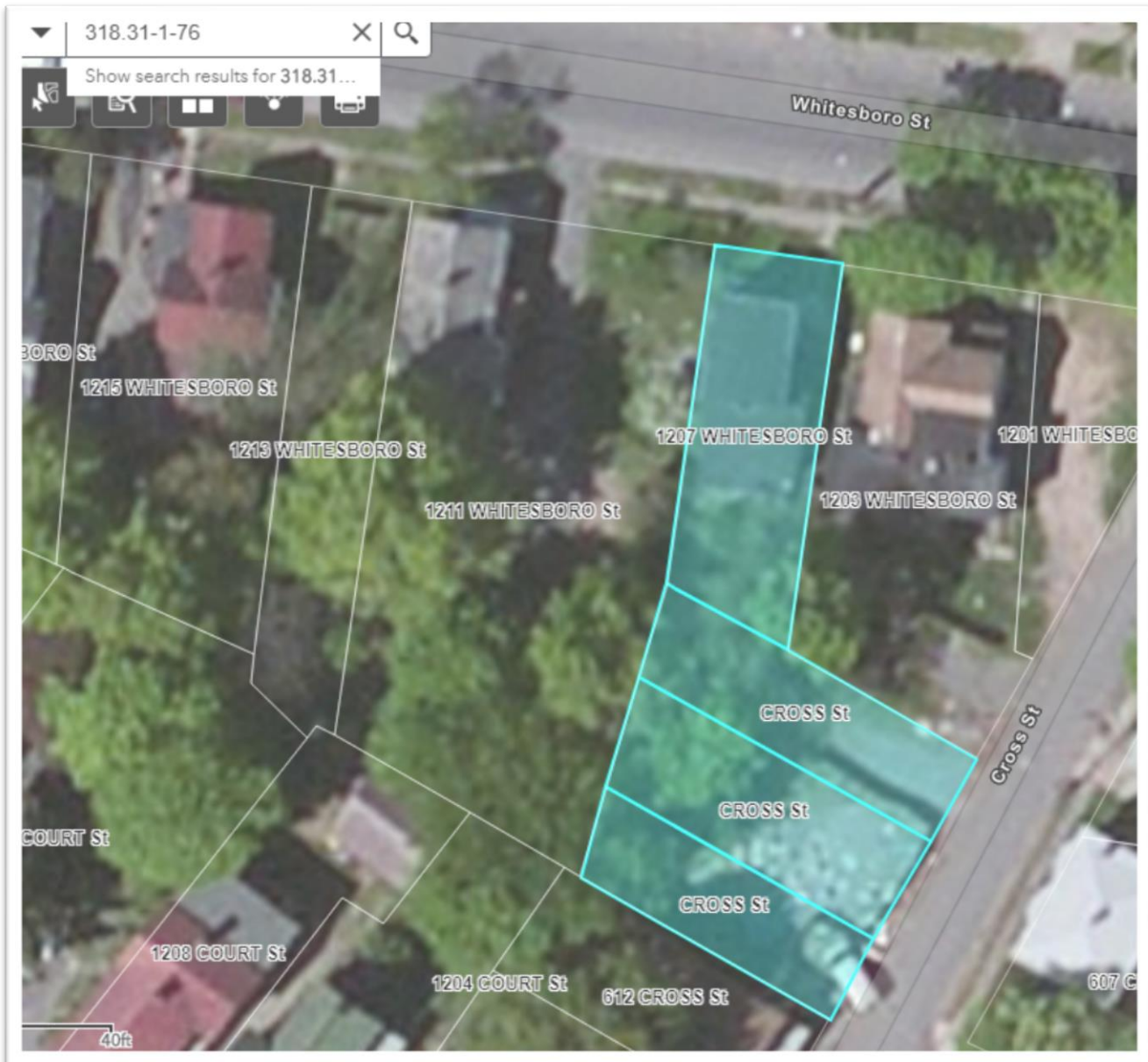
**LOT SIZE:** 23.46 x 74.41, 27.5 x 73.91, 25 x 69.1

**ASSESSMENT:** \$400, \$400, \$300

**CITY ACQUIRED:** 6-29-2010, 5-29-18, 5-29-18

**PROPERTY CLASS:** 311 - Res vac land

BIDDER: Humberto Martinez  
BIDDER'S ADDRESS: 16 Rose Pl  
OFFER: \$750.00  
REPAIR ESTIMATE: \$NA  
PLANS: Fence/Landscape – possibly create additional parking  
FUNDS AVAILABLE: NA  
CODES/TAX VIOLATIONS:  
ALSO OWNS: 1207 Whitesboro, St.





