

ROBERT M. PALMIERI  
CHAIRMAN

BRIAN THOMAS, AICP  
EXECUTIVE DIRECTOR

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# Urban Renewal Agency Meeting Agenda July 8, 2021

## 1. Call to Order

## 2. Approval of Agency Minutes

June 24, 2021

## 3. New Business

1111 Warren St.

1007 Lincoln Ave.

128 Addington Pl.

125 Thomas Street

139 Addington Pl.

124 Thomas Street

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 24, 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,

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

**EXCUSED:** Michael Mahoney

**CALL TO ORDER:** By Brian Thomas at 9:34 AM

**ITEM #1 Approval of Agency Minutes**

Councilman Joseph Betrus made a motion to approve the minutes from the June 10, 2021 URA meeting. Councilman Robert Burmaster seconded the motion and passed unanimously.

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**New Business**

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**ITEM #2 211 James St.**

Santa Jiminez submitted an offer for the property at 211 James St. in the amount of \$12,000.00. The bidder plans to renovate the property for primary residence. (**Note:** bidder did not attend the meeting). A second offer was received from A&D Investment LLC (Juan Carlos Byars) in the amount of \$18,000.00. The bidder plans to renovate the property for rental/income 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 A & D Investment, LLC (Juan Carlos Byars). The motion was seconded by Marques Phillips and passed unanimously.

**ITEM #3 319 Lansing St.**

Mi Htoo submitted an offer for the property at 319 Lansing St. in the amount of \$20,000.00. The bidder plans renovate the property for rental/income property. A second offer was received from Ali Shar in the amount of \$18,000.00. The bidder plans to renovate for primary residence. A third offer was received from Eddy Garcia & Arisleida Bueno in the amount of \$14,500.00. The bidder plans to occupy for primary residence (parents). The bidder withdrew his offer while at the meeting. A fourth offer was received from Zoila Valdez de Baez in the amount of \$16,000.00. The bidder plans to renovate for primary residence. (**Note:** bidder did not attend the meeting). A fifth offer was received from Arlington H. Carbajal in the amount of \$16,000.00. The bidder plans to renovate for primary residence. A sixth offer was received from Cesar Hernandez in the amount of \$13,000.00. The bidder plans to renovate for primary residence. The board informed the bidders that they would go into executive session to discuss the offers and call them back with a decision.

Upon coming out of Executive Session, 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 Arlington Carbajal. The motion was seconded by Marques Phillips and passed unanimously.

**ITEM #3 Request to Draw Funds from Comptroller's Office**

Pursuant to the Urban Renewal Agency by-laws, the Comptroller's Office has submitted a listing of expenses incurred by the City of Utica's General Fund, Capital Fund and Community Development Fund on behalf of the Agency. They are requesting approval from the Agency Board to transfer the funds accordingly. Total: \$239,986.20

Marques Phillis made a motion to approve the transfer of funds. The motion was seconded by Lonnie Jenkins and passed unanimously.

**ITEM #4            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.)**

Marques Phillips made a motion to Table this business. The motion was seconded by Councilman Joseph Betrus and passed unanimously

**ITEM #5            Acknowledgement of receipt of audit for year ending March 31, 2021**

Marques Phillips made a motion to Table this business. The motion was seconded by Councilman Joseph Betrus and passed unanimously

**ITEM #6            Executive Session**

At 10:06 am Councilman Joseph Betrus made a motion to go into Executive Session to discuss the sale of 319 Lansing St. Lonnie Jenkins seconded the motion and it passed unanimously. At 10:13 am Joe Burke made a motion to come out of Executive Session. The motion was seconded by Marques Phillips and passed unanimously.

**ITEM #7            Adjournment**

Mayor Robert M. Palmieri made a motion to adjourn the meeting at 10:18 AM. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

Respectfully submitted this 24th day of June, 2021 by Gene A. Allen

**ADDRESS OF PROPERTY:**

**LOT SIZE: 40 x 100**

**CITY ACQUIRED: 7/30/2009**

**1111 Warren St. (\$250.00)**

**ASSESSMENT: \$2,000.00**

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

1. BIDDER: Mohawk Valley Group, aka Estaban A. Bueno  
BIDDER'S ADDRESS: 1117 Hilton Ave, Utica, NY 13501  
OFFER: \$250.00  
REPAIR ESTIMATE: NA  
PLANS: Fence, Landscape, Create Additional Parking  
FUNDS AVAILABLE: NA  
OTHER PROPERTIES: 1575 West St., 1201 Warren St., 1527 Oneida St.  
CODES & TAXES



