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CHAIRMAN

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Urban Renewal Agency Meeting Agenda August 26, 2021

1. Call to Order

2. Approval of Agency Minutes August 12, 2021

3. Old Business 125 Grove Pl

4. New Business 742 Jay St. 710 Nichols St. 501 Square St.

5. Executive Session

6. Adjournment

CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – August 12, 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; Stephanie DiGiorgio, Assistant Corporation Counsel

EXCUSED:

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

ITEM #1 Approval of Agency Minutes

Mike Mahoney made a motion to approve the minutes from the July22, 2021 URA Meeting. Lonnie Jenkins seconded the motion and it passed unanimously.

New Business

ITEM #2 315 – 317 Court St.

Michael Pezzolanella made an offer to purchase 315-317 Court Street for \$400,000. The proposal includes building renovations for office space on the ground floor and approximately 24 upscale apartments on the upper floors. **A second offer** was received from Bobby Kazor in the amount of \$475,000.00. The proposal was to build medical and professional office space. The bidder was not present. The Mayor inquired if the bidder was notified of the meeting. URA staff stated that the bidder had been notified verbally when submitting the application, by phone with a follow up and, by text the night before.

Mayor Robert M. Palmieri with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the offer from bidder #1 Michael Pezzolanella in the Amount of \$400,000.00. The motion was seconded by Marques Phillips and passed unanimously

ITEM #3 1125 Summit Pl.

SOCO 2, LLC submitted an offer to purchase 1125 Summit Pl. in the amount of \$250.00. The bidder plans to landscape and create additional parking for his adjacent property at 1121 Summit Pl. Marques Phillips asked the bidder to raise his offer to \$1,500.00. The bidder agreed to raise his offer.

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, SOCO 2, LLC in the amount of \$1,500.00 with the contingency that the two properties are consolidated after the sale. The motion was seconded by Joe Burke and passed unanimously.

ITEM #4 125 Grove Pl.

Mathew Servello submitted an offer to purchase 125 Grove Pl. in the amount of \$250.00. The bidder plans to create additional parking. The bidder was not present – no action was taken.

ITEM #5 7 lots at 707-709 & 319.53-4-39 Mohawk St. and 703 – 711 Blandina Street.

Azmir Cerimovic submitted an offer to purchase the seven lots at Mohawk and Blandina in the amount of \$7,000.00. The bidder plans to fence, landscape and create additional parking for his adjacent property at 705 Mohawk St. Marques Phillips asked the bidder to raise his offer to \$1,500.00. The bidder agreed to raise his offer.

Mayor Robert m. Plamieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to sell the property to, Azmir Cerimovic in the amount of \$7,000.00. The motion was seconded by Mike Mahoney and passed unanimously.

Old Business

ITEM #6 124 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 he offered to raise his bid to \$40,000.00. 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. The bider was not present. **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. The bidder was not present. **An eighth offer** was received from Brian Miranda in the amount of \$31,000.00. The bidder plans to occupy for primary residence. The bider was not present. **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. (The 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. **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 Patricio Muela in the amount of \$30,000.00. The bidder plans to occupy for primary residence. **A sixteenth offer** was received from Fransisco Valdez & Altagracip Rodriguez 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 Inmar Anibal Mandoza Deras in the amount of \$33, 00.00. The bidder plans to occupy for primary residence. **A nineteenth offer** was received from Eddie Garcia & Arisleida Bueno in the amount of \$22,100.00. The bidder plans to occupy for primary residence. The bidder was not present but had called to say he was still interested. **A twentieth offer** was received from Thu Nguyen in the amount of \$39,000.00. The bidder plans to occupy for primary residence.

ITEM #7 Executive Session

At 10:35 am Mike Mahoney made a motion to go into Executive Session to discuss the sale of 124 Thomas St. Councilman Joseph Betrus seconded the motion and it passed unanimously. At 10:52 am Mike Mahoney made a motion to come out of Executive Session. The motion was seconded by Lonnie Jenkins and passed unanimously.

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 Bidder #15 Patricio Muela in the amount of \$30,000.00. The motion was seconded by Marques Phillips and passed unanimously.

ITEM #8 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 10:54 AM. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Respectfully submitted this 12th day of August, 2021 by Gene A. Allen

Old Business

ADDRESS OF PROPERTY:

125 Grove Place (\$250.00)

LOT SIZE: 36.67 x 126.75

ASSESSMENT: \$400.00

CITY ACQUIRED: 11/25/2002

PROPERTY CLASS: 311 - Res vac land

1. BIDDER:	Matthew Sevello
BIDDER'S ADDRESS:	11 Trails Crossing
OFFER:	\$250.00
REPAIR ESTIMATE:	NA
PLANS:	Create additional parking
FUNDS AVAILABLE:	\$
OTHER PROPERTY:	
CODES & TAXES:	.



