

MICHAEL P. GALIME, MAYOR  
CITY OF UTICA

URBAN RENEWAL AGENCY  
1 KENNEDY PLAZA  
UTICA, NEW YORK 13502  
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# Urban Renewal Agency Meeting Agenda March 14, 2024

## 1. Call to Order

## 2. Approval of Agency Minutes February 22, 2024

## 3. Old Business

## 4. New Business 318.002-1-33 Andes Ave. 113 Addington Pl. 1904 Erie St.

## 5. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – February 22, 2024  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING** Mayor Michael P. Galime, Councilman Joe Betrus, Councilman Venice Ervin, Marques Phillips, Danielle Faulkner-Forgas

**OTHERS ATTENDING:** Brian Thomas, Assistant Corporation Council Stephanie DiGiorgio, Cathy Mack Gene Allen

**EXCUSED:** Joe Burke

**CALL TO ORDER:** By Brian Thomas at 9:33am

**ITEM #1 Approval of Agency Minutes**

Councilman Joe Betrus made a motion to approve the minutes from the February 8, 2024 URA meeting. The motion was seconded by Mayor Michael P. Galime and passed unanimously.

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**Old Business**

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**No Old Business**

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**New Business**

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**Item #2 318.54-1-7 Mulberry St.**

An offer was received from A&D Investment LLC in the amount of \$250.00 for the lot at 318.64-1-7 Mulberry St., adjacent to his property at 715 Mulberry St. The bidder needs the lot so he can repair the deck on his house which sits on this lot.

Marques Phillips, with the factors established by the Agency, made a motion to approve the sale to A&D Investment in the amount of \$250.00 contingent on having the properties consolidated. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

**ITEM #3 319.016-1-1 Mohawk Flats**

An offer was received from Emil Hrycaan in the Amount of \$2,000.00 for the 22 acres located at 319.016-1-1 Mohawk Flats. The bidder plans to use the property for bow hunting in the fall and camping in the summer.

Mayor Michael P. Galime, with the factors established by the Agency, made a motion to table the offer to allow time to develop terms for the sale or lease of the property. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

**Item #4 1014 Taylor Ave.**

An offer was received from Mance Cuplov in the amount of \$250.00 for the lot at 1014 Taylor Ave. the bidder plans to create additional parking for his adjacent property at 1013 Brinckerhoff Ave.

Mayor Michael P. Galime, with the factors established by the Agency, made a motion to table the offer to allow time to investigate various options for the property at 1014 Taylor Ave. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

**Item #5 1233 Steuben St.**

An offer was received from Emmanuel Gonzales & Lesley Jacjelyn Lemus Media in the amount of \$18,000.00 for the property at 1233 Steuben St. The bidder plans to Occupy for Primary Residence/Renovate for Rental/Income Property. A second offer was received form Yu Nos in the amount of \$16,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Rental/Income Property. A third offer was received from Manuel Gonzales Silva in the amount of \$16,000.00. The bidder plans to Renovate for Rental/Income Property. A fourth offer was received form Hernan H. Nivicela in the amount of \$23,000.00. the bidder plans to Occupy for Primary Residence. A fifth offer was received form Casey Stuckman in the amount of \$20,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Rental/Income

Property. A sixth offer was received from Vanesa V. Timote Arce in the amount of \$10,000.00. The bidder plans to Occupy for Primary Residence.

After coming out of Executive Session Marques Phillips, with the factors established by the Agency, made a motion to sell the property to bidder #4 Hernan H. Nivicela in the amount of \$23,000.00. Councilman Joseph Betrus seconded the motion and it passed unanimously.

**Item #6 Executive Session**

Councilman Joseph Betrus made a motion to go into executive session at 10:34 am to discuss the sale of 1233 Steuben St. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously. Marques Phillips made a motion to come out of executive session at 10:57 am. The motion was seconded by Mayor Michael P. Galime and passed unanimously.

**Item# 7 Adjournment**

Mayor Michael P. Galime made a motion to adjourn the meeting at 10:59 am. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

Respectfully submitted this 22<sup>nd</sup> day of February, 2024 by Gene A. Allen

Old Business

New Business

**ADDRESS OF PROPERTY:**

**318.002-1-33 Andes Ave. (\$250.00)**

**LOT SIZE: 22 x 119**

**ASSESSMENT: \$500.00**

**City Acquired: 3-02-16**

**PROPERTY CLASS: Res vac land**

1. **BIDDER:** Tiffanie Davis  
**BIDDER'S ADDRESS:** 11 Winner Ave., Utica, NY 13502  
**PURCHASE Price:** \$250.00  
**REPAIR ESTIMATE:** \$NA  
**PLANS:** Fence  
**FUNDS AVAILABLE:** NA  
**OTHER PROPERTY:** 318.022-1-57 Winner Ave.  
**CODES & TAXES:** NA



