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Urban Renewal Agency Meeting Agenda June 10, 2021

1. Call to Order

2. Approval of Agency Minutes

May 6, 2021

3. New Business

New 1 Year Permit for Handshake City

710 Nichols Street

717 Blandina Street

Approval of Public Authorities Accountability Act Documents

4. Executive Session

5. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
SPECIAL MEETING MINUTES – May 6, 2021
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Councilman Joseph Betrus, Councilman Robert Burmaster, Joe Burke, Lonnie Jenkins, Michael Mahoney,

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

EXCUSED: Mayor Robert M. Palmieri, Marques Phillips

CALL TO ORDER: By Brian Thomas at 9:35 AM

ITEM #1 Approval of Agency Minutes

Mike Mahoney made a motion to approve the minutes from the Aril 8, 2021 URA meeting. The motion was seconded by Lonnie Jenkins and passed unanimously.

New Business

ITEM #2 Authorizing Stipulated Final Judgment Advance Payment of \$44,472 be paid to Court Street Development Project, LLC for the Court Street property commonly referred to as Oneida County Tax Map Parcel ID 318.50-1-4

On November 14, 2019, the UURA adopted Determinations and Findings pursuant to Eminent Domain Procedure Law (EDPL) Article 2, **ruled in favor of the UURA** which found that the acquisition of the property by eminent domain would serve a public purpose.

On or about November 13, 2020, the Appellate Division, Fourth Department, issued a Memorandum and Order upholding the UURA's Determination and Findings under EDPL, thereby allowing the acquisition of the property through eminent domain to continue.

In March, 2021, UURA took the next steps to acquire the property through eminent domain and pursuant to EDPL Article 4 by asking the Court's permission to file the necessary Acquisition Map for the property and thereby take title to said property.

In negotiation between attorneys for UURA and Court Street Development Project, LLC, (CSDP) it has been tentatively proposed that UURA will make an advance payment of \$44,472 to CSDP; that figure represents the amount of UURA's highest approved appraisal of the just compensation for the property. Board approval of this expenditure is necessary. Upon filing of this advance payment, UURA can then file the Acquisition Map and take title to the property in question. CSDP will then have up to one (1) year to file further claims seeking additional compensation beyond the advance payment.

Mike Mahoney made a motion to authorize the stipulated advanced payment of \$44,472.00, to be paid to Court Street Development Project, LLC. The motion was seconded by Lonnie Jenkins and passed unanimously.

ITEM #4 Adjournment

Councilman Joseph Betrus made a motion to adjourn the meeting at 9:40 AM. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Respectfully submitted this 6th day of May, 2021 by Gene A. Allen

New 1 Year Permit for Handshake City

PERMIT

THIS AGREEMENT AND PERMIT made and executed this ____ day of _____, 2021 by and between **UTICA URBAN RENEWAL AGENCY, City Hall, 1 Kennedy Plaza, Utica, New York 13502 (the "URA")** an urban renewal agency organized and existing under the laws of the State of New York and **HANDSHAKE CITY CORPORATION, 70 Leslie Avenue, Utica, New York 13501 ("Made in Utica")** a corporation duly organized and existing under the laws of the State of New York

WITNESSETH

1. IN CONSIDERATION of the payments and covenants hereinafter expressed, the URA agrees to permit Made in Utica to occupy the following property as denoted on the map attached herewith as Exhibit A:

All or portion of the following parcels:

Division Street (tax id #318.008-1-41); Water Street (tax id #318.008-1-42); Water Street (tax id #318.008-1-43); and 14-18 Whitesboro Street

Utica, New York 13502

2. Made in Utica covenants and agrees that it will pay to the URA for the use of said premises the sum of One Thousand Dollars (\$1,000.00) per year, said sum to be paid on _____.

3. That this permit is to commence on the _____ day of June, 2021 and will continue for period of one (1) year.

At the conclusion of the initial one year period, this Permit may be extended for a period of time mutually agreed by the parties.

