

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – September 14, 2023  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING** Mayor Robert M. Palmieri, Councilman Joe Betrus, Mike Mahoney, Marques Phillips, Danielle Faulkner-Forgas

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

**EXCUSED:** Joe Burke, Councilman Robert Burmaster, Mayor Robert M. Palmieri (at 9:52 am)

**CALL TO ORDER:** By Brian Thomas at 9:35 am

**ITEM #1 Approval of Agency Minutes**

Mike Mahoney made a motion to approve the minutes from the August 24, 2023 URA meeting. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

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**Old Business**

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**Item # 2 355 James St**

A motion was made at the August 24<sup>th</sup> meeting to table the decision until the next meeting on September 14, 2023 and to call back bidder #2 Honey Moon, bidder #4 Diego Rodriguez & Ana Mercedes Balbuenu, bidder # 5 Victor Rodriguez, bidder #6 Sana Ahmed, bidder #11 Marielsy Polanco, and bidder #12 Moy Chi Hso.

An offer was received from Honey moon in the amount of \$57,000.00 for the property at 355 James St. The bidder plan to Occupy for Primary Residence. A second offer was received from Diego Rodriguez & Ana Mercedes Balbuenu in the amount of \$30,000.00. The bidder plans to occupy for Primary Residence. A third offer was received from Victor L. Rodriguez in the amount of \$35,000.00 the bidder raised his offer since the last meeting – he also raised his Repair Estimate to \$20,000.00. The bidder plans to Occupy for Primary Residence. A fourth offer was received from Sana Ahmed in the amount of \$35,000.00. She brought in additional financial information and raised her offer since the last meeting. The bidder plans to Occupy for Primary Residence. A fifth offer was received form Marielsy Polanco in the amount of \$15,000.00. The bidder plans to Occupy for Primary Residence. A sixth offer was received from Moy Chi Hso in the amount of \$38,000.00. 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 award the property to bidder #3 Victor L. Rodriguez in the amount of \$35,000.00. The motion was seconded by Mike Mahoney and passed unanimously.

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**New Business**

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**Item # 3 511 Mohawk St.**

An offer was received from Anthony Meola in the amount of \$250.00 for the property at 511 Mohawk St. The bidder plans to Fence, Pave and Create additional parking for his adjacent property.

Marques Phillips, with the factors established by the Agency having been considered, made a motion to approve the sale to bidder #1 Anthony Meola in the amount of \$250.00. The motion was seconded by Mike Mahoney and passed unanimously.

**Item #4 624 Tracy St.**

An offer was received from Richard Thrasher & Marilyn Thrasher in the amount of \$250.00 for the property at 624 Tracy St. The bidders plan to Fence and Landscape the property. A second offer was received from Estela Miranda De Heras in the amount of \$750.00. The bidder plans to Create Additional Parking for her property across the street. A third offer was received from Ammar Arnautovic in the amount of \$250.00. the bidder plans to Landscape the property. The bidder arrived to the meeting after a decision had already been made.

Marques Phillips, with the factors established by the Agency having been considered, made a motion to

approve the sale to bidder #1 Richard Thrasher & Marilyn Thrasher in the amount of \$250.00. The motion was seconded by Mike Mahoney and passed unanimously.

**Item #5 1416 Neilson St.**

An offer was received from Louis E. Peralta in the amount of \$750.00 for the property at 1416 Neilson St. The bidder plans to create a garden. A second offer was received from Utica Municipal Housing in the amount of \$250.00. The bidder plans to consolidate the lot with their property at 1418 Neilson St. to create additional green space for the tenants at that building.

Marques Phillips, with the factors established by the Agency having been considered, made a motion to approve the sale to bidder #2 Utica Municipal Housing in the amount of \$250.00. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

**Item # 6 Potential Reversion of Property at 216 Bleecker St.**

On February 6, 2020 Isobel Bliss purchased the property at 216 Bleecker St. from the Utica Urban Renewal Agency. In accordance with our standard procedures she was allotted one (1) year from the time of closing to complete the redevelopment plan.

We were informed she needs more time to complete the work. As such she was instructed to come before the Urban Renewal Board to request an extension.