**ADDRESS OF PROPERTY:**

**LOT SIZE: 44 x 99**

**City Acquired: 5-09-2018**

**113 Addington Pl. (\$30,000.00)**

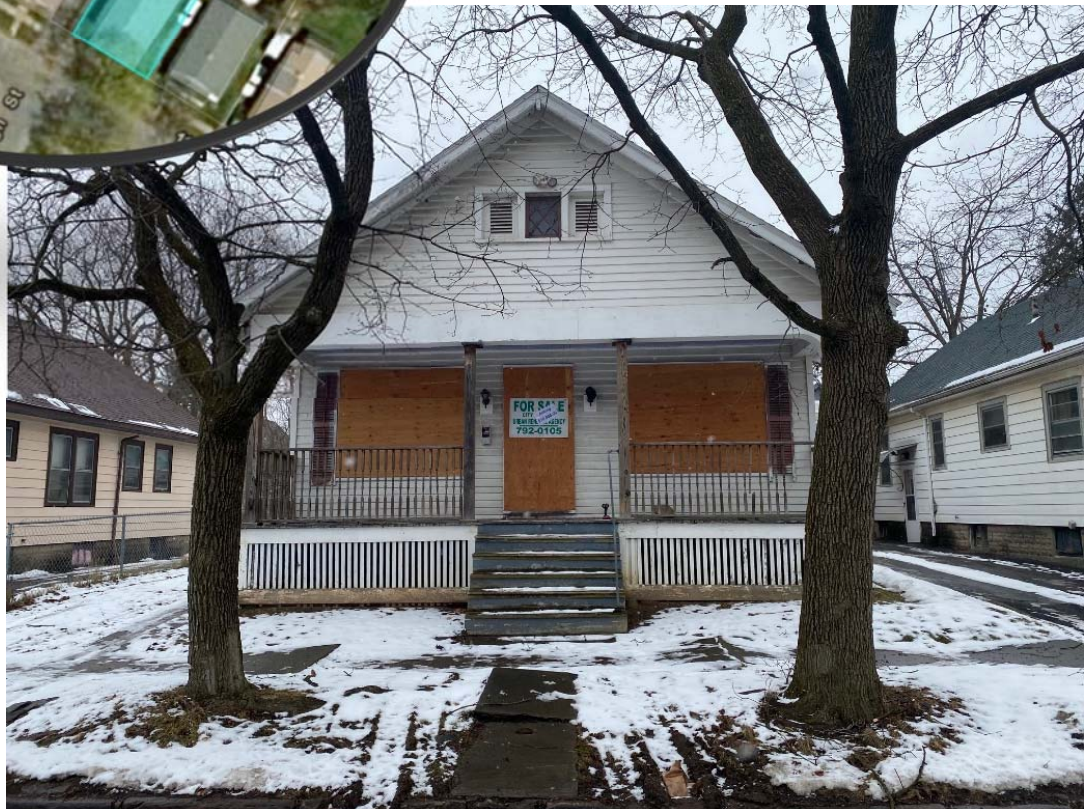
**ASSESSMENT: \$25,000.00**

**PROPERTY CLASS: 210 -1 Family Res.**

1. BIDDER: Damir Klempic  
BIDDER'S ADDRESS: 1147 Herkimer Rd. Utica, 13502 (own)  
PURCHASE Price: \$25,000.00  
REPAIR ESTIMATE: \$45,000.00 - \$70,000.00  
PLANS: Renovate for Income Property/Rental  
FUNDS AVAILABLE: \$200,703.91  
OTHER PROPERTY: 1025 Mohawk St, Utica  
CODES & TAXES: NA
2. BIDDER: Manuel Maria Guaman Tenemaza & Maria Virginia Gullpa Guman  
BIDDER'S ADDRESS: 733 Blandina St., Utica, NY 13501, (rent)  
PURCHASE Price: \$30,000.00  
REPAIR ESTIMATE: \$18,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$67,315.26  
OTHER PROPERTY: NA  
CODES & TAXES: NA
3. BIDDER: Saeah Rai  
BIDDER'S ADDRESS: 1521 St. Vincent Ave., Utica, NY 13501 (own)  
PURCHASE Price: \$32,000.00  
REPAIR ESTIMATE: \$100,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$162,879.70  
OTHER PROPERTY: NA  
CODES & TAXES: NA
4. BIDDER: Ana L. Pesantes  
BIDDER'S ADDRESS: 1536 Elm St., Utica, NY 13501 (rent)  
PURCHASE Price: \$30,000.00  
REPAIR ESTIMATE: \$4,700.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$45,308.07  
OTHER PROPERTY: NA  
CODES & TAXES: NA
5. BIDDER: Vielitza Rodriguez  
BIDDER'S ADDRESS: 1229 State St., 2<sup>nd</sup> Fl., Utica, NY 13502 (rent)  
PURCHASE Price: \$18,000.00  
REPAIR ESTIMATE: \$49,951.70  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$72,496.32  
OTHER PROPERTY:  
CODES & TAXES: NA

6. BIDDER: Angel Mejia Alvarenga & Lucia Mejia  
BIDDER'S ADDRESS: 1122 Dudley Ave., Utica, NY 13501 (own)  
PURCHASE Price: \$25,000.00  
REPAIR ESTIMATE: \$22,750.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$49,047.95  
OTHER PROPERTY:  
CODES & TAXES:

7. BIDDER: Honey Moon  
BIDDER'S ADDRESS: 1013 Steuben St., Utica, NY 13501 (rent)  
PURCHASE Price: \$25,000.00  
REPAIR ESTIMATE: \$24,500.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$67,595.24  
OTHER PROPERTY: NA  
CODES & TAXES: NA



**ADDRESS OF PROPERTY:**

**LOT SIZE: 5.33 Acres**

**City Acquired: 7-30-2009**

**1904 Erie St. (\$500,000.00)**

**ASSESSMENT: \$250,000.00**

**PROPERTY CLASS: 330 Vacant Comm**

1. BIDDER: Nedzad Smajic  
BIDDER'S ADDRESS: 41 Pond Ln.  
PURCHASE Price: \$100,000.00  
REPAIR ESTIMATE: \$  
PLANS: Construct 20,000 sq' Facility  
FUNDS AVAILABLE: \$1,781,684.17  
OTHER PROPERTY: 1002 Jefferson Ave., 1002 Albany St., 1012 George Pl, 113-119 Broadway  
CODES & TAXES: NA

