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CHAIRMAN

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# Urban Renewal Agency Meeting Agenda June 24, 2021

## 1. Call to Order

## 2. Approval of Agency Minutes

June 10, 2021

## 3. New Business

211 James St.

319 Lansing St.

Consideration of Findings for condemnation 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.)

Acknowledgement of receipt of audit for year ending March 31, 2021

## 4. Executive Session

## 5. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY**  
**MEETING MINUTES – JUNE 10, 2021**  
**1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

**OTHERS ATTENDING:** Brian Thomas, Gene Allen, Jack Spaeth

**EXCUSED:** Joe Burke, Marques Phillips

**CALL TO ORDER:** By Brian Thomas at 9:38 AM

**ITEM #1 Approval of Agency Minutes**

Mike Mahoney made a motion to approve the minutes from the May 27, 2021 URA meeting. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

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**New Business**

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**ITEM #2 New 1 Year permit for Handshake City**

Handshake City has requested a new permit to use 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. 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.

Mayor Robert M. Palmieri made a motion to authorize the permit. The motion was seconded by Mike Mahoney and passed unanimously.

**ITEM #3 710 Nichols St.**

Eileen Pena submitted an offer for 710 Nichols St. in the amount of \$6,000.00. The bidder proposes to use the property for Rental/Income property. The bidder was not present for the meeting.

Mayor Robert M. Palmieri made a motion to table the offer until the next meeting. The motion was seconded by Councilman Joseph Betrus and passed unanimously

**ITEM #4 717 Blandina**

Clarice Saw (aka Chin Saw) submitted an offer for the vacant lot at 717 Blandina in the amount of \$750.00 plus back taxes (this bidder was the former owner of 717 Blandina and does not own any other property in the City). The bidder plans to build a house at an undetermined date in the future. A second offer was received from Louis Henriquez for \$250.00 – (This bidder owns property on either side of the lot). The bidder has been maintaining the property and using it for additional parking. His plans are to continue this use. Mayor Palmieri asked Mr. Henriquez if he would be willing to pave the parking area and raise his offer to \$500.00. The bidder agreed to both.

Mike Mahoney made a motion to sell the property to bidder #2 contingent on having the parking area paved. The motion was seconded by Lonnie Jenkins and passed unanimously.

**ITEM #6 Approval of Public Authorities Accountability Act Documents**

The Public Authorities Reform Act of 2009 (Chapter 506 of the Laws of 2009) requires an annual review of documents prior to submitting including: Fiduciary Duty Acknowledgement, Annual BOD Evaluation, URA Investment Policy 2021, URA Procurement Policy 2021, Utica Urban Renewal Agency By-Laws, URA Effectiveness of Internal controls 2021, URA Mission Measurements 2021, URA Ops and Accomplishments. All documents were sent to the Board for review prior to the meeting

Mayor Palmieri made a motion to approve the documents for submission. The motion was seconded by Councilman Robert Burmaster and passed unanimously

**ITEM #6          Adjournment**

Mike Mahoney made a motion to adjourn the meeting at 10:14 AM. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Respectfully submitted this 6<sup>th</sup> day of June 10, 2021 by Gene A. Allen

**ADDRESS OF PROPERTY:**  
**LOT SIZE: 49 x 64**  
**CITY AQUIRED: 3/11/2020**

**211 James St. (\$18,000.00)**  
**ASSESSMENT: \$31,800.00**  
**PROPERTY CLASS: 210 – 1 Family.**

1. BIDDER: Santa Jimenez  
BIDDER'S ADDRESS: 55-15 99<sup>th</sup> St. Apt. 2A, Corona, NY 11368 (Rent)  
OFFER: \$12,000.<sup>00</sup>  
REPAIR ESTIMATE: \$20,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$ 75,635.56  
OTHER PROPERTIES  
CODES & TAXES
  
2. BIDDER: Maria V. Caranqui & Manuel A Sisalima  
BIDDER'S ADDRESS: 133 Addington Pl., Utica 13501 (own)  
OFFER: \$20,000.<sup>00</sup>  
REPAIR ESTIMATE: \$18,500.00  
PLANS: Renovate for Income Property  
FUNDS AVAILABLE: \$ 52,667.72  
OTHER PROPERTIES  
CODES & TAXES
  
3. BIDDER: A&D Investment LLC (aka Juan Carlos Byars)  
BIDDER'S ADDRESS: 354 James St., Utica, NY 13501 (own)  
OFFER: \$18,000.<sup>00</sup>  
REPAIR ESTIMATE: \$22,400.00  
PLANS: Renovate for Income Property  
FUNDS AVAILABLE: \$ 93,154.20  
OTHER PROPERTIES: 1647 Steuben St., 1613 Steuben St. 3 Andes Ave., 1600 Dudley Ave, 1602 Dudley Ave.  
CODES & TAXES



**ADDRESS OF PROPERTY:**

**LOT SIZE: 34 X 120**

**CITY ACQUIRED: 3/11/2020**

**319 LANSING STREET (\$16,000.00)**

**ASSESSMENT: \$28,000.00**

**PROPERTY CLASS: 210 -1 FAMILY**

1. BIDDER: Mi Htoo  
BIDDER'S ADDRESS: 740 Rutger St., Utica, NY 13501 (rent)  
OFFER: \$20,000.00  
REPAIR ESTIMATE: \$11,250.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$34,234.00  
OTHER PROPERTY CODES & TAXES
  
2. BIDDER: Ali Shar  
BIDDER'S ADDRESS: 740 Rutger St., Utica, NY 13501 (rent)  
OFFER: \$18,000.00  
REPAIR ESTIMATE: \$9,100.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$27,675.40  
OTHER PROPERTY CODES & TAXES
  
3. BIDDER: Manauris de la Cruz  
BIDDER'S ADDRESS: 1201 Laura St., Utica, NY 13501 (rent)  
OFFER: \$8,000.00  
REPAIR ESTIMATE: \$11,996.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$19,593.10 (insufficient funds)  
OTHER PROPERTY CODES & TAXES
  
4. BIDDER: Aurelio Lopez Duran & Elisa G Cruz Herrera  
BIDDER'S ADDRESS: 57 Hudson St. #2, Haverstraw NY, 10927 (rent)  
1147 Taylor Ave. #2, Utica, NY 13501  
OFFER: \$13,000.00  
REPAIR ESTIMATE: \$54,500  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$66,314.68 (insufficient funds)  
OTHER PROPERTY CODES & TAXES
  
5. BIDDER: Eddy Garcia & Arisleida Bueno  
BIDDER'S ADDRESS: 1231 Green St. Utica, NY 13502 (own)  
OFFER: \$14,500.00  
REPAIR ESTIMATE: \$24,500.00  
PLANS: Occupy for Primary Residence (for parents)  
FUNDS AVAILABLE: \$81,434.25  
OTHER PROPERTY CODES & TAXES: 14 .Shaw St.

6. **BIDDER:** Zoila Valdez de Baez  
**BIDDER'S ADDRESS:** 1552 Brinckerhoff Ave., Utica 13501 (rent)  
**OFFER:** \$16,000.00  
**REPAIR ESTIMATE:** \$14,500.00  
**PLANS:** Occupy for Primary Residence  
**FUNDS AVAILABLE:** \$57,275.23  
**OTHER PROPERTY CODES & TAXES**
7. **BIDDER:** Arlingtone H. Carbajal  
**BIDDER'S ADDRESS:** 802 Third Ave., Utica, NY 13501 (rent)  
**OFFER:** \$16,000.00  
**REPAIR ESTIMATE:** \$5,100.00  
**PLANS:** Occupy for Primary Residence  
**FUNDS AVAILABLE:** \$21,986.49  
**OTHER PROPERTY CODES & TAXES**
8. **BIDDER:** Cesar Hernandez  
**BIDDER'S ADDRESS:** 1011 Miller (own)  
**OFFER:** \$13,000.00  
**REPAIR ESTIMATE:** \$32,000.00  
**PLANS:** Occupy for Primary Residence  
**FUNDS AVAILABLE:** \$45,619.88  
**OTHER PROPERTY CODES & TAXES**