4. This permit may be terminated for cause in the event that either party engages in a material breach of a term or condition of this Permit. Termination under this provision shall be accomplished by the non-breaching party giving thirty (30) days' notice given to the other party by First Class Mail to the address stated above.

5. Made in Utica agrees that it will use the aforementioned premises as a means for operation siting of storage trailers for entrepreneurial use only, and that the use of said premises shall conform at all times during said term to all Federal, State and local laws, ordinances and regulations.

6. Made in Utica further agrees that it will make no alterations of any kind to the property without the express written permission of the URA. Any alterations to the premises will become and remain the property of the URA.
7. Made in Utica shall not excavate or in any other manner change the physical makeup of the premises without having first obtained the express written permission of the URA.
8. Made in Utica further agrees that, during the term of said permit, it 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.
9. It is further provided that in the event Made in Utica shall fail to pay the aforementioned payment or any part thereof when the same shall become due, it is agreed that the URA may revoke the permit without notice and/or remove Made in Utica and its property from the premises without notice. The URA does not waive any other legal remedy it may have.
10. Made in Utica does hereby agree to save harmless the URA from any claim for property damages or personal injury against the URA arising out of Made in Utica's use of said premises and Made in Utica further agrees to provide a policy of liability insurance in the sum of \$1,000,000.00 or such greater sum as may be reasonably determined in the future to be equivalent to \$1,000,000.00 coverage during all times Made in Utica occupies the premises. Such policy of insurance shall name the URA as an "Additional Insured" and shall also name the URA as a "Certificate Holder".

IN WITNESS WHEREOF, the Utica Urban Renewal Agency and Handshake City Corporation have caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this ____ day of June 2021.

ADDRESS OF PROPERTY: 710 NICHOLS STREET (\$18,000.00)

LOT SIZE: 68 X 45

ASSESSMENT: \$41,500.00

CITY ACQUIRED: 12/18/2019

PROPERTY CLASS: 483 – CONV. RES.

1. BIDDER: Eileen Pena
BIDDER'S ADDRESS: 1518 Miller Street Utica, NY 13501 (Owns)
OFFER: \$6,000.⁰⁰
REPAIR ESTIMATE: \$20,000.00
PLANS: Rental/Income Property
FUNDS AVAILABLE: \$ **GETTING UPDATED FINANCIALS**
(APPLICATION SUBMITTED LAST YEAR)
OTHER PROPERTIES 11 Saratoga, 13 Saratoga, 1908 Butterfield, 1414 Miller, 910 Stark



ADDRESS OF PROPERTY: 717 BLANDINA STREET (\$750.00)

LOT SIZE: 60 X 120

ASSESSMENT: \$2,000.00

CITY ACQUIRED: 3/11/2019

PROPERTY CLASS: 311 – RES. VAC. LAND

1. BIDDER: Clarice Saw (aka Chin Saw)
BIDDER'S ADDRESS: 178 Pleasantville Road Pleasantville, NY 10570
OFFER: \$750.00 (+ \$547.85 unpaid taxes) Total \$1,297.85
REPAIR ESTIMATE: N/A
PLANS: Maintain as green space
FUNDS AVAILABLE: N/A
OTHER PROPERTY

2. BIDDER: Luis Henriquez
BIDDER'S ADDRESS: 419 Parker Ave. Hackensack NJ 07601
OFFER: \$ 250.00
REPAIR ESTIMATE: N/A
PLANS: Owns property on either side – keep as green space
Has been maintaining this lot

FUNDS AVAILABLE: N/A
OTHER PROPERTY 715 Blandina, 721 Blandina

****Bidder does not own any other property in the City of Utica (under either name)****



Approval of Public Authorities Accountability Act Documents

Annual review of documents prior to submitting in accordance with Public Authorities Act

The Public Authorities Reform Act of 2009 (Chapter 506 of the Laws of 2009) requires many measures designed to improve the oversight and accountability of NY's Public Authorities. Reporting requirements including mission statements, measurement reports and capital projects reporting will provide more information on authority operations. In addition, the State Comptroller is granted discretion to review certain public authority contracts ensuring a higher level of oversight of public authority contracts.