Records indicate that Isobel Bliss was approved for funding through the Downtown Revitalization Initiative's (DRI) Business Assistance Fund (BAF). However, as that funding won't be moving fast enough (due to procedural requirements that the State has on their funds), we are discussing internally the possibility of awarding her a façade grant.

Marques Phillips, with the factors established by the Agency having been considered, made a motion to have her submit her plans for review at the next scheduled meeting of the Scenic and Historic Commission and to come back before the Urban Renewal Board at the September 28, 2023 meeting. The motion was seconded by Councilman Joe Betrus, and passed unanimously.

**Item # 7 Potential Reversion of Property at 128 Addington Pl.**

On September 29, 2021 Segundo Leandro Mizhirumbay purchased the property at 128-130 Addington Pl. from the Utica Urban Renewal Agency. In accordance with our standard procedures he was allotted one (1) year from the time of closing to complete the redevelopment plan.

As such he was instructed to come before the Urban Renewal Board to request an extension. At that time, he will need to give the board a timeline in which he plans to obtain all required permits and complete the renovations.

During the course of the discussion it was pointed out that he has installed a new roof and replacement windows.

Mayor Robert M. Palmieri with the factors established by the Agency having been considered, made a motion to have the owner come back to the URA Board on December 14, 2023 with verification that he has put new siding on the building. The motion was seconded by Mike Mahoney, and passed unanimously.

**ITEM #8 – Executive Session**

Mike Mahoney made a motion to go into Executive Session to discuss the sale of 355 James St. at 10:15 am. The motion was seconded by Marques Phillips and passed unanimously. Mike Mahoney made a motion to come out of Executive Session at 10:23 am. The motion was seconded by Councilman Joe Betrus and passed unanimously.

**ITEM #9 Adjournment**

Mike Mahoney made a motion to adjourn the meeting at 10:25 am. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

Respectfully submitted this 14<sup>th</sup> day of September, 2023 by Gene A. Allen

Old Business

**ADDRESS OF PROPERTY:**

**216 Bleecker St.**

**LOT SIZE:**

**ASSESSMENT: \$34,300**

**Purchased: 2-6-2020**

**PROPERTY CLASS: 418 – Att Row building**

1. BIDDER: Isobel Bliss/Microseal Company  
BIDDER'S ADDRESS: 4 Riverside Dr. Ste. 178, Utica, NY 13502  
PURCHASE Price: \$47,000.00  
REPAIR ESTIMATE: \$67,000.00  
PLANS: Create Space for Art, Coffee etc.  
FUNDS AVAILABLE: \$  
OTHER PROPERTY: NA  
CODES & TAXES: NA

February 6, 2020 Isobel Bliss purchased the property at 216 Bleecker St. from the Utica Urban Renewal Agency. In accordance with our standard procedures she was allotted one (1) year from the time of closing to complete the redevelopment plan.

As such she has been instructed to come before the Urban Renewal Board to request an extension. At the August 14<sup>th</sup> URA Meeting Marques Phillips, with the factors established by the Agency having been considered, made a motion to have her submit her plans for review at the next scheduled meeting of the Scenic and Historic Commission and to come back before the Urban Renewal Board at the September 28, 2023 meeting. The motion was seconded by Councilman Joe Betrus, and passed unanimously.