**ADDRESS OF PROPERTY:**

**1107 Lincoln Ave. (\$250.00)**

**LOT SIZE: 43 x 85**

**ASSESSMENT: \$500.00**

**CITY ACQUIRED:**

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

1. BIDDER: Richard Panetta  
BIDDER'S ADDRESS: 506 Mandeville St.  
OFFER: \$250.00  
REPAIR ESTIMATE: NA  
PLANS: Add to yard at 514 Mandeville  
FUNDS AVAILABLE: NA  
OTHER PROPERTIES: 514 Mandeville St., 512 Mandeville St. 1249 Lincoln, 505 Roberts, 1250 Lincoln Ave.
- CODES & TAXES





**ADDRESS OF PROPERTY:**  
**LOT SIZE: 35 X 120**  
**CITY ACQUIRED: 3/11/2020**

**128 Addington Pl. (\$7,000.00)**  
**ASSESSMENT: \$33,600.00**  
**PROPERTY CLASS: 220 -2 FAMILY**

1. BIDDER: Rand B construction, aka Jose Arturo Pena Bejaran  
BIDDER'S ADDRESS: 1518 Whitesboro NY, Utica, NY 13502 (own)  
OFFER: \$7,000.00  
REPAIR ESTIMATE: \$14,050.00  
PLANS: Renovate for Rental/Income  
FUNDS AVAILABLE: \$25,551.83  
OTHER PROPERTY: 1126 Schuyler St.  
CODES & TAXES:
2. BIDDER: Alex Garcia Castro Jr  
BIDDER'S ADDRESS: 517 Blandina St. Utica, NY 13501 (rent)  
OFFER: \$1,000.00  
REPAIR ESTIMATE: \$14,300.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$27,675.40  
OTHER PROPERTY:  
CODES & TAXES:
3. BIDDER: Priscila C. Alvarez Armijos  
BIDDER'S ADDRESS: 43 – 23 40<sup>th</sup> Street, Long Island city, NY 11104  
OFFER: \$8,000.00  
REPAIR ESTIMATE: \$33,000.00  
PLANS: Renovate for Rental/Income  
FUNDS AVAILABLE: \$60,000.00  
OTHER PROPERTY:  
CODES & TAXES:
4. BIDDER: Segundo Lendro Mizhirumbay  
BIDDER'S ADDRESS: 1322 Seymour Ave., Utica, NY 13501 (rent)  
OFFER: \$9,000.00  
REPAIR ESTIMATE: \$14,400.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: 25,002.91  
OTHER PROPERTY: NA  
CODES & TAXES: NA
5. BIDDER: Serge M. Jean & Rosie William Jeans  
BIDDER'S ADDRESS: 19 Blazingstar Way, Hackettstown, NJ 07840  
OFFER: \$7,000.00  
REPAIR ESTIMATE: \$35,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$50,620.12  
OTHER PROPERTY: NA  
CODES & TAXES: NA

