

ROBERT M. PALMIERI
CHAIRMAN

BRIAN THOMAS, AICP
EXECUTIVE DIRECTOR

1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PH. 315-792-0181
FAX. 315-797-6607
WWW.CITYOFUTICA.COM

Urban Renewal Agency Meeting Agenda August 12, 2021

1. Call to Order

2. Approval of Agency Minutes

July 22, 2021

3. Old Business

124 Thomas Street

4. New Business

315-317 Court Street

1125 Summit Place

125 Grove Place

703-711 Blandina Street & 703-707 Mohawk Street

5. Executive Session

6. Adjournment

CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – July 22, 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: Gene Allen, Cathy Mack, Merima Smajic, Assistant Corporation Counsel

EXCUSED: Brian Thomas

CALL TO ORDER: By Michael Mahoney at 9:39 AM

ITEM #1 Approval of Agency Minutes

Councilman Joe Betrus made a motion to approve the minutes from the July 6, 2021 special URA meeting and the July 8, 2021 URA Meeting. Lonnie Jenkins seconded the motion and it passed unanimously.

Old Business

ITEM #2 125 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 to renovate 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-Duran in the amount of \$7,000.00. The bidder plans renovate 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. A fifth offer was received from Nubia Montesdesoca & Felix Mosquera in the amount of \$9,000.00. The bidder plans to renovate 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 renovate for primary residence for their (cousin). A motion was made to discuss this property in Executive session.

After coming out of Executive Session, 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 Serafin Vazquez-Martinez in the amount of \$8,000.00.. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

New Business

ITEM #3 Executive Session

At 9:54 am Mayor Robert M. Palmieri made a motion to go into Executive Session to discuss the sale of 125 Thomas St. Marques Phillips seconded the motion and it passed unanimously. At 10:06 am Joe Betrus made a motion to come out of Executive Session. The motion was seconded by Lonnie Jenkins and passed unanimously.

ITEM #4 Approval of Public Accountability Reports

Prior to the July 22, 2021 URA Board meeting all Board members were provided with an electronic copy of the Final Annual, Investment and Procurement Reports as required by the Public Authorities Accountability Act. Board members were asked to review the documents for possible approval/acceptance of the Reports.

Mayor Robert M. Palmieri made a motion to approve and accept the reports. The motion was seconded by Joe Burke and passed unanimously

ITEM #5 Transfer of Funds

A request was made for the transfer of funds:

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.

A motion was made by Mayor Robert M. Palmieri to approve the transfer. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #6 Kennedy Garage

Downtown Utica Development, LLC submitted an offer to purchase the Kennedy Garage in the amount of \$1.5 million. The bidder plans to develop the property for mixed use/residential & commercial development.

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 Downtown Utica Development, LLC in the amount of \$1.5 million.. The motion was seconded by Mayor Robert M. Palmieri and passed unanimously.

ITEM #7 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 10:38 AM. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Respectfully submitted this 22nd day of July, 2021 by Gene A. Allen

Old Business

ADDRESS OF PROPERTY:

124 Thomas St. (\$28,000.00)

LOT SIZE: 30 X 194

ASSESSMENT: \$48,900.00

CITY ACQUIRED: 3/11/2020

PROPERTY CLASS: 210 -1 FAMILY

1. BIDDER: Fabian Vanegas
BIDDER'S ADDRESS: 31-32 60th 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: NA
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 & Ieswin 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: NA
 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: 310 -312 South St.
 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., 717 Elizabeth St.1545 Sunset Ave.
CODES & TAXES:
13. 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
14. 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
15. 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:

- 16 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:
- 17 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:
- 18 BIDDER: Inmar Anibal Mandoza Deras
 BIDDER'S ADDRESS: 5 Avery Pl, Utica, NY 13502 (rent)
 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
- 19 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:
- 20 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: \$101,917.41
 OTHER PROPERTY: 780 Blandina St., 871 Bleecker St., 1617 Oneida St, 1538 Brinckerhoff Ave., 1542
 Brinckerhoff Ave
 CODES & TAXES:



New Business

ADDRESS OF PROPERTY:

315 – 317 Court Street (\$600,000.00)

LOT SIZE: 39 x 123

ASSESSMENT: \$675,000.00

CITY ACQUIRED: 11/30/2016

PROPERTY CLASS: 464 - Office bldg.

1. **BIDDER:** Michael Pezzolanella
BIDDER'S ADDRESS: 520 Seneca St., Suite 401., Utica, NY 13502
OFFER: \$400,000.00
REPAIR ESTIMATE: \$2,000,000.00
PLANS: Mixed Use Development
FUNDS AVAILABLE: \$
OTHER PROPERTY: 928 Broad St., 1008 & 911 Cornelia St., 421 Broad St., 268 Genesee St., 520 Seneca St., Main St. Lot, 2410 Oneida St.
CODES & TAXES: .