New Business

ADDRESS OF PROPERTY:

742 Jay St (\$18,000.00)

LOT SIZE: 30 x 120

ASSESSMENT: \$ \$37,500

CITY ACQUIRED: 3/11/2020

PROPERTY CLASS: 411 - Apartment

- 1 BIDDER: Bishara Mohamed
BIDDER'S ADDRESS: 310 Kossuth Ave., Utica, NY 13501 (rent)
OFFER: \$20,000.00
REPAIR ESTIMATE: \$12,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$32,977.91
OTHER PROPERTY: NA
CODES & TAXES: NA

2. BIDDER: Juan Sigua
BIDDER'S ADDRESS: 292 Lincoln Ave., Brooklyn, NY 11208 (rent)
OFFER: \$18,000.00
REPAIR ESTIMATE: \$50,000.00
PLANS: Occupy for Primary Residence/Renovate for Rental/Income
FUNDS AVAILABLE: \$158,230.78
OTHER PROPERTY: NA
CODES & TAXES: NA

3. BIDDER: Bajro Smajic
BIDDER'S ADDRESS: 804 Arthur St., Utica, NY 13501
OFFER: \$5,000.00
REPAIR ESTIMATE: \$70,000.00
PLANS: Renovate for Rental/Income
FUNDS AVAILABLE: \$124,041.28
OTHER PROPERTY: 740 Jay St., 821 Bleecker, 741 Jay St.,
CODES & TAXES: NA

4. BIDDER: Maria C. Nunez
BIDDER'S ADDRESS: 1515 Oneida St., Utica, NY 13501
OFFER: \$5,000.00
REPAIR ESTIMATE: \$30,000.00
PLANS: Renovate for Rental/Income
FUNDS AVAILABLE: \$81,522.19
OTHER PROPERTY: 1552 Elm St.
CODES & TAXES: NA



ADDRESS OF PROPERTY:

LOT SIZE: 68 x 45

CITY ACQUIRED: 12/18/2019

710 Nichols St. (\$8,000.00)

ASSESSMENT: \$41,500

PROPERTY CLASS: 483 - Converted Res

1. BIDDER: Juan Sigua
BIDDER'S ADDRESS: 292 Lincoln Ave., Brooklyn, NY 11208 (rent)
OFFER: \$18,000.00
REPAIR ESTIMATE: \$57,000.00
PLANS: Occupy for Primary Residence/Renovate for Rental/Income
FUNDS AVAILABLE: \$158,230.78
OTHER PROPERTY: NA

2. BIDDER: Frank J Cotrupe
BIDDER'S ADDRESS: 20 Fairlane Rd., Whitesboro, NY 13492
OFFER: \$8,000.00
REPAIR ESTIMATE: \$55,000
PLANS: Renovate for Rental/Income
FUNDS AVAILABLE: NA
OTHER PROPERTY: 825 – 827 Broad St., 929 Rutger St., 1401-03 Bleecker St., 401 Culver Ave., 505 -07 Milgate St., 1308 Blandina St., 1309 Lansing St., 1304, 1306 1310 Lansing St.
CODES & TAXES:



ADDRESS OF PROPERTY:

LOT SIZE: 88 x 28

LOT SIZE: 86 x 132

CITY ACQUIRED: 3/11/2020

CITY ACQUIRED: 3/28/2017

501 Square St. & 1315 Taylor Ave. (\$18,000.00)

ASSESSMENT: \$37,800.00

ASSESSMENT: \$1,800.00

PROPERTY CLASS: 210 – 1 Family

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER: Cristino E. Rivras
BIDDER'S ADDRESS: 125 Marion St., Apt. 2R, Paterson NJ, 07522 (rent)
OFFER: \$40,000.00
REPAIR ESTIMATE: \$21,200.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$89,330.10
OTHER PROPERTY: NA
CODES & TAXES: NA

2. BIDDER: Anthony Giglio
BIDDER'S ADDRESS: 211 Higby Rd. Utica, NY 13501 (live with Family)
OFFER: \$35,500.00
REPAIR ESTIMATE: \$5,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$38,523.85 (insufficient funds)
OTHER PROPERTY: NA
CODES & TAXES: NA

3. BIDDER: Alisandra Hernandez
BIDDER'S ADDRESS: 65 West 192nd St., Apt. 1H, Bronx, NY 10468 (rent)
OFFER: \$31,502.00
REPAIR ESTIMATE: \$27,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$80,266.15
OTHER PROPERTY: NA
CODES & TAXES: NA

4. BIDDER: Deysis Rodriguez
BIDDER'S ADDRESS: 807 Jefferson Av.
OFFER: \$30,000.00
REPAIR ESTIMATE: \$33,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$69,120.00
OTHER PROPERTY:
CODES & TAXES:

5. BIDDER: Aurelio Lopez Duran & Elsa G. Cruz Herrera
BIDDER'S ADDRESS: 605 Wiley St., Utica, NY 13502 (own)
OFFER: \$20,000.00
REPAIR ESTIMATE: \$28,500.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$81,427.36
OTHER PROPERTY:
CODES & TAXES:

6. BIDDER: Freddy S. Canales Erazo
BIDDER'S ADDRESS: 808 Wager St., Apt. 3, Utica, NY 13501(rent)
OFFER: \$25,500.00
REPAIR ESTIMATE: \$20,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$103,729.26
OTHER PROPERTY: NA
CODES & TAXES: NA
7. BIDDER: Ali Noman Ali Alzam
BIDDER'S ADDRESS: 919 Bleecker St., Apt. 1, Utica, NY 13501 (rent)
OFFER: \$20,000.00
REPAIR ESTIMATE: \$9,300.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$37,169.94
OTHER PROPERTY: NA
CODES & TAXES: NA
8. BIDDER: Juan Carlos Rodriguez & Massiel Rodriguez
BIDDER'S ADDRESS: 303 Leah St., Utica, NY 13501 (rent)
OFFER: \$27,000.00
REPAIR ESTIMATE: \$11,875.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$53,965.34
OTHER PROPERTY: NA
CODES & TAXES: NA