**ADDRESS OF PROPERTY:** 330.26-1-46 Neilson St. (Portion) (MINIMUM: \$250.00)

**LOT SIZE:** 43 x 100

**ASSESSMENT:** \$800.00

**CITY AQUIRED:** 8-1-2001

**PROPERTY CLASS:** 311 - Res vac land

1. BIDDER: Sichoem Lim  
BIDDER'S ADDRESS: 1504 Seymour Ave.  
OFFER: \$250.00  
REPAIR ESTIMATE: N/A  
PLANS: Fence  
FUNDS AVAILABLE: N/A  
CODES/TAX VIOLATIONS:  
ALSO OWNS:

**\*\*Bidder should be responsible for sub-division and survey\*\***



**Extension of Permit for use of URA Property (UMVAA)**

The Upper Mohawk Valley Memorial Auditorium with a Corporate address of 400 Oriskany Street West, Utica, NY 13502 (permittee) is requesting a 6 month extension of the permit that was issued by the URA Board on December 4, 2019 continuing through June 4, 2020 giving them permission to use the premises located at Whitesboro Street, Utica NY, parcel 318.8-1-52./1 (collectively, the "Premises") for the purpose of staging and equipment storage. Such extension shall commence at 12a.m. June 4, 2020 and end at 12a.m. on December 4, 2020. (See below)

**PERMIT FOR USE OF UTICA URBAN RENEWAL AGENCY PROPERTY**

Upper Mohawk Valley Memorial Auditorium Authority with a corporate address of 400 Oriskany Street West, Utica, New York 13502 (permittee) is hereby granted 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. June 4, 2020 and end at 12.a.m on December 4, 2020. This permission is conditioned upon the following:

- a.) Permittee shall use the Premises only for the purpose specified above. Permittee has had an opportunity to inspect the Premises and accepts them AS IS, in their current condition.
- b.) Permittee will use no more than one (1) contiguous acre for the purposes described above.
- b.) Permittee agrees to defend, indemnify, and hold harmless the Utica Urban Renewal Agency, its agents and employees from all claims for personal injury or property damage arising from the use of this permit. Prior to commencement of its activities above, Permittee shall provide to the Utica Urban Renewal Agency a Certificate of Insurance showing that a contract for public liability insurance in the amount of not less than \$1,000,000.00 has been made with an insurance company licensed to do business in the State of New York applicable to the periods of use by the permittee. Such insurance shall also name the Utica Urban Renewal Agency and the City of Utica as additional insureds.
- c.) The cost for the permit shall be One Dollar (\$1.00).
- d.) During the term of said permit, Permittee will, at all times, maintain the premises in a neat and orderly condition and will comply with all local, state and federal rules, codes, regulations and laws and, at the termination of said permit, return the premises to the URA in the same or better condition, normal wear and tear excepted.
- e.) The Utica Urban Renewal Agency shall NOT BE RESPONSIBLE for any damage to any property.

DATED: \_\_\_\_\_

\_\_\_\_\_  
Utica Urban Renewal Agency

WITNESSED BY: \_\_\_\_\_

\_\_\_\_\_  
Upper Mohawk Valley Memorial Auditorium Authority

## **Approval/Acceptance of URA Annual Audit**

Prior to the September 10, 2020 URA Board meeting all Board members were provided with an electronic copy of the official results of the URA Audit for the year ended March 31, 2020. Board members were asked to review the document for possible approval/acceptance of the Audit at the September 10, 2020 URA meeting.