2. **BIDDER:** Bobby Kaczor
BIDDER'S ADDRESS: 30 Executive Dr., New Hyde Park, NY 11040
OFFER: \$475,000.00
REPAIR ESTIMATE: \$
PLANS: Medical Professionals and Office Space
FUNDS AVAILABLE: \$
OTHER PROPERTY: 230, 1514, 1518, 1520, 1520 ½ GENESEE ST., 5-7 WATSON PL., 56-42 HORATIO ST.
CODES & TAXES: .

**PRIME PROPERTY FOR SALE BY
UTICA URBAN RENEWAL AGENCY**



315—317 COURT STREET

- 42,248 SQ FT
- 4 STORIES
- CENTRAL BUSINESS DISTRICT (CBD)
- HIGH TRAFFIC AND VISIBILITY
- PRIME FOR MIXED USE
- CONTACT: BRIAN THOMAS
- PHONE: 315-792-0185
- EMAIL: bthomas@cityofutica.com

AVAILABLE INCENTIVES INCLUDE:

- LOW INTEREST LOANS TIED TO JOB CREATION
- PILOT (PAYMENT IN LIEU OF TAXES) PROGRAM
- IDA SALES TAX EXEMPTION



ADDRESS OF PROPERTY:

LOT SIZE: 40 x 120

CITY ACQUIRED: 3/11/2020

1125 Summit Place (\$250.00)

ASSESSMENT: \$6,300.00

PROPERTY CLASS: 330 - Vacant comm.

1. BIDDER: SOCO 2, LLC (aka Suvad Nesust)
BIDDER'S ADDRESS: 1005 Brinckerhoff Ave., Utica, NY 13501
OFFER: \$250.00
REPAIR ESTIMATE: NA
PLANS: Landscape/Create Additional Parking
FUNDS AVAILABLE: NA
OTHER PROPERTY: 1121 SUMMIT PL.
CODES & TAXES:



ADDRESS OF PROPERTY:

LOT SIZE: 36.67 x 126.75

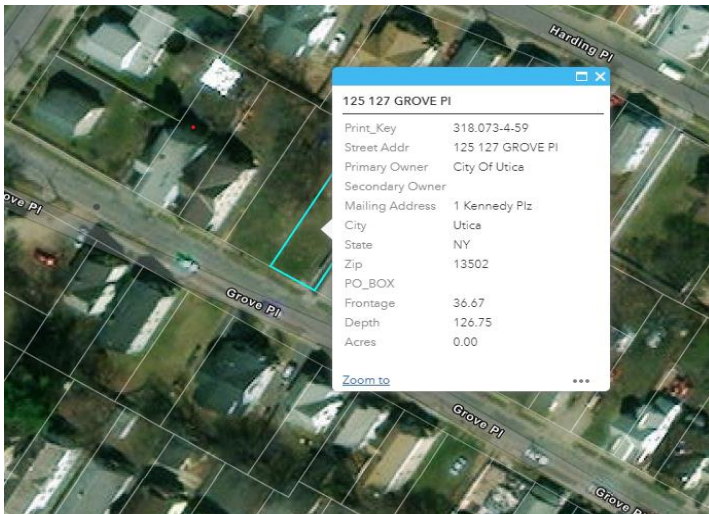
CITY ACQUIRED: 11/25/2002

125 Grove Place (\$250.00)

ASSESSMENT: \$400.00

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER: Mathew Servello
BIDDER'S ADDRESS: 112 Trails Crossing, Whitesboro, NY 13492
OFFER: \$250.00
REPAIR ESTIMATE: NA
PLANS: Create Additional Parking
FUNDS AVAILABLE: NA
OTHER PROPERTY:
CODES & TAXES:



ADDRESS OF PROPERTY: 7 Lots. (\$7,000.00) 707 – 709 & 319.053-4-39 Mohawk Street
703 -711 Blandina Street

LOT SIZE: 40 x 120

CITY AQUIRED: 3/11/2019

ASSESSMENT: \$

PROPERTY CLASS: 330 - Vacant comm
311 - Res vac land

1. **BIDDER:** Azmir Cerimovic
BIDDER'S ADDRESS: 920 Eagle St. Utica, NY 13501
OFFER: \$7,000.00
REPAIR ESTIMATE: NA
PLANS: Fence/Landscape/Create Additional Parking
FUNDS AVAILABLE: NA
OTHER PROPERTY: 1223 BRINCKERHOFF, 514 SQUARE, 705 MOHAWK
CODES & TAXES:

