



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 June 23, 2022

## 1. Call to Order

## 2. Approval of Agency Minutes

June 9, 2022

## 3. Old Business

723 Roberts– Revisit reversion  
1226 Whitesboro St.

## 4. New Business

1102 & 1104 Howard Ave.  
101 Mathews Ave.  
Transfer of Funds

## 5. Executive Session

## 6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – June 9, 2022  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

**OTHERS ATTENDING:** Brian Thomas, Cathy Mack, Stephanie DiGiorgio, Assistant Corporation Counsel

**Excused:** Joseph Burke

**CALL TO ORDER:** By Brian Thomas at 9:40am

**ITEM #1 Approval of Agency Minutes**

Joseph Betrus made a motion to approve the minutes from the May 26, 2022 URA meeting. The motion was seconded by Michael Mahoney and passed unanimously.

**Old Business**

---

**Item #2 – Revisit Reversion of 723 Roberts Street**

Attorney David Goldbas attended the May 12<sup>th</sup> meeting to contest the reversion of the property. The Board gave them 30 days to pull all permits, supply a timeline of what repairs need to be made and when they would be completed as well as to show financial ability.

Attorney David Goldbas appeared before the URA Board again today. He supplied financial documentation as well as a report from Zangrilli Engineering detailing the work that has been completed and the remaining work that needs to be completed to bring the property up to code. Attorney Goldbas said that no permits were pulled because they were waiting to hear the decision from the board on the reversion. The Board told Attorney Goldbas that they needed to pull all necessary permits for work to be done on the properties and to establish a time frame for work to be completed once the permits are pulled. There also seem to be an issue with the next door neighbor storing his “scrapping” materials on the side of their property creating an issue of debris piling up. They have tried to deal with him but they are intimidated by him and his large dogs. Mayor Palmieri asked that Attorney Goldbas reach out to the next door neighbor on behalf of the owners with a Cease and Desist letter to try and alleviate this problem. Attorney Goldbas agreed to take care of this moving forward.

Mayor Palmieri made a motion to table this until the next meeting where Attorney Goldbas will present proof of all permits pulled, a time frame for remaining repairs and proof of an attempt (Letter) made to the next door neighbor to have him Cease and Desist with storing the “scrapping” materials on their property. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

**New Business**

---

**Item #3 – 1226 Whitesboro Street**

An offer was received from Eddy Soriano in the amount of \$250.00 for the property at 1226 Whitesboro Street. The bidder plans to create additional parking for his property at 1224 Whitesboro Street. A second offer was received from George Waters in the amount of \$250.00. The bidder plans to create additional parking for his property at 1228 Whitesboro Street.

Marques Phillips made a motion to table this for 2 weeks asking that the Bidders come up with a plan that would benefit both of them and if they were unable to do this the Board would make a decision at the next meeting. The motion was seconded by Mike Mahoney and passed unanimously.

**ITEM #4 - Approval of Public Authorities Accountability Act Documents**

Annual review of documents prior to submitting in accordance with Public Authorities Act

The Public Authorities Reform Act of 2009 (Chapter 506 of the Laws of 2009) requires many measures designed to improve the oversight and accountability of NY's Public Authorities. Reporting requirements including Mission Statements, Measurement Reports, Internal Control Statements, Investment Report and Policy, Procurement Report and Policy and Operation and Accomplishments reporting will provide more information on authority operations. In addition, the State Comptroller is granted discretion to review certain public authority contracts ensuring a higher level of oversight of public authority contracts.

All documents related to this were emailed to Board members.

Michael Mahoney made a motion to approve the annual PAAA documents as presented. The motion was seconded by Lonnie Jenkins and passed unanimously.

**ITEM #5 - Adjournment**

Marques Phillips made a motion to adjourn the meeting at 10:06am. The motion was seconded by Mike Mahoney and passed unanimously.

Respectfully submitted this 9<sup>th</sup> day of June, 2022 by Cathy Mack

## Old Business

### **Revisit Reversion of 723 Roberts St. and 723 ½ Roberts St. – Owner Contesting**

Attorney David Goldbas, attended the May 12<sup>th</sup> meeting and the June 9<sup>th</sup> meeting of the URA Board to contest the reversion of the property on behalf of the owners.

The board made a motion to table the decision until the June 23<sup>rd</sup> 2022 URA meeting at which time Attorney Goldbas will present proof of all permits pulled, a time frame for remaining repairs and proof of an attempt (Letter) made to the next door neighbor to have him Cease and Desist with storing the “scrapping” materials on their property.



**ADDRESS OF PROPERTY:**

**LOT SIZE: 40 x 120**

**CITY ACQUIRED: : 3-11-2020**

**1226 Whitesboro St.**

**ASSESSMENT: \$2,700.00**

**PROPERTY CLASS: 311 – RES VAC LAND**

The Board made a motion to table this until the June 23<sup>rd</sup> meeting asking that the Bidders come up with a plan that would benefit both of them and if they were unable to do this the Board would make a decision at this meeting.

