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Urban Renewal Agency Meeting Agenda January 26, 2023

1. Call to Order

2. Approval of Agency Minutes January 12, 2023

3. Old Business 1661 Steuben Street

4. New Business 1507 Sunset Avenue 112 Louisa Street 1416 Neilson Street

5. Adjournment

CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES –January 12, 2023
1 KENNEDY PLAZA, UTICA, NEW YORK 13502

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

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

EXCUSED Joseph Burke, Councilman Joseph Betrus excused at 11:00 am

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

ITEM #1 Approval of Agency Minutes

Marques Phillips made a motion to approve the minutes from the December 22, 2022 URA meeting. The motion was seconded by Mike Mahoney and passed unanimously.

Old Business

Item #2 No Old Business.

New Business

Item #3 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.

Local Architect Robert Heinz add Becky St.Claire of Artspace Projects Inc. made and offer 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.

Mayor Robert M. Palmieri with the factors established by the Agency having been considered made a motion to approve The sale of 1016, 1018 & portion of 1022 Park Avenue and #318.58-2-75 in the amount of \$12,500.00 to Artspace Projects, Inc. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

Item #4 500 Columbia St.

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.

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, at their cost, ahead of the opening of Wynn Hospital in October 2023.

Mike Mahoney with the factors established by the Agency having been considered made a motion to approve the Transfer of 500 Columbia St. to Mohawk Valley Health Systems (MVHS). The motion was seconded by Mayor Robert M. Palmieri and passed unanimously.

Item #4 923 Blandina St.

An offer was received from Nezir Buco in the amount of \$250.00 for the lot at 923 Blandina St. The bidder plans to Fence, Landscape Pave, and Create Additional Parking (already completed)

Mayor Robert M. Palmieri with the factors established by the Agency having been considered made a motion to approve The sale of 923 Blandina St., in the amount of \$250.00 to Nezir Buco contingent on the

bidder consolidating both properties. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

Item #5 811 Chestnut St.

An offer was received from Nicholas Kiley in the amount of \$8,600.00 for the property at 811 Chestnut St. The bidder plans to put the property in trust for the former owner, his mother Lisa Oglesby, so she can continue to live in the house.

Mike Mahoney with the factors established by the Agency having been considered made a motion to approve The sale of 811 Chestnut St., in the amount of \$8,600.00 to Nicholas Kiley contingent on the bidder having the property placed in trust. The motion was seconded by Mayor Robert M. Palmieri and passed unanimously.

Item #5 123 Harding Pl.

An offer was received from Eh Ka Paw in the amount of \$18,000.00 for the property at 123 Harding Pl. the bidder plans to Occupy for Primary Residence and Renovate for Income/Rental. A second offer was received from Roger Vaquervano & Ada Valdervamos (former owner) in the amount of \$5,000.00.

A motion was made to discuss this in Executive Session. After coming out of Executive Session Mike Mahoney, with the factors established by the Agency having been considered made a made a motion to award the property to Bidder #1, Eh Ka Paw in the amount of \$18,000.00. The motion was seconded by Marques Phillips and passed unanimously.

Item #6 418 & 420 Mandeville St.

An offer was received from Josefina Reynoso in the Amount of \$8,00.00 for the property at 418 \$ 420 Mandeville St. the bidder plans to occupy for Primary Residence (for her cousin). A second offer was received from James Beard in the amount of \$10,000.00 The bidder plans to Occupy for Primary Residence (mother) and to Renovate for Rental/Income Property. A third offer was received from Diana Torres in the amount of \$13,000.00. the bidder plans to occupy for primary residence.

A motion was made to discuss this in Executive Session. After coming out of Executive Session Mike Mahoney, with the factors established by the Agency having been considered made a made a motion to award the property to Bidder #3, Diana Torres in the amount of \$13,000.00. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Item #7 1661 Steuben St.