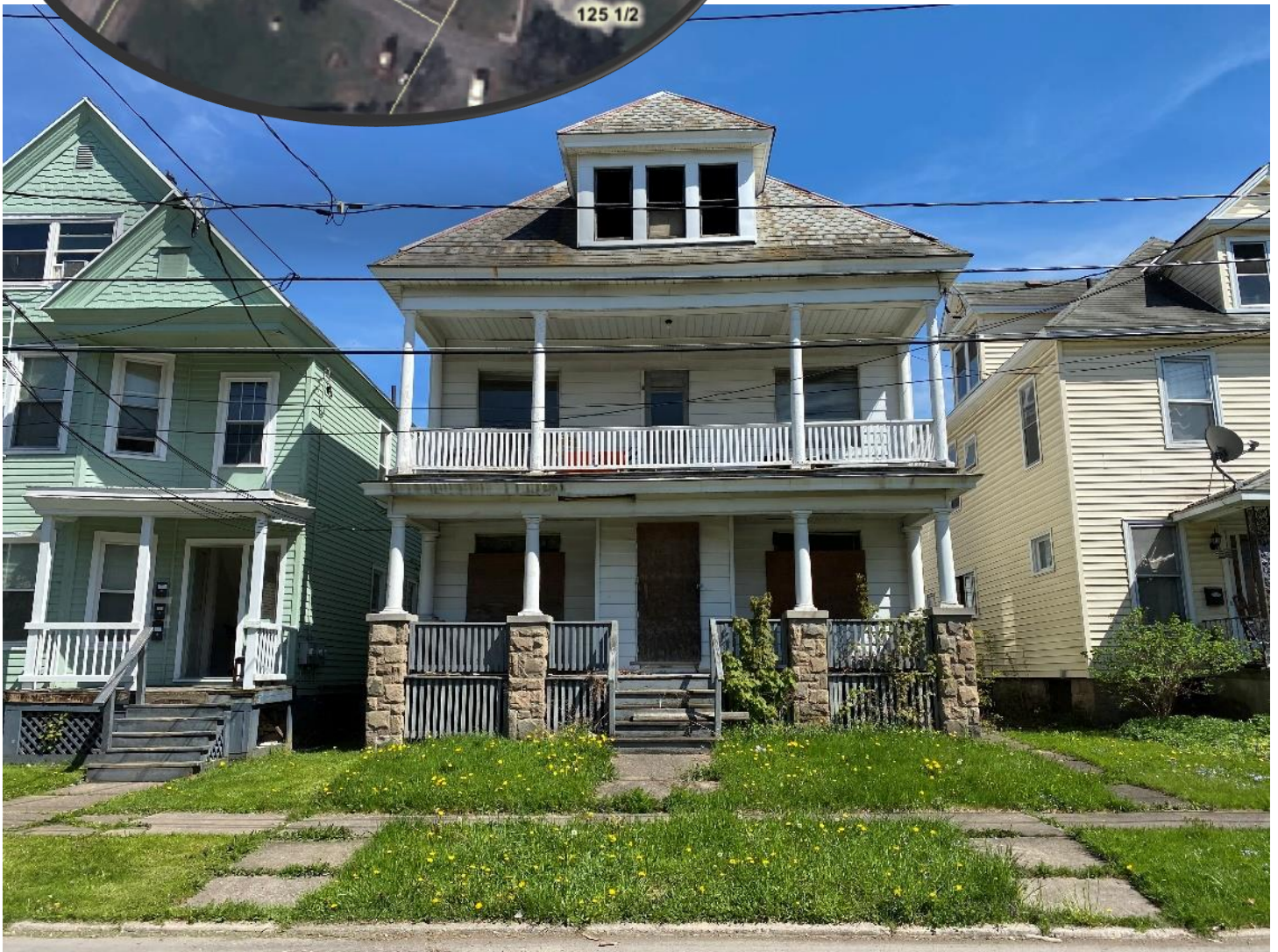


**ADDRESS OF PROPERTY:****LOT SIZE: 39.5 X 135****CITY ACQUIRED: 3/11/2020****125 Thomas St. (\$7,000.00)****ASSESSMENT: \$52,900.00****PROPERTY CLASS: 220 -2 FAMILY (4 Unit)**

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  
OFFER: \$9,000.00  
REPAIR ESTIMATE: \$42,000.00  
PLANS: Renovate for Rental/Income  
FUNDS AVAILABLE: \$44,276.55  
OTHER PROPERTY: .NA  
CODES & TAXES: NA



6. BIDDER: Serge M. Jean & Rosie William Jeans  
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: NA  
CODES & TAXES: NA





**ADDRESS OF PROPERTY:**

**139 Addington Pl. (\$18,000.00)**

**LOT SIZE: 35 x 120**

**ASSESSMENT: \$29,400.00**

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

**PROPERTY CLASS: 210 -1 FAMILY**

1. BIDDER: Aurelio Lopez Duran & Elsa G Cruz Herrera  
BIDDER'S ADDRESS: 605 Wiley Ave, 1<sup>st</sup> floor, Utica, NY 13501 (rent)  
OFFER: \$17,000.00  
REPAIR ESTIMATE: \$58,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$77,059.51  
OTHER PROPERTY: NA  
CODES & TAXES: NA

1. BIDDER: Maria V Carangui & Manuel Sisalima  
BIDDER'S ADDRESS: 133 Addington Pl., Utica, NY 13501  
OFFER: \$20,000.00  
REPAIR ESTIMATE: \$24,500.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$73,342.21  
OTHER PROPERTY:  
CODES & TAXES:



**ADDRESS OF PROPERTY:**

**LOT SIZE: 30 X 194**

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

**124 Thomas St. (\$28,000.00)**

**ASSESSMENT: \$48,900.00**

**PROPERTY CLASS: 210 -1 FAMILY**

1. BIDDER: Fabian Vanegas  
BIDDER'S ADDRESS: 31-32 60<sup>th</sup> St., NY, NY 11377 (rent)  
OFFER: \$36,000.00  
REPAIR ESTIMATE: \$16,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$70,869.49  
OTHER PROPERTY: NA  
CODES & TAXES: NA
  
2. BIDDER: Manuel Gonzalez Silva  
BIDDER'S ADDRESS: 918 Schuyler St., Utica, NY 13501 (own)  
OFFER: \$25,000.00  
REPAIR ESTIMATE: \$13,800.00  
PLANS: Renovate for Rental/Income  
FUNDS AVAILABLE: \$76,274.22  
OTHER PROPERTY:  
CODES & TAXES:
  
3. BIDDER: Jason Tadlock & Brooke Roman-DiMare  
BIDDER'S ADDRESS: 1902 ½ Sunset Ave., Utica, NY 13502 (rent)  
OFFER: \$31,000.00  
REPAIR ESTIMATE: \$10,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$124,837.07  
OTHER PROPERTY: NA  
CODES & TAXES: NA
  
4. BIDDER: David S. Tamba & Auugustine F. Garbo  
BIDDER'S ADDRESS: 1736 Armory Dr., Utica, NY 13501 (rent)  
705 Mohawk St., Utica, NY 13501 (rent)  
OFFER: \$20,000.00  
REPAIR ESTIMATE: \$21,226.79  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$52,180.28  
OTHER PROPERTY: NA  
CODES & TAXES: NA
  
5. BIDDER: Rafael C. Rodriguez & Yariza Santos De Rodrigues  
BIDDER'S ADDRESS: 1524 Seymour Ave., Utica, NY 13501 (rent)  
OFFER: \$31,000.00  
REPAIR ESTIMATE: \$15,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$55,970.07  
OTHER PROPERTY: NA  
CODES & TAXES: NA

6. BIDDER: Sadie Walker & Alwayne Lawrence  
BIDDER'S ADDRESS: 702 Kirkland Ave., Utica, NY 13502  
OFFER: \$30,000.00  
REPAIR ESTIMATE: \$21,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$52,220.52  
OTHER PROPERTY: NA  
CODES & TAXES: NA
7. BIDDER: Alejandrina De Lung & leswin E. Cobn  
BIDDER'S ADDRESS: PO Box 8758 Utica, NY 13503 (rent)  
OFFER: \$33,000.00  
REPAIR ESTIMATE: \$12,915.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$47,866.00  
OTHER PROPERTY: NA  
CODES & TAXES: NA
8. BIDDER: Brian Miranda  
BIDDER'S ADDRESS: 1229 Noyes St, Utica, NY 13502 (own)  
OFFER: \$31,000.00  
REPAIR ESTIMATE: \$10,800.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$46,590.96  
OTHER PROPERTY:  
CODES & TAXES:
9. BIDDER: Jose F Baes Sosa  
BIDDER'S ADDRESS: 52 Hilbert St., Hempstead, NY 11550 (rent)  
OFFER: \$30,000.00  
REPAIR ESTIMATE: \$32,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$95,897.51  
OTHER PROPERTY: NA  
CODES & TAXES: NA
10. BIDDER: Jorge Ochoa & Bahar Mohamed  
BIDDER'S ADDRESS: 1541 Elm St., Utica, NY 13501 (own)  
1112 Blandina St. Utica, NY 13501 (rent)  
OFFER: \$20,000.00  
REPAIR ESTIMATE: \$25,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$47,110.88  
OTHER PROPERTY:  
CODES & TAXES:

11. BIDDER: Hoi Vu  
BIDDER'S ADDRESS: 923 Armory Dr., Utica, NY 13501 (own)  
OFFER: \$30,000.00  
REPAIR ESTIMATE: \$35,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$79,166.13  
OTHER PROPERTY: 116 Thomas St., 118 Thomas St. 120 Thomas St, 634 James St.  
766 Bleecker St.  
CODES & TAXES:
12. BIDDER: Eliezer Estrella  
BIDDER'S ADDRESS: 117 Wall St. Apt. 1, Utica, NY 13501 (own)  
OFFER: \$25,000.00  
REPAIR ESTIMATE: \$25,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$68,899.46  
OTHER PROPERTY: 715 Elizabeth St., 1545 Sunset Ave. (in his name but owned by relatives)  
CODES & TAXES:
13. BIDDER: Guillermo Burgos  
BIDDER'S ADDRESS: 101 Hilcrest Ave, Yonkers, NY 10715 (own)  
OFFER: \$20,000.00  
REPAIR ESTIMATE: \$19,500.00  
PLANS: Occupy for Primary Residence (vacation and weekend home)  
FUNDS AVAILABLE: \$57,003.40  
OTHER PROPERTY: 1018 Churchill Ave, 1500 Lenox Ave., 7 – 9 Schuyler, 1500 Schuyler  
CODES & TAXES:
14. BIDDER: Saul Guzman Lara & Anyeline De Guzman  
BIDDER'S ADDRESS: 728 Artic Street, Bridgeport, CT 06608 (rent)  
OFFER: \$32,000.00  
REPAIR ESTIMATE: \$20,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$73,008.56  
OTHER PROPERTY: NA  
CODES & TAXES: NA
15. BIDDER: Jose Almonte Rosario & Yokasta A de Almonte  
BIDDER'S ADDRESS: 1161 McQuade Ave., Utica, NY 13501 (rent)  
OFFER: \$25,000.00  
REPAIR ESTIMATE: \$47,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$94,357.28  
OTHER PROPERTY: NA  
CODES & TAXES: NA
16. BIDDER: Patricio Muela  
BIDDER'S ADDRESS: 1704 Whitesboro, NY 13502 (rent)  
OFFER: \$30,000.00  
REPAIR ESTIMATE: \$15,500.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$51,878.18  
OTHER PROPERTY: NA  
CODES & TAXES: NA



- 17 BIDDER: Fransisco Valdez & Altagracip Rodriguez  
BIDDER'S ADDRESS: 1515 Oneida St. Utica, NY 13501. (own)  
131 Broome St. Apt.14D, NY NY 10002 (rent)  
OFFER: \$36,000.00  
REPAIR ESTIMATE: \$31,200.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$100,600.88  
OTHER PROPERTY: 1552 Elm St.  
CODES & TAXES:
- 18 BIDDER: Stewart Gomez  
BIDDER'S ADDRESS: 807 Jefferson Ave (own)  
OFFER: \$34,500.00  
REPAIR ESTIMATE: \$32,600.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$94,455.42  
OTHER PROPERTY:  
CODES & TAXES:
- 19 BIDDER: Saphar Art  
BIDDER'S ADDRESS: 729 Rutger St, Utica, NY 13501  
OFFER: \$30,000.00  
REPAIR ESTIMATE: \$19,900.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$69,534.35  
OTHER PROPERTY: NA  
CODES & TAXES: NA
- 20 BIDDER: Inmar Anibal Mandoza Deras  
BIDDER'S ADDRESS: 5 Avery Pl, Utica, NY 13502  
OFFER: \$33,000.00  
REPAIR ESTIMATE: \$57,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$91,135.00  
OTHER PROPERTY: NA  
CODES & TAXES: NA
- 21 BIDDER: Eddie Garcia & Arisleida Bueno  
BIDDER'S ADDRESS: 1231 Green St., Utica, NY 13502  
OFFER: \$22,100.00  
REPAIR ESTIMATE: \$34,500.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$77,040.00  
OTHER PROPERTY: 14 Shaw St.  
CODES & TAXES:

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BIDDER:	Thu Nguyen
BIDDER'S ADDRESS:	826 Bleecker St., Utica, NY 13501
OFFER:	\$39,000.00
REPAIR ESTIMATE:	\$20,000.00
PLANS:	Occupy for Primary Residence
FUNDS AVAILABLE:	\$
OTHER PROPERTY:	780 Bleecker St., 871 Bleecker St., 1617 Oneida St
CODES & TAXES:	\$101,917.41



## **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 are asked to review the document for possible approval/acceptance of the Audit.