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Urban Renewal Agency Meeting Agenda September 9, 2021

1. Call to Order

2. Approval of Agency Minutes August 26, 2021

3. Old Business No Old Business

4. New Business 301 Mortimer St. & 1116 Neilson St. 1441 Sunset

5. Executive Session

6. Adjournment

CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – August 26, 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, Gene Allen, Cathy Mack, Sehrish Nawaz, Assistant Corporation Counsel

EXCUSED: Joe Burke
Mayor Robert Palmieri was excused at 10:25am

CALL TO ORDER: By Brian Thomas at 9:45 AM

ITEM #1 Approval of Agency Minutes

Councilman Joseph Betrus made a motion to approve the minutes from the August 12, 2021 URA Meeting. Mike Mahoney seconded the motion and it passed unanimously.

Old Business

ITEM #2 125 Grove Place

An offer was received from Matthew Servello in the amount of \$250.00 for the property at 125 Grove Place. The bidder plans to create additional parking. The bidder was not present.
Mike Mahoney made a motion to reject the offer. The motion was seconded by Councilman Joseph Betrus and passed unanimously

New Business

ITEM #2 742 Jay Street

An offer was received from Bishara Mohamed in the amount of \$20,000.00 for the property at 742 Jay Street. The bidder plans to convert the property to a two unit and renovate for primary residence and rent the second apartment to her daughter. A second offer was received from Juan Sigua in the amount of \$18,000.00. The bidder plans to renovate for primary residence and rent the other units for income. A third offer was received from Bajro Smajic in the amount of \$5,000.00. The bidder plans to renovate the property for rental/income. A fourth offer was received from Maria C. Nunez in the amount of \$5,000.00. The bidder plans to renovate the property for rental/income.

Marques Phillips asked if bidder #3 or #4 were willing to raise their offer to \$10,000.00. Bidder #4 indicated she would. Mike Mahoney requested to discuss this property in executive session.

After coming out of Executive Session Mike Mahoney with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the offer from bidder #3, Bajro Smajic in the amount of \$5,000.00. The motion was seconded by Councilman Robert Burmaster and passed unanimously

ITEM #3 710 Nichols Street

An offer was received from Juan Sigua in the amount of \$8,000.00. The bidder plans to renovate for primary residence and rent the other units for income. A second offer was received from Frank Cotrupe in the amount of \$8,000.00. The bidder plans to renovate the building for commercial use. Marques Phillips asked both bidder to raise their offers. Neither bidder was willing.

Marques Phillips requested this property be discussed in executive session.

After coming out of executive session, Mike Mahoney, 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 Frank Cotrupe in the amount of \$8,000.00. The motion was seconded by Lonnie Jenkins and passed unanimously.

ITEM #4 501 Square Street & 1315 Taylor Avenue

An offer was received from Christino E. Rivas in the amount of \$40,000.00 for the properties at 501 Square Street & 1315 Taylor Avenue. The bidder plans to renovate for primary residence. A second offer was received from Anthony Giglio in the amount of \$31,502.00. The bidder plans to renovate for primary residence. A third offer was received from Alisandra Hernandez in the amount of \$31,000.00. The bidder offered to raise her bid to \$40,000.00. The bidder plans to renovate for primary residence. A fourth offer was received from Deysis Rodriguez in the amount of \$30,000.00. The bidder plans to renovate for primary residence. A fifth offer was received from Aurelio Lopez & Elsa G. Cruz Herrera in the amount of \$20,000.00. The bidder plans to renovate for primary residence. A sixth offer was received from Freddy S. Canales Erazo in the amount of \$25,500.00. The bidder plans to renovate for primary residence. A seventh offer was received from Ali Noman Ali Alzam in the amount of \$20,000.00. The bidder plans to renovate for primary residence. An eighth offer was received from Juan Carlos Rodriguez & Massiel Rodriguez in the amount of \$27,000.00. The bidder plans to renovate for primary residence.

Mike Mahoney requested 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 bidder #4, Deysis Rodriguez in the amount of \$30,000.00. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

ITEM #5 Authorization to enter into option agreement with Artspace Projects, Inc. for vacant, City-owned lots at 1018 and 1022 Park Avenue

In December, 2020, the Utica Urban Renewal Agency authorized the Chairman to enter into an option agreement for a portion of the City's Car Park parking lot to construct forty units of affordable live/work space for artists and their families. Given concerns expressed from various downtown stakeholders, Artspace shifted their focus and has proposed the same project on two City-owned lots on Park Avenue.

The proposed term of the option is for eighteen months at a cost of \$1. Should Artspace elect to exercise the option and purchase the lots, the proposed purchase price is \$12,500 for both lots.

Mayor Robert M. Palmieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to authorize the option agreement with Artspace Projects, Inc. for the two City-owned lots at 1018 and 1022 Park Avenue. The motion was seconded Councilman Joseph Betrus and Marques Phillips as co-sponsors and passed unanimously.

ITEM #6 Executive Session

At 10:27 am Marques Phillips made a motion to go into Executive Session to discuss the sale of 742 Jay St., 710 Nichols St., and 501 Square St. Mike Mahoney seconded the motion and it passed unanimously. At 10:40am Mike Mahoney made a motion to come out of Executive Session. The motion was seconded by Marques Phillips and passed unanimously.

ITEM #7 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 10:44am. The motion was seconded by Marques Phillips and passed unanimously.

Respectfully submitted this 26th day of August, 2021 by Gene A. Allen

New Business

ADDRESS OF PROPERTY:

301 Mortimer & 1116 Neilson (\$250.00 ea.)

LOT SIZE: 36.67 x 126.75

ASSESSMENT: \$400.00 & \$300.00

CITY ACQUIRED: 11/25/2002

PROPERTY CLASS: 311 - Res vac land

1. BIDDER: Carlos M. Martinez
BIDDER'S ADDRESS: 1114 Neilson St., Utica, NY
OFFER: \$500.00
REPAIR ESTIMATE: NA
PLANS: Create additional parking
FUNDS AVAILABLE: \$
OTHER PROPERTY: 1546 West St., Utica, NY
CODES & TAXES:



ADDRESS OF PROPERTY:**1441 Sunset (\$18,000.00)****LOT SIZE: 40 x 103****ASSESSMENT: \$37,900.00****CITY ACQUIRED: 3/11/2020****PROPERTY CLASS: 220 – 2 Family**

- 1 BIDDER: Alisandra Hernandez (rent)
BIDDER'S ADDRESS: 1022 Wager St., Utica, NY 13502
OFFER: \$31,500.00
REPAIR ESTIMATE: \$43,900.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$116,937.00
OTHER PROPERTY: NA
CODES & TAXES: NA

- 2 BIDDER: Huascar Grullion & Ana Cruz (own)
BIDDER'S ADDRESS: 81 Cochran Place, Valley Stream, NY 11580
OFFER: \$26,500.00
REPAIR ESTIMATE: \$12,000.00
PLANS: Renovate for Rental/Income (Mother, sister & brother)
FUNDS AVAILABLE: \$51,659.00
OTHER PROPERTY: 910 Brayton Park Pl., Utica
CODES & TAXES:

- 3 BIDDER: Juan Sigua
BIDDER'S ADDRESS: 292 Lincoln Ave., Brooklyn, NY 11208 (rent)
OFFER: \$25,000.00
REPAIR ESTIMATE: \$32,000.00
PLANS: Occupy for Primary Residence & Renovate for Rental/Income
FUNDS AVAILABLE: \$158,230.78
OTHER PROPERTY: NA
CODES & TAXES: NA

- 4 BIDDER: Priscila C Alvarez Armijos
BIDDER'S ADDRESS: 1517 Oneida St., Utica, NY (rent)
OFFER: \$25,500.00
REPAIR ESTIMATE: \$29,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$61,200.00
OTHER PROPERTY: NA
CODES & TAXES: NA

- 5 BIDDER: Fredy S. Canales Erazo (rent)
BIDDER'S ADDRESS: 808 Wager St.
OFFER: \$26,000.00
REPAIR ESTIMATE: \$23,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$103,729.26
OTHER PROPERTY: NA
CODES & TAXES: NA

- 6 BIDDER: Franklin Altamirano & Ana Altamirano
 BIDDER'S ADDRESS: 2119 Claremont Terrace, Utica, NY (rent)
 OFFER: \$25,000.00
 REPAIR ESTIMATE: \$23,500.00
 PLANS: Occupy for Primary Residence
 FUNDS AVAILABLE: \$55,039.68
 OTHER PROPERTY: 15 Scott St., 14 Carlile Ave., 5114 Ottilla St.
 CODES & TAXES:
- 7 BIDDER: Zin Phyo Htai
 BIDDER'S ADDRESS: 56 W. State St., Ithaca, NY 14850 (rent)
 OFFER: \$20,000.00
 REPAIR ESTIMATE: \$15,000.00
 PLANS: Occupy for Primary Residence
 FUNDS AVAILABLE: \$35,602.36
 OTHER PROPERTY: NA
 CODES & TAXES: NA
- 8 BIDDER: Serge M. Jean & Rosie Williams-Jean (own)
 BIDDER'S ADDRESS: 19 Blazingstar Way Hackettstown, NJ 07840
 OFFER: \$20,000.00
 REPAIR ESTIMATE: \$35,000.00
 PLANS: Occupy for Primary Residence
 FUNDS AVAILABLE: \$71,572.23
 OTHER PROPERTY: NA
 CODES & TAXES: NA
- 9 BIDDER: Franklin Encalada
 BIDDER'S ADDRESS: 154 -40 59 Ave., Flushing, NY 11355 (own)
 OFFER: \$18,000.00
 REPAIR ESTIMATE: \$23,300.00
 PLANS: Renovate for Rental/Income
 FUNDS AVAILABLE: \$44,996.86
 OTHER PROPERTY: 1024 Wager St.
 CODES & TAXES:
- 10 BIDDER: Teodoro Hernandez
 BIDDER'S ADDRESS: 1318 Brinckerhoff Av., Utica (rent)
 OFFER: \$17,000.00
 REPAIR ESTIMATE: \$21,000.00
 PLANS: Occupy for Primary Residence
 FUNDS AVAILABLE: \$51,621.22
 OTHER PROPERTY: NA
 CODES & TAXES: NA

- 11 BIDDER: Stephanie Camacho & Yomary Camacho
BIDDER'S ADDRESS: 1228 Green St., Utica, NY 13502 (rent)
OFFER: \$15,000.00
REPAIR ESTIMATE: \$32,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$59,729.05
OTHER PROPERTY: NA
CODES & TAXES: NA
- 12 BIDDER: Victor Padilla
BIDDER'S ADDRESS: 612 Henry St., Utica, NY 13502 (rent)
OFFER: \$15,000.00
REPAIR ESTIMATE: \$16,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$41,298.04
OTHER PROPERTY: 406 Nichols
CODES & TAXES:
- 13 BIDDER: Austreberto Rodriguez
BIDDER'S ADDRESS: 421 Milgate St. (own)
OFFER: \$20,000.00
REPAIR ESTIMATE: \$10,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$56,859.50
OTHER PROPERTY: NA
CODES & TAXES: NA