New Business

**ADDRESS OF PROPERTY:**

**1318 Seymour (\$250.00 + Taxes)**

**LOT SIZE: 47 x 105**

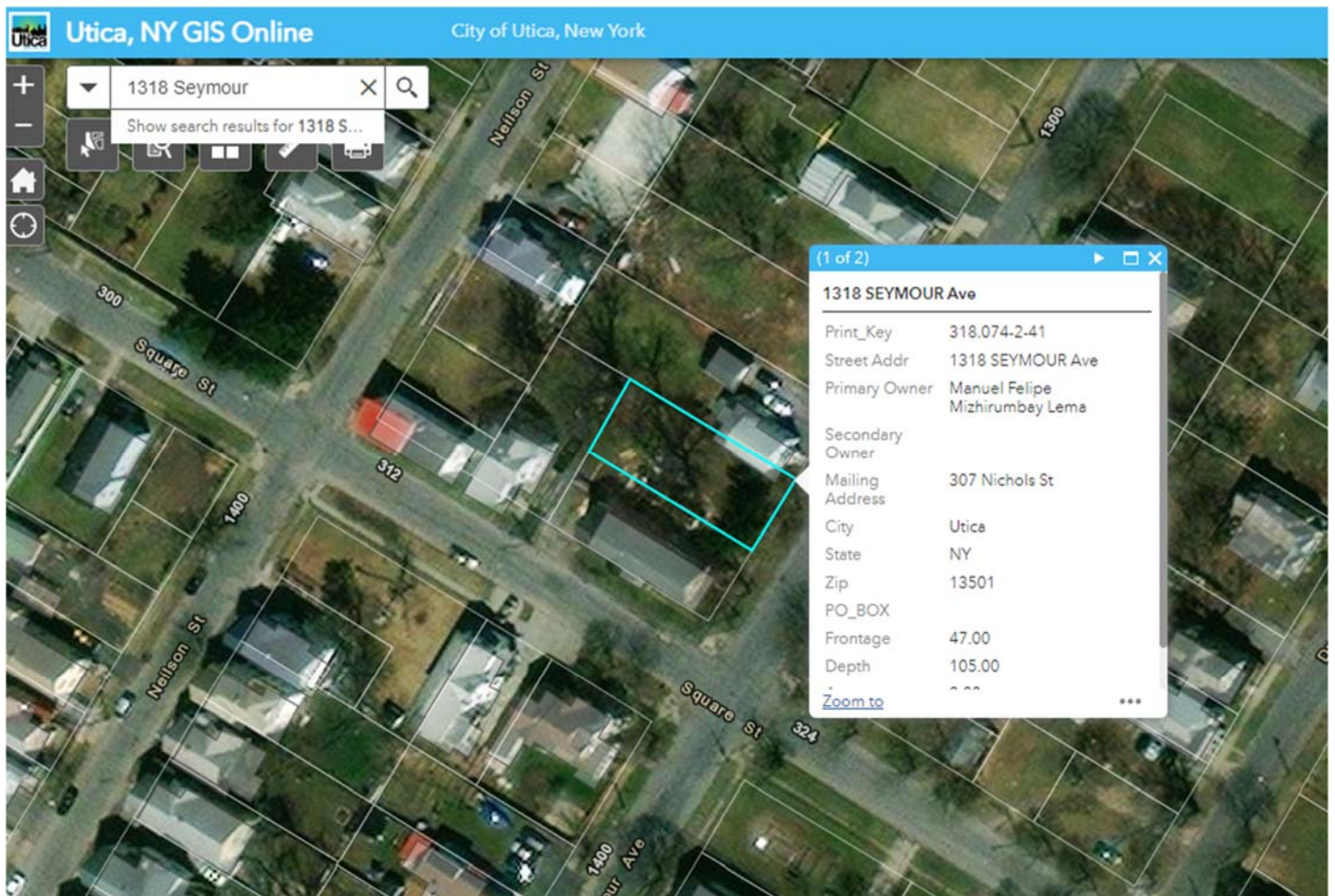
**Land ASSESSMENT: \$400.00**

**CITY ACQUIRED: 9-23-22**

**PROPERTY CLASS: 311 – Vacant Res.**

1. BIDDER: Miahirumbat Lema Manuel  
BIDDER'S ADDRESS: 1322 Seymour Ave., Utica, NY 13501  
OFFER: \$250.00 + \$298.55 unpaid taxes  
REPAIR ESTIMATE: NA  
PLANS: Redeem for Tax Foreclosure  
FUNDS AVAILABLE: NA  
OTHER PROPERTY: 1322 Seymour Ave  
CODES & TAXES: NA

In the City of Utica Tax foreclosure, finalized September 23, 2022 Mr. Manuel lost the lot at 1318 Seymour Ave. aka Tax Id # 318.74-2-47. He has been offered the opportunity to redeem the lot for the purchase price of \$250.00 plus unpaid taxes of \$298.55 for a total of \$548.55 exclusive of all associated fees.



