



ROBERT M. PALMIERI
CHAIRMAN

BRIAN THOMAS, AICP
EXECUTIVE DIRECTOR

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Urban Renewal Agency Meeting Agenda July 22, 2021

1. Call to Order

2. Approval of Agency Minutes July 6, 2021 – Special Meeting July 8, 2021

3. Old Business 125 Thomas Street

4. New Business Approval of Public Authorities Accountability Reports Transfer of Funds Kennedy Parking Garage

4. Executive Session

5. Adjournment

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

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

OTHERS ATTENDING: Brian Thomas, Cathy Mack

EXCUSED: Joe Burke

CALL TO ORDER: By Brian Thomas at 9:00

New Business

ITEM #1 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.)

Brian Thomas read the out loud (into the record) the URA findings as it related to the 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.)

Marques Phillips made a motion to approve the 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.) as read into the record. Michael Mahoney seconded the motion and it passed unanimously.

ITEM #2 Adjournment

Marques Phillips made a motion to adjourn the meeting at 9:25 AM. The motion was seconded by Mike Mahoney and passed unanimously.

Respectfully submitted this 7th day of July, 2021 by Cathy Mack

CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – July 8, 2021
1 KENNEDY PLAZA, UTICA, NEW YORK 13502

MEMBERS ATTENDING: Mayor Robert M. Palmieri, Councilman Joseph Betrus, Councilman Robert Burmaster, Joe Burke, Lonnie Jenkins, Marques Phillips, Michael Mahoney

OTHERS ATTENDING: Brian Thomas, Gene Allen, Cathy Mack, Merima Smajic, Assistant Corporation Counsel

EXCUSED: Michael Mahoney (arrived at 10:49am)

CALL TO ORDER: By Brian Thomas at 9:33 AM

ITEM #1 Approval of Agency Minutes

Marques Phillips made a motion to approve the minutes from the June 24, 2021 URA meeting. Councilman Joseph Betrus seconded the motion and passed unanimously.

New Business

ITEM #2 1111 Warren St.

Mohawk Valley Group, aka Estaban A. Bueno submitted an offer for the property at 1111 Warren St. in the amount of \$250.00. The bidder plans to fence, landscape and create additional parking

Mayor Robert M. Palmieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to sell the property to Mohawk Valley Group, aka Estaban A. Bueno with the understanding that it will be consolidated with the adjacent property. The motion was seconded by Lonnie Jenkins and passed unanimously.

ITEM #3 1107 Lincoln Ave

Richard Panetta submitted an offer for the property at 1107 Lincoln Ave. in the amount of \$250.00. The bidder plans to maintain as green space for his adjacent property.

Mayor Robert M. Palmieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to sell the property to Richard Panetta. The motion was seconded by Councilman Joseph Betrus and passed unanimously

ITEM #4 128 Addington Pl.

R and B construction, aka Jose Arturo Pena Bejaran submitted an offer for the property at 128 Addington Pl. in the amount of \$7,000.00. The bidder plans renovate the property for income property. A second offer was received from Alex Garcia Castro Jr in the amount of \$1,000.00. The bidder plans to renovate for primary residence. (The bidder was not present) third offer was received from Priscila C. Alvarez Armijos Bueno in the amount of \$8,000.00. The bidder plans to renovate for income property. A fourth offer was received from Segundo Lendro Mizhirumbay in the amount of \$9,000.00. The bidder plans to renovate for primary residence. A fifth offer was received from Serge M. Jean & Rosie William Jean in the amount of \$7,000.00. The bidder plans to renovate for primary residence.

After coming out of Executive Session, Lonnie Jenkins, with the factors established by the Agency for selection of a purchaser having been considered made a motion to sell the property to Segundo Lendro Mizhirumbay. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

ITEM #5 125 Thomas St.

Lansing St. LLC aka Stanley Cesaire submitted an offer for the property at 125 Thomas St. in the amount of \$9,000.00. The bidder plans renovate the property for income property. A second offer was received from Serafin Vazquez-Martinez in the amount of \$8,000.00. The bidder plans to renovate for primary residence. A third offer was received from Edgar Lopez-Doran in the amount of \$7,000.00. The bidder plans to convert to a two family and renovate for income property. A fourth offer was received from Fransisco Valdez & Altagracip Rodriguez in the amount of \$8,000.00. The bidder plans to renovate for income property (student housing). A fifth offer was received from Nubia Montesdesoca & Felix Mosquera in the amount of \$9,000.00. The bidder plans to convert to a two family and occupy for primary residence. A sixth offer was received from Serge M. Jean & Rosie William Jean in the amount of \$9,000.00. The bidder plans to occupy for primary residence for their (cousin).