An offer was received from LaMonica Arnold, in the amount of \$15,000.00 for the property at 1661 Steuben St. the bidder plans to Occupy for Primary Residence/Renovate for Income/Rental. A second offer was received from Amar Okanovic in the amount of \$15,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Income/Rental. A third offer was received from Benedicto Perez in the amount of \$18,000.00. The bidder plans to Occupy for Primary Residence (son & girlfriend, baby). A fourth offer was received from Dimas Alexander Pleitez in the amount of \$20,000.00. The bidder plans to Renovate for Income/Rental. A fifth offer was received from Roberto Dominicana Corcino Nunez & Frank Raspante in the amount of \$20,000.00. The bidder plans to Renovate for Rental/Income Property. A sixth offer was received from Vanessa V Timote in the amount of \$25,000.00. the bidder plans to Occupy for Primary Residence/Renovate for Income/Rental. A seventh offer was received from Fermin De Los Santos & Yokasti De Los Santos in the amount of \$25,000.00. the bidder plans to Occupy for Primary Residence. An eighth offer was received from Jessica Cabreja & Beariz Fernandez in the amount of \$30,000.00. The bidder plans to Occupy for Primary Residence. A ninth offer was received from Jessica Cabreja & Beariz Fernandez in the amount of \$30,000.00. the bidder plans to Occupy for Primary Residence. A tenth offer was received from Stacy M. Figueroa in the amount of \$30,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Income/Rental. An eleventh offer was received from Musheer Alndani in the amount of \$30,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Income/Rental. A twelfth offer was received from Ali Yahya in the amount of \$30,000.00. The bidder plans to Occupy for Primary Residence. A thirteenth offer was received from Moe Kyaw & Hla Hla Win in the amount of \$30,000.00. The bidder plans to Occupy

for Primary Residence. A fourteenth offer was received from Eusebio Pujols in the amount \$30,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Income/Rental. A fifteenth offer was received from Carlos Eduardo Rena Uceta. In the amount of \$30,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Income/Rental. A sixteenth offer was received from Manuel A. Sisalima & Maria Carangui in the amount of \$30,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Income/Rental (daughter). A seventeenth offer was received from Maria Jerez& Diego Alvarez in the amount of \$30,000.00. The bidder plans to Occupy for Primary Residence. An eighteenth offer was received from Tee Kua Mo in the amount of \$35,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Income/Rental. A nineteenth offer was received from Sauri Bueno in the amount of \$40,000.00. The bidder plans to Occupy for Primary Residence. A twentieth offer was received from Claudio Edmundo Muyumbay Avila in the amount of \$40,000.00. The bidder plans to Occupy for Primary Residence. A twenty-first offer was received from Chun Liu in the amount of \$48,000.00. the bidder plans to Occupy for Primary Residence/Renovate for Income/Rental. A twenty-second offer was received from Josefina Reynoso in the amount of \$58,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Income/Rental

A motion was made to discuss this in Executive Session. After coming out of Executive Session Marques Phillips, with the factors established by the Agency having been considered made a motion to approve the sale of the 1661 Steuben St. to one of the following six bidders.

Bidder # 2 - Amar Okanovic in the amount of \$15,000.00. Bidder #13 Moe Kyaw & Hla Hla Win in the amount of \$30,000.00. Bidder #15 Carlos Eduardo Rena Uceta. In the amount of \$30,000.00. Bidder #16 Manuel A. Sisalima & Maria Carangui in the amount of \$30,000.00. Bidder # 20 Claudio Edmundo Muyumbay Avila in the amount of \$40,000.00. Bidder # 21 Chun Liu in the amount of \$48,000.00.

Each of the six bidders will be called back to the next Urban Renewal meeting on Thursday, January 26, 2023 at which time the board will consider their offers. The bidders were told they will have the option to adjust their applications by providing additional information, finances and or to raise their offer if they so wish. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Item #9 Executive Session

A motion was made by Marque Phillip to go into Executive session at 10:44 am. The motion was seconded by Councilman Robert Burmaster and passed unanimously. A motion was made mike Mahoney to come out of Executive Session by Mike Mahoney at 11:11 am. The motion was seconded by Mayor Robert M. Palmieri and [passed unanimously.