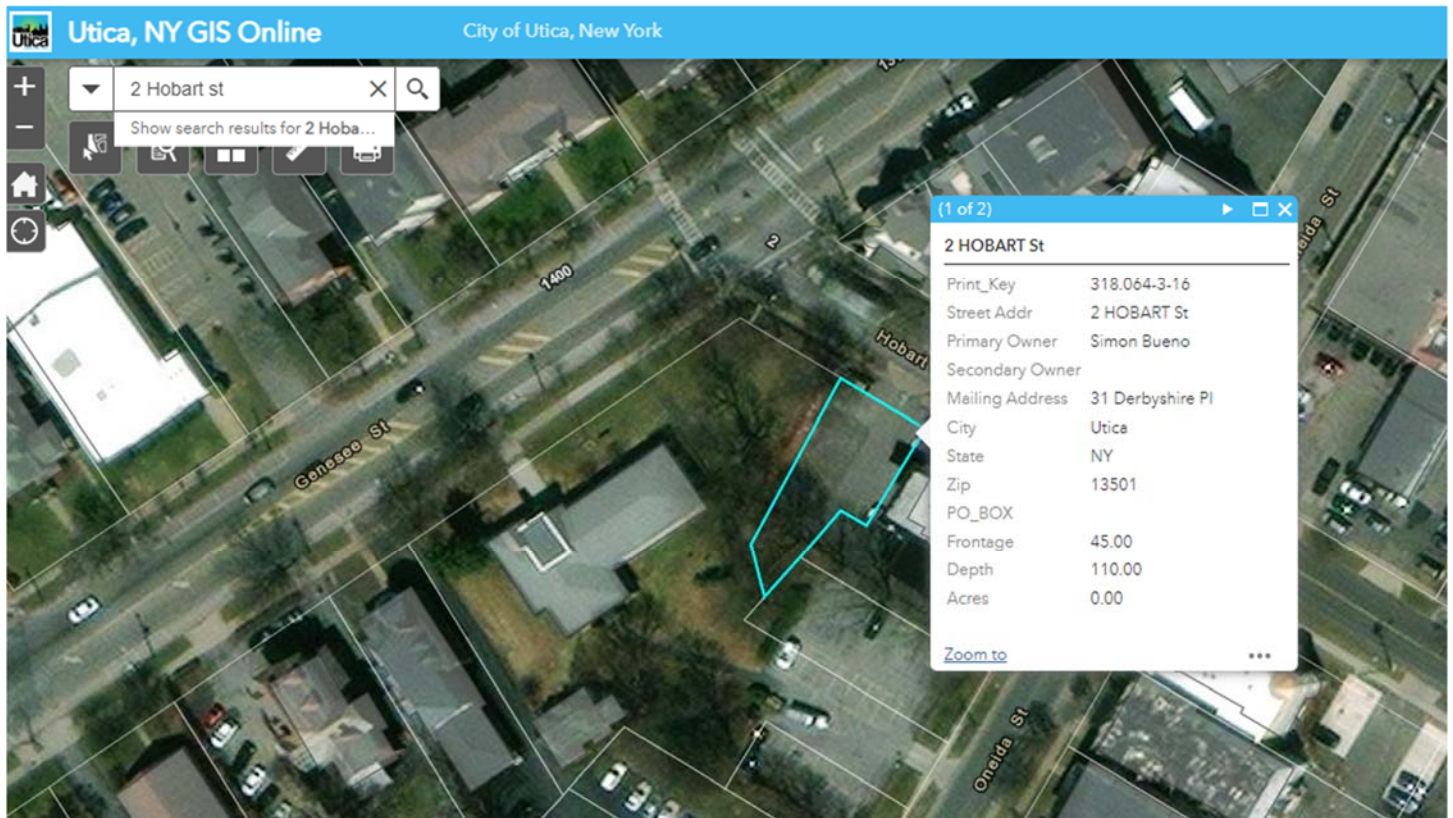
**ADDRESS OF PROPERTY:**  
**LOT SIZE: 45 x 110**  
**CITY ACQUIRED: 6-17-22**

**2 Hobart St . (\$1,000.00 + Taxes)**  
**Land ASSESSMENT: \$3,000.00**  
**PROPERTY CLASS: 438 Parking lot**

1. BIDDER: Simon Bueno  
BIDDER'S ADDRESS: 31 Derbyshire Pl., Utica, NY 13501(rent)  
OFFER: \$1,000.00 + \$1,081.20 unpaid taxes  
REPAIR ESTIMATE: NA  
PLANS: Redeem for Tax Foreclosure  
FUNDS AVAILABLE: NA  
OTHER PROPERTY: 4 Hobart Pl., 1002 Brayton Park Pl  
CODES & TAXES: NA

