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CHAIRMAN

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EXECUTIVE DIRECTOR

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Urban Renewal Agency Meeting Agenda August 25, 2022

1. Call to Order

2. Approval of Agency Minutes July 28, 2022

3. Old Business 932-934 Schuyler St.

4. New Business 713 & 715 Oswego 3 5 Waverly Pl. 1502 Miller St. 35 Faxton St.

5. Executive Session

6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – July 28, 2022
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Marques Phillips was excused at 10:01am

CALL TO ORDER: By Brian Thomas at 9:36am

ITEM #1 Approval of Agency Minutes

Mike Mahoney a motion to approve the minutes from the July 14, 2022 URA meeting. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

New Business

Item #2 – 1220 Neilson St.

An offer was received from Agnes Kulick in the amount of \$250.00 for the property at 1220 Neilson Street. The bidder plans to landscape this property. At the time of review, the bidder was not present. Mike Mahoney made a motion to table the offer. The motion was seconded by Marques Phillips and passed unanimously. Before the end of the meeting Charles Kulick appeared before the board representing his grandmother Agnes Kulick. Mayor Robert M. Palmieri made a motion to withdraw the motion to table the offer. The motion was seconded by Mike Mahoney and passed unanimously.

Mayor Robert M. Palmieri with the factors established by the Agency having been considered made a motion to accept the offer from Agnes Kulick. The motion was seconded by Lonnie Jenkins and passed unanimously.

Item #3 – 1407 Taylor Ave.

An offer was received from Yajaira Almanzar in the amount of \$250.00 for the property at 1407 Taylor Ave. The bidder plans to Fence, landscape and create additional parking on this property.

Mayor Robert M. Palmieri with the factors established by the Agency having been considered made a motion to accept the offer from Yajaira Almanzar contingent that the parking area be fenced. The motion was seconded by Lonnie Jenkins and passed unanimously.

Item #4 – 932 -934 Schuyler St.

An offer was received from Edgar Avila in the amount of \$750.00 for the property at 932-934 Schuyler St. The bidder plans to create additional parking for the property he is purchasing at 938-940 Schuyler St. The bidder was not in attendance

Marques Phillips made a motion to table the offer. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

Item #4 – 816 Catherine St.

An offer was received from Hla Do in the amount of \$20,000.00 for the property at 816 Catherine St. The bidder plans to occupy for primary residence. A second offer was received from Uung Soe in the amount of \$7,777.77. The bidder plans to renovate for Rental/Income property. A third offer was received from Mowlid Hussein and Arbai Mjeni in the amount of \$18,000.00. The bidder plans to Occupy for Primary Residence. A fourth offer was received from Zoila & Feila Baez. The bidder plans to Occupy for Primary Residence.

Mayor Robert M. Palmieri, with the factors established by the Agency having been considered made a motion to accept the offer from bidder #3, Mowlid Hussein and Arbai in the amount of \$18,000.00 for the property at 816 Catherine St. The motion was seconded by Mike Mahoney and passed unanimously.

Item #5 – 804 Blandina St.

An offer was received from Santa Maribel Garcia Durante in the amount of \$10,000.00 for the property at 804 Blandina St. The bidder plans to Occupy for Primary Residence.

Mayor Robert M. Palmieri, with the factors established by the Agency having been considered made a motion to accept the offer from Santa Maribel Garcia Durante in the amount of \$10,000.00 for the property at 804 Blandina St. The motion was seconded by Councilman Joseph Betrus and passed unanimously

Item #6 Approval/Acceptance of the Annual Audit and Annual Report

On July 21, 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.

Mike Mahoney made a motion to approve and accept the Annual Audit and Annual Report as presented. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

ITEM #7 - Adjournment

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

Respectfully submitted this 28th day of July, 2022 by Gene A. Allen

ADDRESS OF PROPERTY:

932-934 Schuyler St. (\$750.00)

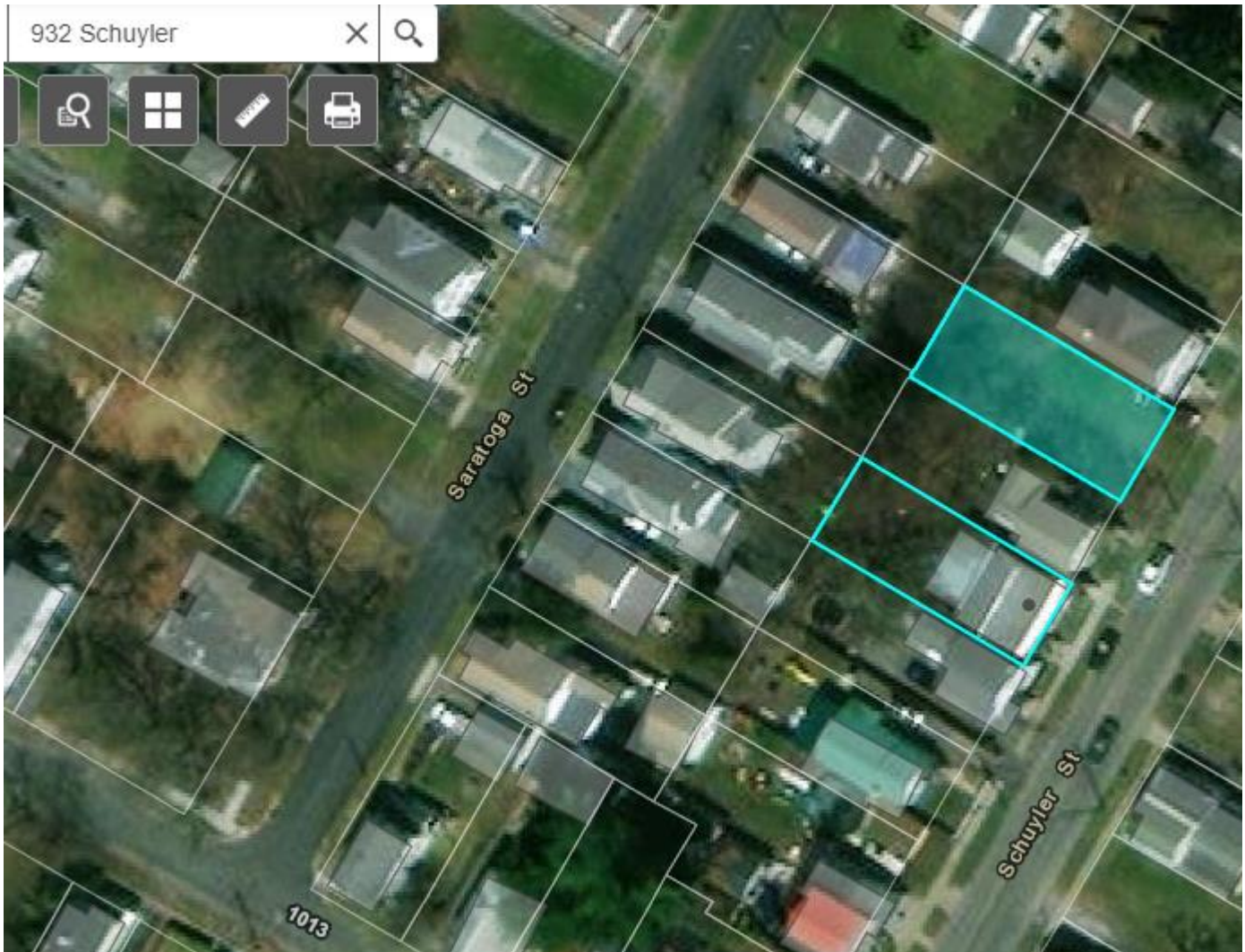
LOT SIZE: 26 x 103

ASSESSMENT: \$2,700.00

CITY ACQUIRED: : 2-11-2012

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 NA



New Business

ADDRESS OF PROPERTY:

LOT SIZE: 40 x 136

LOT SIZE: 40 x 142

CITY ACQUIRED: : 10-17-2000

CITY ACQUIRED: : 12-17-2009

713 & 715 Oswego St. (\$250.00)

ASSESSMENT: \$500.00

ASSESSMENT: \$9,400.00

PROPERTY CLASS: 311 - Res vac land.

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER: Americo D Romero
BIDDER'S ADDRESS: 2221 Oneida St., Utica 13501 (owns)
OFFER: \$500.00
REPAIR ESTIMATE: N/A
PLANS: Fence
FUNDS AVAILABLE: NA
OTHER PROPERTY 1115 Summit Pl, 619 Cooper St., 423 Aiken St.
717 Oswego St. (just purchased)

CODES & TAXES:



ADDRESS OF PROPERTY:

LOT SIZE: 33 x 70

CITY ACQUIRED: : 6-17-22

3-5-Waverly Pl. (\$50,000.00)

ASSESSMENT: \$42,600

PROPERTY CLASS: 220 - 2 Family Res

1. BIDDER: Janette Martinez
BIDDER'S ADDRESS: 3 – 5 Waverly Pl, Utica, NY 13501 (former owner)
OFFER: \$8,500.00
REPAIR ESTIMATE: \$500.00
PLANS: Remain in the house with family
FUNDS AVAILABLE: \$21,402.44
OTHER PROPERTY CODES & TAXES: NA

2. BIDDER: Philippa Evi-Parker & Oghene Koie Evi-Parker (own)
BIDDER'S ADDRESS: 31 Higby Rd., Utica NY 13501 (rent)
OFFER: \$20,000.00
REPAIR ESTIMATE: \$55,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$68,809.95 (insufficient funds)
OTHER PROPERTY CODES & TAXES: NA



ADDRESS OF PROPERTY:

LOT SIZE: 47 x 87

LOT SIZE: 40 x 115

CITY ACQUIRED: 6-17-2022

CITY ACQUIRED: 2-11-2012

1502 Miller & 1506 Miller St. (\$50,000.00)

ASSESSMENT: \$38,000.00

ASSESSMENT: \$400.00

PROPERTY CLASS: 411 – Apartment

PROPERTY CLASS: 311 - Res vac land

1. BIDDER: Joyrai Htoo Lea & Gay Ler Paw
BIDDER'S ADDRESS: 1502 Miller St. Apt. 1, Utica, NY 13501 (former owner)
OFFER: \$17,426.00
REPAIR ESTIMATE: \$0.00
PLANS: Continue to live in the building with family
FUNDS AVAILABLE: \$50,809.63
OTHER PROPERTY CODES & TAXES: NA
Open CLPPP+ Case Existing Lead Hazards – Oneida County Health
2. BIDDER: Senad Zukic
BIDDER'S ADDRESS: 616 Blandina St., Utica, NY 13501 (own)
OFFER: \$36,000.00
REPAIR ESTIMATE: \$7,000.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$49,900.00
OTHER PROPERTY CODES & TAXES: 1209 Blandina St. (Neilson St.?)
3. BIDDER: JCR 108 Inc. – Carlos Remache
BIDDER'S ADDRESS: 10 Sherman Pl., Utica, NY 13502 (own)
OFFER: \$49,000.00
REPAIR ESTIMATE: \$16,500.00
PLANS: Occupy for Primary Residence –
Daughters Maral Guaman & Stacy Remache
FUNDS AVAILABLE: \$68,607.66
OTHER PROPERTY CODES & TAXES: 20 Newell St., 8 Shaw St.
4. BIDDER: Zohar Badaw
BIDDER'S ADDRESS: 1503 Miller St., Utica, NY (own)
OFFER: \$50,000.00
REPAIR ESTIMATE: \$13,000.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$81,263.61
OTHER PROPERTY CODES & TAXES: 706 Mohawk St., Utica, NY
5. BIDDER: Iqbal Hussin Bin nor Husin
BIDDER'S ADDRESS: 1147 Taylor Ave., Utica, NY 13501 (rent)
OFFER: \$55,000.00
REPAIR ESTIMATE: \$0.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$81,145.35
OTHER PROPERTY CODES & TAXES: NA

6. BIDDER: Herik A. Rojas
BIDDER'S ADDRESS: 1736 Armory Dr. Apt. 34E, Utica, NY (rent)
OFFER: \$55,000.00
REPAIR ESTIMATE: \$30,000.00
PLANS: Occupy for Primary Residence/Renovate for Rental/Income Property
FUNDS AVAILABLE: \$145,430.91
OTHER PROPERTY CODES & TAXES: NA
7. BIDDER: Elizabeth J. Harvilla
BIDDER'S ADDRESS: 1543 Taylor Ave., Utica, NY 13501 (rent)
OFFER: \$42,500.00
REPAIR ESTIMATE: \$5,400.00
PLANS: Occupy for Primary Residence/Renovate for Rental/Income Property
FUNDS AVAILABLE: \$72,644.65
OTHER PROPERTY CODES & TAXES: NA



ADDRESS OF PROPERTY:

LOT SIZE: 55 x 130

CITY ACQUIRED: : 6-17-22

35 Faxton St. (\$60,000.00)

ASSESSMENT: \$41,000

PROPERTY CLASS: 210 - 1 Family Res

1. BIDDER: Aung Myint Soe
BIDDER'S ADDRESS: 1023 Park Ave., Utica, NY 13501 (own)
OFFER: \$7777.77
REPAIR ESTIMATE: \$13,900.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$61,208.07
OTHER PROPERTY NA
CODES & TAXES:

2. BIDDER: Abdirham Awu Mwalinu & Safiya Osman
BIDDER'S ADDRESS: 1521 Dudley Ave., Utica, NY 13501 (rent)
OFFER: \$30,000.00
REPAIR ESTIMATE: \$16,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$46,270.89
OTHER PROPERTY NA
CODES & TAXES: NA

3. BIDDER: Dwight Johnson
BIDDER'S ADDRESS: 1501 Martin St., Utica, NY 13502 (own)
OFFER: \$25,000.00
REPAIR ESTIMATE: \$21,900.
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$51,583.83
OTHER PROPERTY 915 Saratoga St., 745 South St., 1663 Howard Ave., 920 Columbia St.
1000 Columbia St.
CODES & TAXES:

4. BIDDER: Soda Thram
BIDDER'S ADDRESS: 18922 Elkhart, Harperwoods, MI 48225 (own)
OFFER: \$60,000.00
REPAIR ESTIMATE: \$34,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$95,757.64
OTHER PROPERTY NA
CODES & TAXES: NA