Item #10 Transfer of funds

A request was made to transfer within cost centers to cover overage from buying plywood and to cover the cost of "No Occupancy" Labels.

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

A motion was made by mike Mahoney to approve the transfer. The motion was seconded by Councilman Robert Burmaster and passed unanimously

ITEM #10 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 11:18 am. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Respectfully submitted this 12th day of January, 2023 by Gene A. Allen

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.

****All remaining bidders were researched for other properties that they may own and found none. Those that did show ownership of other property were found to be current on taxes and no code violations****

1. 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
2. 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
3. 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
4. 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
5. 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

6. 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



ADDRESS OF PROPERTY:

1507 Sunset Avenue (\$250.00)

LOT SIZE: 38 x 100

ASSESSMENT: Demo 11/30/22

CITY ACQUIRED: 3/11/2020

PROPERTY CLASS: 311 – Res Vac

- | | |
|-------------------|---|
| 1. BIDDER: | Blanco & Son Realty, Inc. |
| BIDDER'S ADDRESS: | 1151 Lincoln Avenue Utica, NY 13502 |
| OFFER: | \$ 250.00 |
| REPAIR ESTIMATE: | N/A |
| PLANS: | Fence, Landscape Pave to create parking |
| FUNDS AVAILABLE: | N/A |
| OTHER PROPERTY: | SEE ATTACHED |
| CODES & TAXES: | All Taxes Current – No Codes Violations |



803 Oswego – no open codes violations
822 Watson – no records found
17 Faxton St – no records found
808 Arnold - no open codes violations
17 Scott – no open codes violations
1581 Kemble – no open codes violations
1522 Steuben – no open codes violations
139 Boyce – no records found
811 – 113 Shaw St – no open codes violations
918 Shaw St – no open codes violations
318.48-3-85.2 Lincoln Ave – no records found
318.48-3-85.1 Lincoln Ave - no records found
1141 Lincoln Ave – no open codes violations
1147 Lincoln Ave – no open codes violations
1151 Lincoln Ave – no records found
1153 Lincoln Ave - no records found
1155 Lincoln Ave – no open codes violations
1247 Lincoln Ave – no records founds

ALL PROPEERTIES ARE CURRENT ON TAXES

ADDRESS OF PROPERTY:

112 Louisa Street (\$250.00)

LOT SIZE: 30 x 112

ASSESSMENT: \$32,000.00

CITY ACQUIRED: 3/28/2017

PROPERTY CLASS: 311 – Res Vac

2. BIDDER: George Torres
BIDDER'S ADDRESS: 1109 Park Avenue Utica, NY 13502 (Own)
OFFER: \$ 250.00
REPAIR ESTIMATE: N/A
PLANS: Fence & repair current driveway for parking
FUNDS AVAILABLE: N/A
OTHER PROPERTY :

CODES & TAXES: All taxes are current – No Codes Violations



ADDRESS OF PROPERTY:

1416 Neilson Street (\$5000.00)

LOT SIZE: 47 x 114

ASSESSMENT: \$32,000.00

CITY ACQUIRED: 9/23/2022

PROPERTY CLASS: 220 – 2 Family

1. BIDDER: Vimal Patel
BIDDER'S ADDRESS: 141 New Hartford Street, New Hartford NY 13413 (lives in Hotel)
OFFER: \$5,000.00
REPAIR ESTIMATE: \$100,000.00
PLANS: Renovate for primary residence
FUNDS AVAILABLE: \$109,097.52
OTHER PROPERTY : N/A
CODES & TAXES: N/A

****This property had a fire – if it does not sell the City will demolish it. No one allowed in – buying sight unseen****