After coming out of Executive Session, Marques Phillips, made a motion to Table this property until the next URA Board Meeting. The motion was seconded by Joe Burke and passed unanimously.

ITEM #6 139 Addington Pl.

Aurelio Lopez Duran & Elsa G Cruz Herrera submitted an offer for the property at 139 Addington Pl. in the amount of \$17,000.00. The bidder plans to renovate for primary residence. A second offer was received from Maria V Carangui & Manuel Sisalima in the amount of \$20,000.00. The bidder plans to renovate for primary residence for their step daughter.

Marques Phillips, with the factors established by the Agency for selection of a purchaser having been considered made a motion to sell the property to Bidder #2 Maria V Carangui & Manuel Sisalima. The motion was seconded by Lonnie Jenkins and passed unanimously

ITEM #7 124 Thomas St.

Fabian Vanegas & Rosa Angamarca submitted an offer for the property at 124 Thomas St. in the amount of \$36,000.00. The bidder plans renovate for primary residence. **A second** offer was received from Manuel Gonzalez Silva in the amount of 25,000.00. The bidder plans to renovate for income property. **A third** offer was received from Jason Tadlock & Brooke Roman-DiMare in the amount of \$31,000.00. The bidder plans to renovate for primary residence. **A fourth** offer was received from David tamba & Auugustine Garbo in the amount of \$20,000.00. The bidder plans to renovate for primary residence. **A fifth offer** was received from Rafael C. Rodriguez & Yariza Santos De Rodrigues in the amount of \$31,000.00 the bidder plans to occupy for primary residence. **A sixth offer** was received from Sade Walker & Alwayne Lawrence in the amount of \$30,000.00. The bidder plans to occupy for primary residence. **A seventh offer** was received from Alejandrina De Luna & Leswin E. Cobn in the amount of \$33,000.00. The bidder plans to occupy for primary residence. **An eighth offer** was received from Brian Miranda in the amount of \$31,000.00. The bidder plans to occupy for primary residence. **A ninth offer** was received from Jose F Baez Sosa in the amount of \$33,000.00. The bidder plans to occupy for primary residence. **A tenth offer** was received from Jorge Ochoa & Bahar Mohamed in the amount of \$20,000.00. The bidder plans to occupy for primary residence. (This bidder was not present). **An eleventh offer** was received from Hoi Vu in the amount of \$30,000.00. The bidder plans to occupy for primary residence. (This bidder was not present). **A twelfth offer** was received from Eliezer Estrella in the amount of \$25,000.00. The bidder plans to occupy for primary residence. **A thirteenth offer** was received from Saul Guzman Lara & Anyeline Perez De Guzman in the amount of \$32,000.00. The bidder plans to occupy for primary residence. **A fourteenth offer** was received from Jose Almonte Rosario & Yokasta A. de Almonte in the amount of \$25,000.00. The bidder plans to occupy for primary residence. **A fifteenth offer** was received from Fransisco Valdez & Altagracip Rodriguez in the amount of \$30,000.00. The bidder plans to occupy for primary residence. **A sixteenth offer** was received from Patricio Muela in the amount of \$30,000.00. The bidder plans to occupy for primary residence. **A seventeenth offer** was received from Stewart Gomez in the amount of \$34,500.00. The bidder plans to occupy for primary residence. **An eighteenth offer** was received from Saphar Art in the amount of \$30, 00.00. The bidder plans to occupy for primary residence. **A nineteenth offer** was received from Inmar Anibal Mandoza Deras in the amount of \$33, 00.00. The bidder plans to occupy for primary residence. **A twentieth offer** was received from Eddie Garcia & Arisleida Bueno in the amount of \$22,100.00. The bidder plans to occupy for primary residence. **A twenty-first offer** was received from Thu Nguyen in the amount of \$39,000.00. The bidder plans to occupy for primary residence.

After coming out of Executive Session, Mike Mahoney, made a motion to Table this property for a Special URA Meeting. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

ITEM #8 Acknowledgement of receipt of audit for year ending March 31, 2021

Prior to the July 8, 2021 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, 2021. Board members were asked to review the document for possible approval/acceptance of the Audit.

Councilman Robert Burmaster made a motion to approve and accept the audit. The motion was seconded by Lonnie Jenkins and passed unanimously

ITEM #9 Executive Session

At 10:12 am Marques Phillips made a motion to go into Executive Session to discuss the sale of 128 Addington Pl and 125 Thomas St. Councilman Robert Burmaster seconded the motion and it passed unanimously. At 10:32 am Marques Phillips made a motion to come out of Executive Session. The motion was seconded by Joe Burke and passed unanimously.

