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Urban Renewal Agency Meeting Agenda April 8, 2021

1. Call to Order

2. Approval of Agency Minutes

March 25, 2021

3. New Business

Public hearing on the acquisition of parcels 318.41-2-38, 318.33-3-11 (411 & 500-504 Columbia St), 318.33-3-15, 318.33-3-16, 318.33-3-18, 318.33-3-19 (502-506 & 402 State St, 510-512 & 508 LaFayette St.), by condemnation.

Transfer of Developer Status – 400 Rutger

4. Executive Session

5. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES –March 25, 2021
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Councilman Robert Burmaster, Lonnie Jenkins, Michael Mahoney, Marques Phillips

OTHERS ATTENDING: Brian Thomas, Gene Allen, Assistant Corporation Council Kate Hartnett

EXCUSED: Mayor Robert M. Palmieri, Joe burke, Councilman Joseph Betrus

CALL TO ORDER: By Brian Thomas at 9:54 AM

ITEM #1 Approval of Agency Minutes

Michael Mahoney made a motion to approve the minutes from the March 25, 2021 URA meeting. The motion was seconded by Lonnie Jenkins and passed unanimously.

New Business

ITEM #1 Approval of Permit

The Upper Mohawk Valley Memorial Auditorium Authority has requested a renewal of the permit that had previously been approved between the Authority and the Utica Urban Renewal Agency for a portion of tax parcel ID #318.8-1-52.1; this is the land on Whitesboro Street on the north side of the Auditorium. The Auditorium intends to continue to use the land for construction staging and equipment storage in connection with the Nexus Center project. The Authority shall provide indemnification to the UURA. The permit fee shall be \$1.00 and shall commence on the date of approval by UURA and remain in effect for a period of one (1) year

Mike Mahoney made a motion to approve the permit contingent on the Authority providing indemnification naming the City of Utica and the Utica Urban Renewal Agency. The motion was seconded by Marques Phillips and passed unanimously.

ITEM #2 Adjournment

Marques Phillips made a motion to adjourn the meeting at 10:00 AM. The motion was seconded by Mike Mahoney and passed unanimously.

Respectfully submitted this 25th day of March, 2021 by Gene A. Allen

New Business

Public hearing on the acquisition of parcels 318.41-2-38, 318.33-3-11 (411 & 500-504 Columbia St), 318.33-3-15, 318.33-3-16, 318.33-3-18, 318.33-3-19 (502-506 & 402 State St, 510-512 & 508 LaFayette St.), by condemnation.

A public hearing to consider the proposed acquisition, through condemnation, of that certain real property in the City of Utica having tax map identification numbers:

318.33-3-11, 500 Columbia Street, LLC (“500 Columbia”) owns a ± .094-acre parcel of property along Columbia Street commonly referred to as 500-504 Columbia Street,

318.41-2-38, JP O’Brien Plumbing & Heating Supply, Inc. (“JP O’Brien”) owns a ± 1.09-acre parcel of property along Columbia Street commonly referred to as 411 Columbia Street,

318.33-3-15, 318.33-3-16, 318.33-3-18, and 318.33-3-19, Michael J. Maugeri and Thomas V. Maugeri (together, “Maugeri”) own ± .426-acres of property along State and LaFayette Streets commonly referred to as 502-506 and 402 State Street and 510-512 and 508 LaFayette Street, collectively known as “the Parcels”.

All “the Parcels” are located within a federally designated “Historically Underutilized Business” (“HUB”) zone and an area of Downtown Utica that has been underutilized and blighted for almost thirty years.

UURA is now considering the acquisition by eminent domain of all or some of “the Parcels” and all attendant and related interests therein which would further its interests and would achieve the following public purposes and benefits of the Enabling Statute: accommodate economic development and revitalize a blighted area within its statutory footprint.

UURA has attempted to acquire “the Parcels” through negotiation by offering the fair market value of “the Parcels” as determined by a third-party appraisal.

UURA hereby establishes and declares its intent, subject to compliance with all applicable laws, rules and regulations including but not limited to, the Eminent Domain Procedure Law (“EDPL”), to initiate the process of acquiring all or some of the Parcels through the potential exercise of its power of eminent domain

Transfer of Developer Status – 400 Rutger Street

This property was purchased by Nhung VanSlyke in 2016. Mr. VanSlyke (represented by his attorney) Francis Blazer would like to transfer ownership of the property to Merima Smajic. For the record Merima Smajic is an employee of the City of Utica.

ADDRESS OF PROPERTY: 400 RUTGER STEET (\$1,000.00)

LOT SIZE: 65 x 150

ASSESSMENT: \$40,100.00

CITY AQUIRED:

PROPERTY CLASS: 411 – Apt Bldg.

1. BIDDER: Merima Smajic
BIDDER'S ADDRESS: 401 Rutger Street, Utica, NY 13501 (Owns)
OFFER: \$1,000.⁰⁰
REPAIR ESTIMATE: \$30,000.00
PLANS: Rental/Income Property
FUNDS AVAILABLE: \$90,000.00

Currently the property has not been issued a Certificate of Completion from the URA and Merima agrees to fully undertake the redevelopment proposal submitted by Mr. VanSlyke back in 2016. There are currently 5 apartments in the property and Merima will be taking it down to 4 units and using it for rental/income property.