In the City of Utica Tax Foreclosure, finalized June 17, 2022 Mr. Bueno lost the parking lot, listed as, 2 Hobart St. aka Tax ID# 318.64-3-16, adjacent to his property at 4 Hobart St. (See attached map)

He has been offered the opportunity to redeem the lot for the purchase price of \$1,000.00 plus unpaid taxes of \$1,081.20. For a total of \$2,081.20 exclusive of all associated fees.



**ADDRESS OF PROPERTY:**

**1124 Parker St. (\$250.00 + Taxes)**

**LOT SIZE: 35.6 x 46.3**

**1200 Parker St. (\$250 + Taxes)**

**LOT SIZE: 70 x 58.5**

**Land ASSESSMENT: \$500.00**

**CITY ACQUIRED: 6-17--22**

**Land ASSESSMENT: \$400.00**

**PROPERTY CLASS: 311 – Vac Res.**

- 1. BIDDER: Luis A Rodas & Maria Julia Tenezaca
- BIDDER'S ADDRESS: 326 Shaefer Rd., Waddingers Falls, NY 12590
- OFFER: \$500.00 + \$325.36 + \$295.09 unpaid taxes
- REPAIR ESTIMATE: NA
- PLANS: Redeem for Tax Foreclosure
- FUNDS AVAILABLE: NA
- OTHER PROPERTY: 1128 Parker St.
- CODES & TAXES: NA

In the City of Utica Tax Foreclosure, finalized June 16, 2022 the former owners lost the lots, listed as 1124 Park St. – Tax ID# 318.23-3-79 & 1200 Parker St. – Tax ID# 318.23-3-81, adjacent to their property at 1128 Parker St. (See attached map).

They have been offered the opportunity to redeem the lot for the purchase price of \$250.00 for each lot (\$500.00) + unpaid taxes of 1124 Parker \$325.36 + 1200 Parker \$295.09 For a total of \$1,120.45, exclusive of all fees.



**ADDRESS OF PROPERTY:**

**LOT SIZE: 40 x 100**

**CITY ACQUIRED: 9-23--22**

**1402 Martin St. (\$20,000.00)**

**ASSESSMENT: \$26,500.00**

**PROPERTY CLASS: 210 – 1 Family**

1. BIDDER: Andres M Gamboa  
BIDDER'S ADDRESS: 3494 Mohawk St., Sauquoit, NY 13456 (rent)  
PURCHASE Price: \$10,000.00  
REPAIR ESTIMATE: \$68,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$139,883.00  
OTHER PROPERTY: NA  
CODES & TAXES: NA
  
2. BIDDER: Vielitza Rodriguez  
BIDDER'S ADDRESS: 1229 State St., Utica, NY 13502 (rent)  
PURCHASE Price: \$9,000.00  
REPAIR ESTIMATE: \$64,000.00  
PLANS: Occupy for Primary residence  
FUNDS AVAILABLE: \$73,899.94  
OTHER PROPERTY: NA  
CODES & TAXES: NA
  
3. BIDDER: Christopher Morgan & Donnette Morgan  
BIDDER'S ADDRESS: 218 west Main St., Frankfort, NY 13340 (own)  
PURCHASE Price: \$10,000.00  
REPAIR ESTIMATE: \$15,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$28,653.52  
OTHER PROPERTY: 1008 Miller St., 1534 Steuben St., 714 Mulberry St., 1305 Mulberry St.  
CODES & TAXES: NA
  
4. BIDDER:  
BIDDER'S ADDRESS:  
PURCHASE Price: \$  
REPAIR ESTIMATE: \$  
PLANS: .  
FUNDS AVAILABLE: \$  
OTHER PROPERTY: NA  
CODES & TAXES: NA

