

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 July 28, 2022

1. Call to Order

2. Approval of Agency Minutes

July 14, 2022

3. Old Business

4. New Business

1220 Neilson St.

1407 Taylor Ave.

932-934 Schuyler St.

816 Catherine St.

804 Blandina St.

Approval/Acceptance of Annual Audit & Annual Report

5. Executive Session

6. Adjournment

CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – July 14, 2022
1 KENNEDY PLAZA, UTICA, NEW YORK 13502

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

OTHERS ATTENDING: Cathy Mack, Gene A. Allen, Stephanie DiGiorgio, Assistant Corporation Counsel

Excused: Councilman Robert Burmaster

CALL TO ORDER: By Mike Mahoney at 9:35am

ITEM #1 Approval of Agency Minutes

Councilman Joseph Betrus made a motion to approve the minutes from the June 23, 2022 URA meeting. The motion was seconded by Lonnie Jenkins and passed unanimously.

Old Business

Item #2 – 1710 Whitesboro St.

An offer was received from Najeeba Dalawar in the amount of \$1,000.00 for the property at 1710 Whitesboro Street. The bidder plans to create additional parking for her property at 1708 & 1706 Whitesboro Street.

Mike Mahoney with the factors established by the Agency having been considered made a motion to accept the offer from Najeeba Dalawar. The motion was seconded by Joseph Burke and passed unanimously.

New Business

Item #3 – 2160 Broad St.

An offer was received from Patricia A. Caruso (former owner) in the amount of \$30,000.00 for the property at 2160 Broad St. The bidder plans to continue operating his existing businesses at the property. A second offer was received from Artur Pyrda/Automation Experts in the amount of \$150,711.00. The bidder plans to maintain the property as commercial use for his adjacent business.

Patricia Caruso was represented by David Caruso who reduced the offer to \$5,300.00. Bidder #2 stated that they had reached an agreement with Mr. Caruso to purchase the equipment in the building and to hire him to perform maintenance on their fleet vehicles for the duration that he occupies the building. They also agreed to allow Mr. Caruso's wife to continue operating the Hair Salon... Marques Phillips asked Mr. Caruso if he was amenable to this arrangement and Mr. Caruso said yes.

After coming out of Executive Session, with the factors established by the Agency having been considered made a motion to accept the offer from bidder #2 in the amount of \$150,711.00 for the property at 2160 Broad St. The motion was seconded by Lonnie Jenkins and passed unanimously.

Item #4 –Executive Session.

At 9:52am Mike Mahoney made a motion to go into Executive Session to discuss the sale of the property at 2160 Broad St. The motion was seconded by Mayor Robert Palmieri and passed unanimously.

At 10:02am Councilman Joseph Betrus made a motion to come out of Executive Session. The motion was seconded by Joseph Burke and passed unanimously.

ITEM #6 - Adjournment

Joseph Burke made a motion to adjourn the meeting at 10:04am. The motion was seconded by Mike Mahoney and passed unanimously.

Respectfully submitted this 14th day of July, 2022 by Gene A. Allen

New Business

ADDRESS OF PROPERTY:

1220 Neilson St. (\$250.00)

LOT SIZE: 26 x 103

ASSESSMENT: \$2,700.00

CITY ACQUIRED: : 9-25-2001

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER:	Agnes Kulick
BIDDER'S ADDRESS:	823 Warren St., Utica, NY
OFFER:	\$250.00
REPAIR ESTIMATE:	N/A
PLANS:	Landscape
FUNDS AVAILABLE:	NA
OTHER PROPERTY CODES & TAXES:	1218 Neilson



ADDRESS OF PROPERTY:

LOT SIZE: 36 x 95

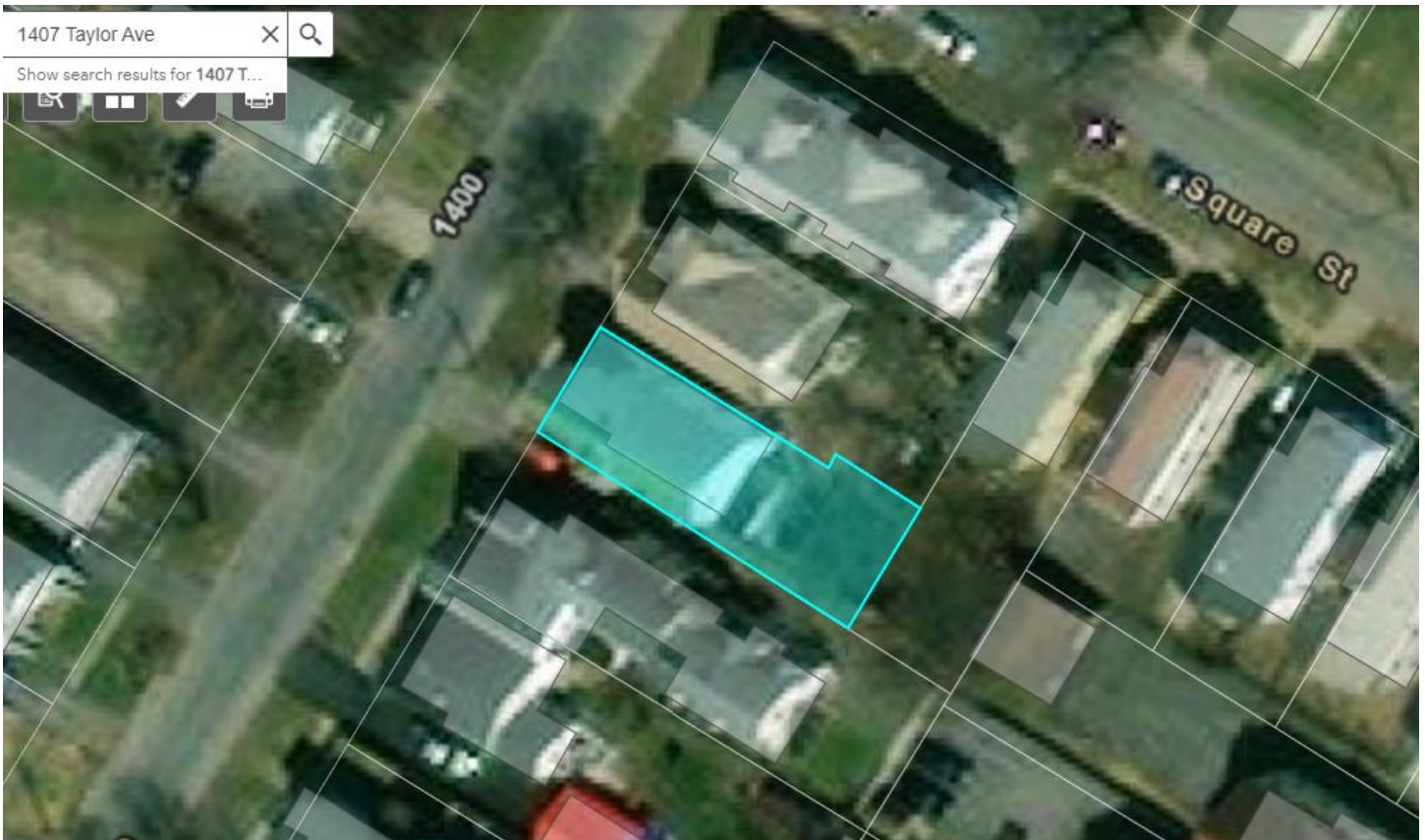
CITY ACQUIRED: : 1-8-2018

1407 Taylor Ave. (\$250.00)

ASSESSMENT: \$3,400.00

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER:	Yajaira Almanzer
BIDDER'S ADDRESS:	1413 Taylor Ave., Utica, NY
OFFER:	\$250.00
REPAIR ESTIMATE:	N/A
PLANS:	Landscape
FUNDS AVAILABLE:	NA
OTHER PROPERTY CODES & TAXES:	



ADDRESS OF PROPERTY:

LOT SIZE: 26 x 103

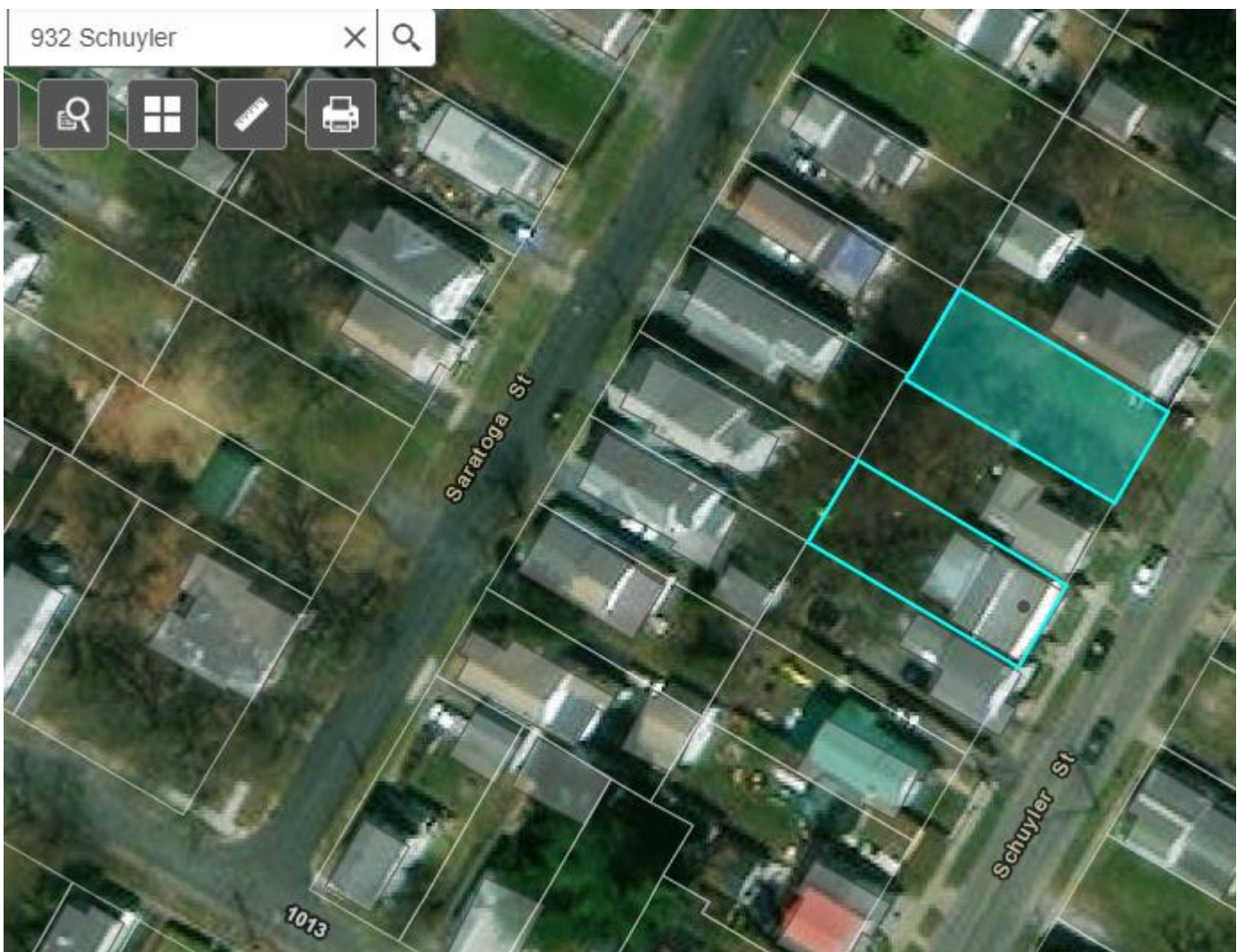
CITY ACQUIRED: : 2-11-2012

932-934 Schuyler St. (\$750.00)

ASSESSMENT: \$2,700.00

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER:	Edgar Avila
BIDDER'S ADDRESS:	1 Trinity Pl., Spring Valley, NY
OFFER:	\$750.00
REPAIR ESTIMATE:	N/A
PLANS:	Fence & Pave
FUNDS AVAILABLE:	NA
OTHER PROPERTY CODES & TAXES:	In process of buying 938-940 Schuyler



ADDRESS OF PROPERTY:

LOT SIZE: 40 x 128

CITY ACQUIRED: : 3-11-2022

816 Catherine St. (\$18,000.00)

ASSESSMENT: \$34,700.00

PROPERTY CLASS: 220 - 2 Family Res

1. BIDDER: Hla Do
BIDDER'S ADDRESS: 1635 Seymour Ave. Utica, NY 13501 (rent)
OFFER: \$20,000.00
REPAIR ESTIMATE: \$5,500.00
PLANS:
FUNDS AVAILABLE: \$25,664.00
OTHER PROPERTY NA
CODES & TAXES: NA

2. BIDDER: Aung Soe
BIDDER'S ADDRESS: 1023 Park Ave., Utica, NY 13501 (own)
OFFER: \$7,777.77
REPAIR ESTIMATE: \$18,700.00
PLANS: Renovate for Income Property
FUNDS AVAILABLE: 47,303.75
OTHER PROPERTY
CODES & TAXES:

3. BIDDER: Mowlid Hussein & Arbai Majeni
BIDDER'S ADDRESS: 703 Elizabeth St., Utica (own) 1406 Dudley Ave. (rent)
OFFER: \$18,000.00
REPAIR ESTIMATE: \$30,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$49,276,17
OTHER PROPERTY
CODES & TAXES:

4. BIDDER: Zoila Baez & Feila Baez
BIDDER'S ADDRESS: 1552 Brinckerhoff Ave., Utica 13501 (Relative)
OFFER: \$18,000.00
REPAIR ESTIMATE: \$14,500.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$40,910.98
OTHER PROPERTY NA
CODES & TAXES: NA



ADDRESS OF PROPERTY:

LOT SIZE: 30 x 120

CITY ACQUIRED: : 3-11-2022

408 Blandina St. (\$18,000.00)

ASSESSMENT: \$37,800.00

PROPERTY CLASS: 110 - 1 Family Res

1. BIDDER:	Santa Maribel Garcia Durante
BIDDER'S ADDRESS:	712 Second St., Utica, NY 13501 (rent)
OFFER:	\$10,000.00
REPAIR ESTIMATE:	\$13,685
PLANS:	Occupy for primary residence
FUNDS AVAILABLE:	\$25, 191.57
OTHER PROPERTY	NA
CODES & TAXES:	NA



Approval/Acceptance of URA Annual Audit and Final Report

On July 21, 2022 (prior to the July 28, 2022) URA Board meeting all Board members were provided with an electronic copy of the official results of the URA Audit for the year ending March 31, 2022 and the Final Report. Board members were asked to review the documents for possible approval/acceptance of them at the July 28, 2022 URA meeting.