ITEM #10 Executive Director Excused

Brian Thomas, URA Executive Director, was excused at 11:14 am to attend another meeting.

ITEM #10 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 11:24 AM. The motion was seconded by Joe burke and passed unanimously.

Respectfully submitted this 8h day of July, 2021 by Gene A. Allen

OLD BUSINESS

ADDRESS OF PROPERTY:

LOT SIZE: 39.5 X 135

CITY ACQUIRED: 3/11/2020

125 Thomas St. (\$7,000.00)

ASSESSMENT: \$52,900.00

PROPERTY CLASS: 220 -2 FAMILY (4 Unit)

1. BIDDER: Lansing St. LLC aka Stanley Cesaire
BIDDER'S ADDRESS: PO Box 244 353 Putman St Waterville, NY 13480 (own)
OFFER: \$9,000.00
REPAIR ESTIMATE: \$27,000.00
PLANS: Renovate for Rental/Income
FUNDS AVAILABLE: \$98,107.56
OTHER PROPERTY: 123 Thomas St. 16 – 22 Jewett Pl., 8 Grant St., 2 Sherman Pl.,
3 Sherman Pl., 1108 West St., 13 – 15 Springate

CODES & TAXES:
2. BIDDER: Serafin Vazquez-Martinez
BIDDER'S ADDRESS: 923 Lenox Ave (own)
OFFER: \$8,000.00
REPAIR ESTIMATE: \$42,600.00
PLANS: Renovate for Rental/Income
FUNDS AVAILABLE: \$51,335.13
OTHER PROPERTY:
CODES & TAXES:
3. BIDDER: Edgar Lopez-Doran
BIDDER'S ADDRESS: 1215 Schuyler St. (own)
OFFER: \$7,000.00
REPAIR ESTIMATE: \$43,700.00
PLANS: Renovate for Rental/Income
FUNDS AVAILABLE: \$70,628.57
OTHER PROPERTY: 914 Schuyler, 1610 Dudley
CODES & TAXES:
4. BIDDER: Fransisco Valdez & Altagracip Rodriguez
BIDDER'S ADDRESS: 1515 Oneida St. Utica, NY 13501. (own)
131 Broome St. Apt.14D, NY NY 10002
OFFER: \$8,000.00
REPAIR ESTIMATE: \$30,000.00
PLANS: Renovate for Rental/Income (student housing)
FUNDS AVAILABLE: \$100,600.88
OTHER PROPERTY: 1552 Elm St.
CODES & TAXES:
5. BIDDER: Nubia Montesdesoca & Felix Mosquera
BIDDER'S ADDRESS: 719 Jay Street, Utica, NY 13501 (rent)
OFFER: \$9,000.00
REPAIR ESTIMATE: \$42,000.00
PLANS: Renovate for Rental/Income
FUNDS AVAILABLE: \$44,276.55
OTHER PROPERTY:
CODES & TAXES:

6. BIDDER: Serge M. Jean & Rosie William Jean
BIDDER'S ADDRESS: 19 Blazingstar Way, Hackettstown, NJ 07840
OFFER: \$9,000.00
REPAIR ESTIMATE: \$35,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$50,620.12
OTHER PROPERTY:
CODES & TAXES:



New Business

Approval of Public Authorities Accountability Act Yearly Reports

Board members are asked to review and accept the Final Annual, Investment and Procurement Reports as required by the Public Authorities Accountability Act.

Transfer of Funds

The following transfer of funds needs agency approval:

From: CU58620 422	Electric	\$2000.00
To: CU58620 214	Computer Equipment	\$2000.00

Transfer within cost centers to cover the purchase of a new computer for Gene Allen, Marketing Director for the Urban Renewal Agency.

ADDRESS OF PROPERTY:

LOT SIZE: 2.94

CITY ACQUIRED:

Kennedy Parking Garage

ASSESSMENT: \$3,991,000.00

PROPERTY CLASS: 437 – Parking Gar.

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|----|---------------------------|--|
| 1. | BIDDER: | Downtown Utica Development, LLC |
| | BIDDER'S ADDRESS: | 6308 Fly Road, East Syracuse, NY 13057 |
| | OFFER: | \$1,500,000.00 |
| | TOTAL REDEVELOPMENT COST: | \$32,000,000.00 |
| | PLANS: | Mixed use/residential & commercial |
| | FUNDS AVAILABLE: | \$ |
| | OTHER PROPERTY: | |
| | CODES & TAXES: | |

