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CHAIRMAN

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Urban Renewal Agency Meeting Agenda January 12, 2023

1. Call to Order

2. Approval of Agency Minutes

December 22, 2022

3. New Business

1016, 1018 & portion of 1022 Park Avenue and #318.58-2-75

500 Columbia Street

923 Blandina St.

811 Chestnut St.

123 Harding St.

418 & 420 Mandeville St.

1611 Steuben St.

Transfer of Funds

4. Adjournment

CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES –December 22, 2022
1 KENNEDY PLAZA, UTICA, NEW YORK 13502

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

OTHERS ATTENDING: Brian Thomas, Cathy Mack, Gene A. Allen

EXCUSED: Councilman Robert Burmaster, Joseph Burke

CALL TO ORDER: By Brian Thomas at 9:37 am

ITEM #1 Approval of Agency Minutes

Councilman Joseph Betrus made a motion to approve the minutes from the December 8, 2022 URA meeting. The motion was seconded by Lonnie Jenkins and passed unanimously.

Old Business

Item #2 No Old Business.

New Business

Item #3 Re-Appropriation of Fund Balance

A request was made for an Appropriation of Fund Balance in the amount of \$70,000.00 to provide the local match for a grant of \$623,000 from the State Environmental Facilities Corporation to convert the eastern portion of the URA-owned Car Park parking lot into a multi-purpose event space utilizing ‘green’ infrastructure.

This appropriation was originally approved by the UURA Board at its February 11, 2021 meeting in the previous fiscal year; however, draw-down of funds was not necessary until recently, thereby necessitating a re-appropriation in the current fiscal year.

From: URA Fund Balance	\$ 70,000.00
To: CU58620 441 Contracted Services	\$ 70,000.00

A motion was made by Marques Phillips to approve the appropriation. The motion was seconded by Councilman Joseph Betrus and passed unanimously

Item #4 Transfer of funds

A request was made to transfer within cost centers to cover the purchase of equipment for Paul Buckley.

From:	CU58620.421 Heat	\$3,500.00
To:	CU58620.214 Computer Equipment	\$3,500.00

A motion was made by Mike Mahoney to approve the transfer. The motion was seconded by Lonnie Jenkins and passed unanimously

ITEM #5 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 9:47 am. The motion was seconded by Lonnie Jenkins and passed unanimously.

Respectfully submitted this 22nd day of December, 2022 by Gene A. Allen

ADDRESS OF PROPERTY:

1016, 1018 & portion of 1022 Park Avenue and #318.58-2-75

At its August 26, 2021 meeting, the Utica Urban Renewal Agency Board gave its approval to enter into an option agreement with Artspace Projects, Inc. for land along Park Avenue for the purposes of developing an affordable live/work project for individuals and their families, consisting of approximately forty apartment units and ancillary uses.

With all necessary funding in place to undertake the project and Final Site Plan approval granted by the City Planning Board, Artspace Projects, Inc. would like to exercise its option and move forward with the contemplated sale of the parcels in question. As provided for in the option agreement, the purchase price of the land in question is \$12,500.

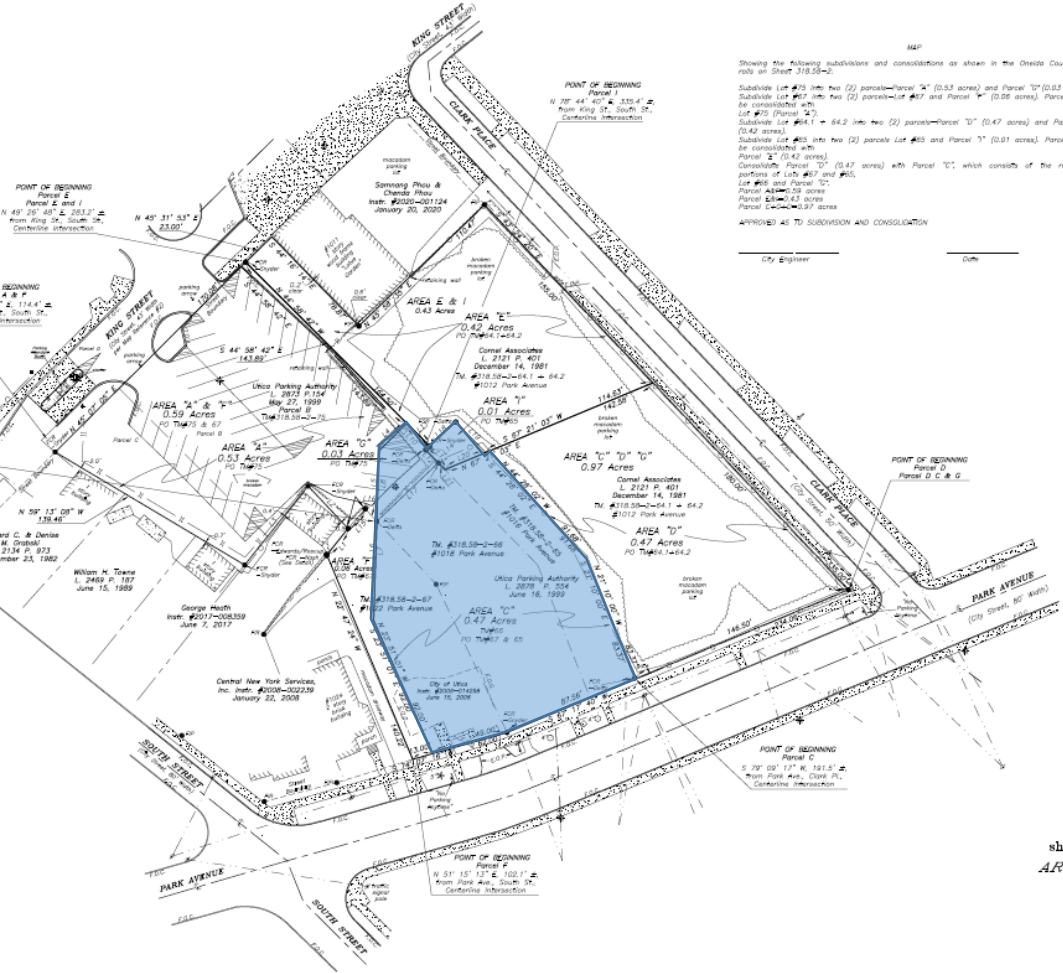
Construction is anticipated to begin in Spring 2023.

- DEED REFERENCES
Carnel Associates
Liber 2121 of Deeds of Page 401
Dated December 14, 1981
Recorded December 16, 1981
(Tax Map Number 318.58-2-64.1 & 64.2)
Utica Parking Authority
Liber 2878 of Deeds of Page 554
Dated June 16, 1999
Recorded July 21, 1999
(Tax Map Number 318.58-2-65 & 66)
Utica Parking Authority
Liber 2873 of Deeds of Page 154
Dated May 27, 1999
Recorded June 15, 1999
(Tax Map Number 318.58-2-75)
City of Utica
Instrument Number 2000-014288
Dated June 15, 2000
Recorded July 10, 2000
(Tax Map Number 318.58-2-67)



MAP REFERENCES
partly belonging to Quentin Macklum, by
&c., dated March 28, 1895 and recorded
1 in the Onondaga County Clerk's Office in Map
Page 19.
"West Parking Lot", by Maria Northeast, dated
1995 and recorded December 29, 1995 in
County Clerk's Office in Map Roll 1655,
and Boundary Survey, King Street and
Lots of The Utica Parking Authority", by
survey of land Surveying L.P.S. dated August
of an file in the City of Utica Engineering
City Hall, 11 Kennedy Plaza, Utica, New York
Topographic Map of Property of Utica
only", by Susan M. Ancker, Professional
P.L.L.C., dated January 17, 2002.

(If any) are shown on this survey
additional to a survey map bearing
1881 & a portion of section 7203,
THE STATE EDUCATION LAW.
and of this survey received with an
attached to be with this survey.
(L.S. No. 5532) (L.P.S.) do hereby
attest that the above is a true and
correct copy of the original
of this survey, by the A.C.S.
I, only, at the following:
L.P.



showing
ARTSP:
T.M. :
CIT
Dated: December
Survey and Map by
Suz

ADDRESS OF PROPERTY: 500 Columbia Street

At a Special Meeting held on July 6, 2021, the Utica Urban Renewal Agency Board approved its Findings as it related to the condemnation of a number of parcels that lie within the footprint of the Wynn Hospital campus footprint, including 500 Columbia Street.

Pursuant to the legal proceedings that govern the eminent domain process, Judge Bernadette T. Clark found that the UURA's exercise of its eminent domain authority was proper and appropriate. On that basis, a court order was issued a court order on August 12, 2022, to which the parties stipulated, that an acquisition map be filed with the Oneida County Clerk, at which point title for the property vested in the Utica Urban Renewal Agency as the condemning authority on behalf of Mohawk Valley Health Systems (MVHS).

At this time, MVHS would like to move forward with the transfer of the property from the Utica Urban Renewal Authority so as to demolish the building and construct a surface parking lot ahead of the opening of Wynn Hospital in October 2023.



ADDRESS OF PROPERTY:

923 Blandina Street (\$250.00)

LOT SIZE: 40 x 120

ASSESSMENT: \$800.00

CITY ACQUIRED: 9/23/2022

PROPERTY CLASS: 311 Vacant Res.

- | | |
|-------------------|--|
| 1. BIDDER: | Nezir Buco, |
| BIDDER'S ADDRESS: | 925 Blandina St., Utica 13501 (own) |
| OFFER: | \$ 250.00 |
| REPAIR ESTIMATE: | NA |
| PLANS: | Fence, Landscape, Pave, Create Additional Parking (already done) |
| FUNDS AVAILABLE: | NA |
| OTHER PROPERTY | NA |
| CODES & TAXES: | NA |



ADDRESS OF PROPERTY:

LOT SIZE: 40 x 100

CITY ACQUIRED: 6/17/2022

811 Chestnut Street (\$40,000.00)

ASSESSMENT: \$22,000.00

PROPERTY CLASS: 210 - 1 Family Res.

1. BIDDER: Nicholas Kiley (in trust for former owner – mother Lisa Oglesby))
BIDDER'S ADDRESS: 10991 Deluna St., Las Vegas, NV 89141
OFFER: \$ 8,600.00
REPAIR ESTIMATE: NA – already living in house
PLANS: Occupy for Primary Residence (Lisa Oglesby)
FUNDS AVAILABLE: \$175,000.00
OTHER PROPERTY: NA
CODES & TAXES: NA



ADDRESS OF PROPERTY:

LOT SIZE: 38.67 x 74.5

CITY ACQUIRED: 6/17/2022

123 Harding Street (\$60,000.00)

ASSESSMENT: \$36,700.00

PROPERTY CLASS: 220 - 2 Family Res.

1. BIDDER: Eh Ka Paw
BIDDER'S ADDRESS: 1423 Conkling Ave., Utica, NY 13501
OFFER: \$ 18,000.00
REPAIR ESTIMATE: \$3,300.00
PLANS: Occupy for Primary Residence/Renovate for Income/Rental
FUNDS AVAILABLE: \$25,578.43
OTHER PROPERTY CODES & TAXES: NA
Trash & Garbage on the Porch 1-6-23

2. BIDDER: Roger Vaquervano & Ada Valdervamos (former owner)
BIDDER'S ADDRESS: 31 Chestnut St., Milford MA 317517 (own)
131 Harding Pl. Utica, NY 13501 (own)
OFFER: \$ 5,000.00
REPAIR ESTIMATE: \$ 1,000.00
PLANS: Renovate for Income/Rental
FUNDS AVAILABLE: \$6,642.18
OTHER PROPERTY CODES & TAXES: 517 Jefferson St., 917 Sunset Ave, 1216 City St., 1205 Noyes
131 Harding MVWA 6-14-21 No seal, needs soil,



ADDRESS OF PROPERTY:

418 & 420 Mandeville St. (\$18,000.00)

LOT SIZE: 40 x 100

ASSESSMENT: \$28,000.00

CITY ACQUIRED: 6/17/2022

PROPERTY CLASS: 280 - Res Multiple.

1. BIDDER: Josefina Reynoso
BIDDER'S ADDRESS: 1316 Brinckerhoff Ave. Utica, NY 13501 (own)
OFFER: \$ 8,000.00
REPAIR ESTIMATE: \$17,800.00
PLANS: Occupy for Primary Residence (Cousin)
FUNDS AVAILABLE: \$97,504.23
OTHER PROPERTY 407 Bacon St., 1120 Brinckerhoff Ave, 916 Shaw St., 2118 Whitesboro St.
CODES & TAXES:

2. BIDDER: James Beard
BIDDER'S ADDRESS: 1022 Knox St., Utica, NY 13501 (own)
OFFER: \$ 10,000.00
REPAIR ESTIMATE: \$ 20,000.00
PLANS: Occupy for Primary Residence/Renovate for Rental/Income Property
FUNDS AVAILABLE: \$
OTHER PROPERTY 1021 Green St.
CODES & TAXES:

3. BIDDER: Diana Torres (rent)
BIDDER'S ADDRESS: 621 court St., Utica, NY 13502
OFFER: \$ 13,000.00
REPAIR ESTIMATE: \$ 8,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$
OTHER PROPERTY NA
CODES & TAXES: NA



ADDRESS OF PROPERTY:**1661 Steuben St. (\$30,000.00)****LOT SIZE: 40 x 120****ASSESSMENT: \$41,200.00****CITY ACQUIRED: 9/23/2022****PROPERTY CLASS: 220 - 2 Family Res.**

1. BIDDER: LaMonica Arnold
BIDDER'S ADDRESS: 609 Cosby Rd, Utica NY 13502
OFFER: \$ 15,000.00
REPAIR ESTIMATE: \$5,000.00
PLANS: ?
FUNDS AVAILABLE: \$50,000.00
OTHER PROPERTY NA
CODES & TAXES: NA
2. BIDDER: Amar Okanovic
BIDDER'S ADDRESS: 1606 Oneida St., Utica NY 13501 (rent)
OFFER: \$ 15,000.00
REPAIR ESTIMATE: \$60,000.00
PLANS: Occupy for Primary Residence/Renovate for Income/Rental
FUNDS AVAILABLE: \$176,607.85
OTHER PROPERTY NA
CODES & TAXES: NA
3. BIDDER: Benedicto Perez
BIDDER'S ADDRESS: 2083 State Rt. 5, Utica NY 13502 (own)
OFFER: \$ 18,000.00
REPAIR ESTIMATE: \$ 16,500
PLANS: Occupy for Primary Residence (son & girlfriend, baby)
FUNDS AVAILABLE: \$102,029.57
OTHER PROPERTY 1315 Oswego St., 1009 Wager St., 1556 Lincoln Ave., 1525 Steuben St.,
1402 Steuben St., 1500 City St., 1304 Whitesboro St.,
CODES & TAXES: 1304 Whitesboro – infestation – in progress
4. BIDDER: Dimas Alexander Pleitez
BIDDER'S ADDRESS: 69 Fairgrounds Rd., Nantucket, MA 02554 (rent)
OFFER: \$ 20,000.00
REPAIR ESTIMATE: \$13,000.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$98,659.75
OTHER PROPERTY NA
CODES & TAXES: NA
5. BIDDER: Roberto Dominicana Corcino Nunez & Frank Raspante
BIDDER'S ADDRESS: 1916 Grandcourse Ave., Apt. 4A Bronx NY, 10457
6434 State Route 233, Rome, NY 13440
OFFER: \$ 20,000.00
REPAIR ESTIMATE: \$119, 000.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$215,741.92
OTHER PROPERTY NA
CODES & TAXES: NA

6. BIDDER: Vanessa V Timote
 BIDDER'S ADDRESS: 1126 Hilton Ave., Apt.1, Utica, NY 13501 (rent)
 OFFER: \$ 25,000.00
 REPAIR ESTIMATE: \$ 30,000.00
 PLANS: Occupy for Primary Residence/Renovate for Income/Rental
 FUNDS AVAILABLE: \$66,773.07
 OTHER PROPERTY NA
 CODES & TAXES: NA
7. BIDDER: Fermin De Los Santos & Yokasti De Los Santos (rent)
 BIDDER'S ADDRESS: 1316 Mathews Ave., Utica, NY 13502
 OFFER: \$ 25,000.00
 REPAIR ESTIMATE: \$ 30,000.00
 PLANS: Occupy for Primary Residence
 FUNDS AVAILABLE: \$88,323.72
 OTHER PROPERTY NA
 CODES & TAXES: NA
8. BIDDER: Ana Byars & GJ Holding LLC (aka Frank Raspante)
 BIDDER'S ADDRESS: 253 James St., Utica, NY 13501
 6434 Sate Rt. 233, Rome, NY 13440
 OFFER: \$ 30,000.00
 REPAIR ESTIMATE: \$ 47,500.00
 PLANS: Occupy for Primary Residence
 FUNDS AVAILABLE: \$165,869.60
 OTHER PROPERTY NA
 CODES & TAXES: NA
9. BIDDER: Jessica Cabreja & Beariz Fernandez
 BIDDER'S ADDRESS: 1011 Kellogg Ave., Utica, NY 13502 (own)
 OFFER: \$ 30,000.00
 REPAIR ESTIMATE: \$ 23,800.00
 PLANS: Occupy for Primary Residence
 FUNDS AVAILABLE: \$75,158.86
 OTHER PROPERTY NA
 CODES & TAXES: NA
10. BIDDER: Stacy M. Figueroa
 BIDDER'S ADDRESS: 1121 Taylor Ave., Utica, NY 13501 (rent)
 OFFER: \$ 30,000.00
 REPAIR ESTIMATE: \$ 60,000.00
 PLANS: Occupy for Primary Residence/Renovate for Income/Rental
 FUNDS AVAILABLE: \$121,798.79
 OTHER PROPERTY NA
 CODES & TAXES: NA
11. BIDDER: Musheer Alndani
 BIDDER'S ADDRESS: 1112 Parker St., Utica, NY 13502 (rent)
 OFFER: \$ 30,000.00
 REPAIR ESTIMATE: \$ 33,500.00
 PLANS: Occupy for Primary Residence/Renovate for Income/Rental
 FUNDS AVAILABLE: \$63,500.00
 OTHER PROPERTY NA
 CODES & TAXES: NA

- 12 BIDDER: Ali Yahya
BIDDER'S ADDRESS: 31 Carly St., Shelton, CT 06484-309 (rent)
OFFER: \$ 30,000.00
REPAIR ESTIMATE: \$ 20,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$ 61,453.45
OTHER PROPERTY NA
CODES & TAXES: NA
- 13 BIDDER: Moe Kyaw & Hla Hla Win (rent)
BIDDER'S ADDRESS: 1648 West St., Utica, NY 13501
OFFER: \$ 30,000.00
REPAIR ESTIMATE: \$ 18,500.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$ 53,718.91
OTHER PROPERTY NA
CODES & TAXES: NA
- 14 BIDDER: Eusebio Pujols
BIDDER'S ADDRESS: 2 Charter Circle, Ossining, NY 10562 (part of job)
OFFER: \$ 30,000.00
REPAIR ESTIMATE: \$ 8,000.00
PLANS: Occupy for Primary Residence/Renovate for Income/Rental
FUNDS AVAILABLE: \$175,290.05
OTHER PROPERTY 771 Blandina, St. 1675 Steuben St., 1666 Steuben St
CODES & TAXES:
- 15 BIDDER: Carlos Eduardo Rena Uceta
BIDDER'S ADDRESS: 1609 Howard Ave., Utica, NY 13501 (rent)
OFFER: \$ 30,000.00
REPAIR ESTIMATE: \$ 14,500.00
PLANS: Occupy for Primary Residence/Renovate for Income/Rental
FUNDS AVAILABLE: \$59,616.56
OTHER PROPERTY NA
CODES & TAXES: NA
- 16 BIDDER: Manuel A. Sisalima & Maria Carangui
BIDDER'S ADDRESS: 133 Addington Pl., Utica, NY 13501
OFFER: \$ 30,000.00
REPAIR ESTIMATE: \$40,000.00
PLANS: Occupy for Primary Residence/Renovate for Income/Rental (daughter)
FUNDS AVAILABLE: \$73,496.38
OTHER PROPERTY 139 Addington Pl
CODES & TAXES: NA
- 17 BIDDER: Maria Jerez & Diego Alvarez
BIDDER'S ADDRESS: 170 Elmwood Pl., Utica, NY 13501
OFFER: \$ 30,000.00
REPAIR ESTIMATE: \$20,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$ 85,721.13
OTHER PROPERTY 1562 Neilson St
CODES & TAXES: NA

- 18 BIDDER: Tee Kua Mo (own)
BIDDER'S ADDRESS: 509 Mandeville St., Utica, NY 13502
OFFER: \$ 35,000.00
REPAIR ESTIMATE: \$6,250.00
PLANS: Occupy for Primary Residence/Renovate for Income/Rental
FUNDS AVAILABLE: \$52,988.98
OTHER PROPERTY: 17 Watson Pl
CODES & TAXES: NA
- 19 BIDDER: Sauri Bueno
BIDDER'S ADDRESS: 14 Shaw St., Utica, NY 13502 (rent)
OFFER: \$ 40,000.00
REPAIR ESTIMATE: \$ 17,200.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$64,544.10
OTHER PROPERTY: NA
CODES & TAXES: NA
- 20 BIDDER: Claudio Edmundo Muyumbay Avila
BIDDER'S ADDRESS: 1430 Kemble St., Utica, NY 13501 (rent)
OFFER: \$ 40,000.00
REPAIR ESTIMATE: \$ 67,500.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$118,880.33
OTHER PROPERTY: NA
CODES & TAXES: NA
- 21 BIDDER: Chun Liu
BIDDER'S ADDRESS: 1653 Howard Ave. Utica, NY 13501 (rent)
OFFER: \$ 48,000.00
REPAIR ESTIMATE: \$ 20,000.00
PLANS: ?
FUNDS AVAILABLE: \$90,165.58
OTHER PROPERTY: NA
CODES & TAXES: NA
- 22 BIDDER: Josefina Reynoso
BIDDER'S ADDRESS: 1316 Brinckerhoff Ave., Utica, NY 13501
OFFER: \$ 58,000.00
REPAIR ESTIMATE: \$ 18,300.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$ 97,504.19
OTHER PROPERTY: 407 Bacon St., 1120 Brinckerhoff Ave., 916 Shaw St., 1316 Brinckerhoff Ave. 2118 Whitesboro St.
CODES & TAXES: NA



Transfer within cost centers

The following transfer needs Agency approval:

From:	CU58620 421 Heat	\$1,500.00
To:	CU58620 402 Other Supplies	\$1,500.00

Transfer with in cost centers to cover overage from buying plywood and to cover the cost of “No Occupancy” Labels.