1. BIDDER: Eddy C Soriano  
BIDDER'S ADDRESS: 12 Highland Woods Blvd., Highland Mills, NY 10930  
OFFER: \$250.00  
REPAIR ESTIMATE: N/A  
PLANS: Create additional parking  
FUNDS AVAILABLE: N/A  
OTHER PROPERTY CODES & TAXES: 1224 Whitesboro St.

2. BIDDER: George Waters  
BIDDER'S ADDRESS: 65 Bridle Lane, Hicksville, NY 11081  
OFFER: \$250.00  
REPAIR ESTIMATE: N/A  
PLANS: Create additional parking  
FUNDS AVAILABLE: N/A  
OTHER PROPERTY: 1216 Ash, 701 Cooper St., 703 Cooper St., 1230 Court, 1021 Erie St., 108 Gold St. 110 Gold St., 911 Mary St., 1008 Mary St., 730-732 Noyes St., 2 Saratoga St., 4 Saratoga St., 6 Saratoga St., 1100 Stark St., 1202 Stark St., 1204 Stark St., 918 Sunset Ave., 1010-1012 Sunset Ave., 724 Warren St., 1228 Whitesboro St., 702 Huntington St., 1218 Hart St.

CODES & TAXES:



New Business

**ADDRESS OF PROPERTY:**

**1102 & 1104 Howard Ave.**

**LOT SIZE: 45 x 87**

**ASSESSMENT: \$500.00**

**LOT SIZE: 60 x 130**

**ASSESSMENT: \$500.00**

**CITY ACQUIRED: 5-08-2002**

**PROPERTY CLASS: 311 – RES VAC LAND**

**CITY ACQUIRED: 2-18-2003**

**PROPERTY CLASS: 311 – RES VAC LAND**

1. BIDDER: David Giglio  
BIDDER'S ADDRESS: 13 Hopper St., Utica, NY  
OFFER: \$1,500.00  
REPAIR ESTIMATE: N/A  
PLANS: Create additional parking \*(Would require zoning approval)\*  
FUNDS AVAILABLE: NA  
OTHER PROPERTY: 1101 Howard Ave., 13 Hopper St., 1129 – 1131 West St., 302 Jefferson St., 514 Jefferson St., 1553 Brinckerhoff Ave., 1302 Oswego St., 1324 Butternut St., 1921 Butterfield St., 1415 Finke Ave., 1908 Whitesboro St., 1013 Brayton Park Pl. 1173 Leeds St., 1171 Leeds St., 1211 South St., 1919 Holland Ave., 118 Clinton Pl., 12 Faxton St.
- CODES & TAXES: **1101 Howard Ave is in the June 24 foreclosure batch. 1606 Genesee & 12 Avery are in the next foreclosure batch & 4 6 Avery is in the list pending that we are filing on Tuesday (for the 2023 foreclosure).**



**ADDRESS OF PROPERTY:**

**LOT SIZE: 82.7 x 81**

**CITY ACQUIRED: : 3-09-2015**

**101 Mathews St.**

**ASSESSMENT: \$6,300.00 (land)**

**PROPERTY CLASS: 310 - Res Vac**

1. BIDDER: Nancy J. Bownds  
BIDDER'S ADDRESS: 16 Winner Ave. Utica (Own) **Purple Outline**  
OFFER: \$1,000.00  
REPAIR ESTIMATE: N/A  
PLANS: Landscape  
FUNDS AVAILABLE: NA  
OTHER PROPERTY CODES & TAXES: 14 Winner Ave.
  
2. BIDDER: Edward Ford  
BIDDER'S ADDRESS: 119 Mathews Ave., Utica (own) **Red Outline**  
OFFER: \$1,000.00  
REPAIR ESTIMATE: N/A  
PLANS: Landscape  
FUNDS AVAILABLE: NA  
OTHER PROPERTY CODES & TAXES: 318.22-1-79, 318.22-1-80 (Mathews Ave)
  
3. BIDDER: Vincent Holdings, LLC  
BIDDER'S ADDRESS: 100 Mathews Ave. Utica  
OFFER: \$5,000.00  
REPAIR ESTIMATE: \$25,000.00  
PLANS: Fence, Landscape, Pave, Create additional parking  
FUNDS AVAILABLE: \$200,000.00  
OTHER PROPERTY CODES & TAXES: 1606 Genesee St., 98 Genesee St., 4-6 Avery Pl., 12 Avery Pl.



## **Transfer within cost centers**

The following transfer need Agency Board approval:

<b>From:</b>	CU58620.216	Property Acquisition	\$400.00
<b>To:</b>	CU58620.203	Auto Equipment	\$400.00

Transfer within cost centers to cover the cost of a trailer hitch to tow a lawn mower.