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CHAIRMAN

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EXECUTIVE DIRECTOR

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CITY OF UTICA

URBAN RENEWAL AGENCY

MEETING AGENDA

MARCH 9, 2017

I. Call to Order

II. Approval of Agency Minutes

February 9, 2017

III. Old Business

Termination of Developer's Status: 526 Blandina Street

IV. New Business

Utica Tracings – Art Installment

318.49-1-85.1 & 318.49-1-85.2 Lincoln Avenue

1211 Dudley Avenue

614 Albany Street, 616 Albany Street, 737 Mary Street, 739 Mary Street

1127 Taylor Avenue

1427 Sunset Avenue

URA Budget FY: 2017-2018

V. Executive Session

VI. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – FEBRUARY 9, 2017
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Palmieri, Michael Mahoney, Dave Farina, Councilman Bill Phillips, Robin Harris

OTHERS ATTENDING: Brian Thomas, Joe Hobika, Sr., Cathy Mack, Gene Allen, Derek Crossman

EXCUSED: Fred Matrulli, Councilwoman Samantha Colosimo-Testa, Andrew Brindisi

ABSENT:

CALL TO ORDER: By Brian Thomas at 9:41 A.M.

ITEM #1 Approval of Agency Minutes

Michael Mahoney made a motion to approve the minutes of the January 26, 2017 board meeting. The motion was seconded by Dave Farina and passed unanimously.

Old Business

ITEM #2 201 Leland Avenue

The Adirondack Scenic Railroad, a current applicant bidding for the purchase of 201 Leland Avenue, presented to the Agency board renderings of their proposed project. The Adirondack Scenic Railroad was represented by Gene Falvo and Mark Piersma. The applicant submitted to the board a draft rendering of their project created by Plumley Engineering, which includes the expansion of rail on to the parcel, as well as the construction of a maintenance building, historic rail car display, public picnic/river access area and landscaping. The project cost is expected to exceed \$1 million. The Adirondack Scenic Railroad also informed the board that they have secured \$1.5 million from the Governor's Passenger and Freight Rail Assistance Program and has submitted an application for a Floodplain Variance with the New York Department of State. While the property would be non-taxable due to the Adirondack Scenic Railroad's designation as a 501(c)(3), the project would create several new jobs and expand their tourism programs.

Mr. Kowalski, representing Empire Recycling, another current applicant bidding for the purchase of 201 Leland Avenue, stated that his project would be taxable. He continued that it can be immediately constructed upon potential sale, and that Empire Recycling would consider consolidating their footprint should they received 201 Leland Avenue by potentially relinquishing some of their current property around Nicky Doodles and North Genesee Street.

The board thanked both applicants for their updated proposals and the additional information they provided. The Mayor stated that he would reach out to both applicants, along with Brian Thomas, to conduct meetings with each of them.

The board took no official action.

New Business

ITEM #3 Urban Renewal Audit Review

At the prior meeting of the Agency board on January 26, 2017, Executive Director Thomas distributed audits conducted by The Bonadio Group for the Urban Renewal Agency for Fiscal Years 2013-14, 2014-15 and 2015-16 as requested by New York State Authorities Budget Office. The board was asked to review these audits as they will be asked to vote on them at the following Urban Renewal meeting.

Michael Mahoney made a motion to accept receipt of the audits for the Urban Renewal Agency for Fiscal Years 2013-14, 2014-15 and 2015-16. The motion was seconded by Robin Harris and passed unanimously.

ITEM #4 Discussion on 318.8-1-52./1 Whitesboro Street

A letter was received by the Urban Renewal Agency Chairman from MSP Realty, LLC in regards to their status as approved developers for the property located at 318.8-1-52./1 Whitesboro Street. The letter is attached to these minutes as an addendum.

Michael Mahoney made a motion to suspend MSP Realty LLC's developer's status, to remarket the property located at 318.8-1-52./1 Whitesboro Street immediately, and agreed to let MSP Realty, LLC have a 30-day option to close on the property, should the URA board entertain another suitable developer for the property. The motion was seconded by Robin Harris and passed unanimously.

ITEM #5 Executive Session

The board did not go into Executive Session.

ITEM #6 Adjournment

Robin Harris made a motion to adjourn the meeting at 10:22 A.M. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 9th day of March, 2017
Derek Crossman

MSP Realty, LLC
566 Coffeen Street
Watertown, NY 13601

Phone: (315)782-1050

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January 28, 2017

Utica Urban Renewal Agency
Attn: Mayor Robert M. Palmieri, Chairman
Utica City Hall
1 Kennedy Plaza
Utica, New York 13502

Dear Mayor Palmieri:

This letter is in regards to the continued interest by MSP Realty in a roughly 5 acre parcel of land on Whitesboro Street in the City of Utica. As you are aware, since the Utica Common Council's approval of the sale of this property to MSP Realty in April of last year, we have been conducting our due diligence precedent to closing on this land. During the time, we have faced a number of hurdles that were outside of our control unlike any we have faced in the many other communities in which we have done business.

Part of our due diligence included conducting a market study for the apartment complex that we proposed to construct on the site. We contracted with GAR Associates, a highly respected real estate appraiser and consulting firm that has considerable expertise and familiarity with the Upstate New York housing market. Based on their work, it was determined that the market for our proposed development depended entirely on the work at Nano Utica proceeding forward in a timely manner. With the recent announcement of AMS withdrawing their interest in developing a chip fabrication facility at the Nano Utica site, it will be nearly impossible to secure bank financing given the findings of our market study.

Despite this setback, let me assure you that MSP Realty is still very much interested in this site. After speaking with high-level officials with New York State, which you were able to quickly arrange, we share in your confidence that the vision for Nano Utica will be realized in the near future. Unfortunately, until some announcement to that effect is made, we are unable to proceed with the expediency that we had first suggested.

Should such an announcement be made, however, we remain committed to proceeding forward with all due haste. As such, we would ask that our developer status with the Agency relative to this site not be terminated at this time. Instead, understanding the political pressure that still remains relative to this site, MSP Realty respectfully requests that the Utica Urban Renewal Agency give consideration to re-marketing the site. Should a credible offer be received by the Agency, MSP Realty asks that we be given a period of no more than thirty (30) days to consider a counter-offer which would include a firm commitment to close on the property and advance construction within a concrete timeline.

Again, on behalf of MSP Realty, we thank you for your efforts to see this project through to fruition. Should you have any questions on this proposal, please do not hesitate to contact us.

Sincerely,



Mark S. Purcell

TERMINATION OF DEVELOPER'S STATUS: 526 BLANDINA STREET

Approved Developer: Victor Astudillo
Urban Renewal Approval: October 4, 2012
Sale Price: \$1,000.⁰⁰
Intended Use: Primary Residence
Common Council Approval: November 7, 2012
Closing: November 27, 2012

The applicant has failed to commence work on the property since late 2012. There is a bench warrant out for his arrest for missing a court date for his outstanding codes violations.

BOARD DISCUSSION: *Utica Tracings* – ART INSTALLMENT

Ann Reichlin has requested access to several Urban Renewal properties for the installation of an art and beautification project involving daffodil bulbs on various vacant lots.



ADDRESS OF PROPERTY: 318.49-1-85.1 & 318.49-1-85.2 Lincoln Avenue (MIN: \$500.00)

LOT SIZE: 39 x 192

ASSESSMENT: \$500.00

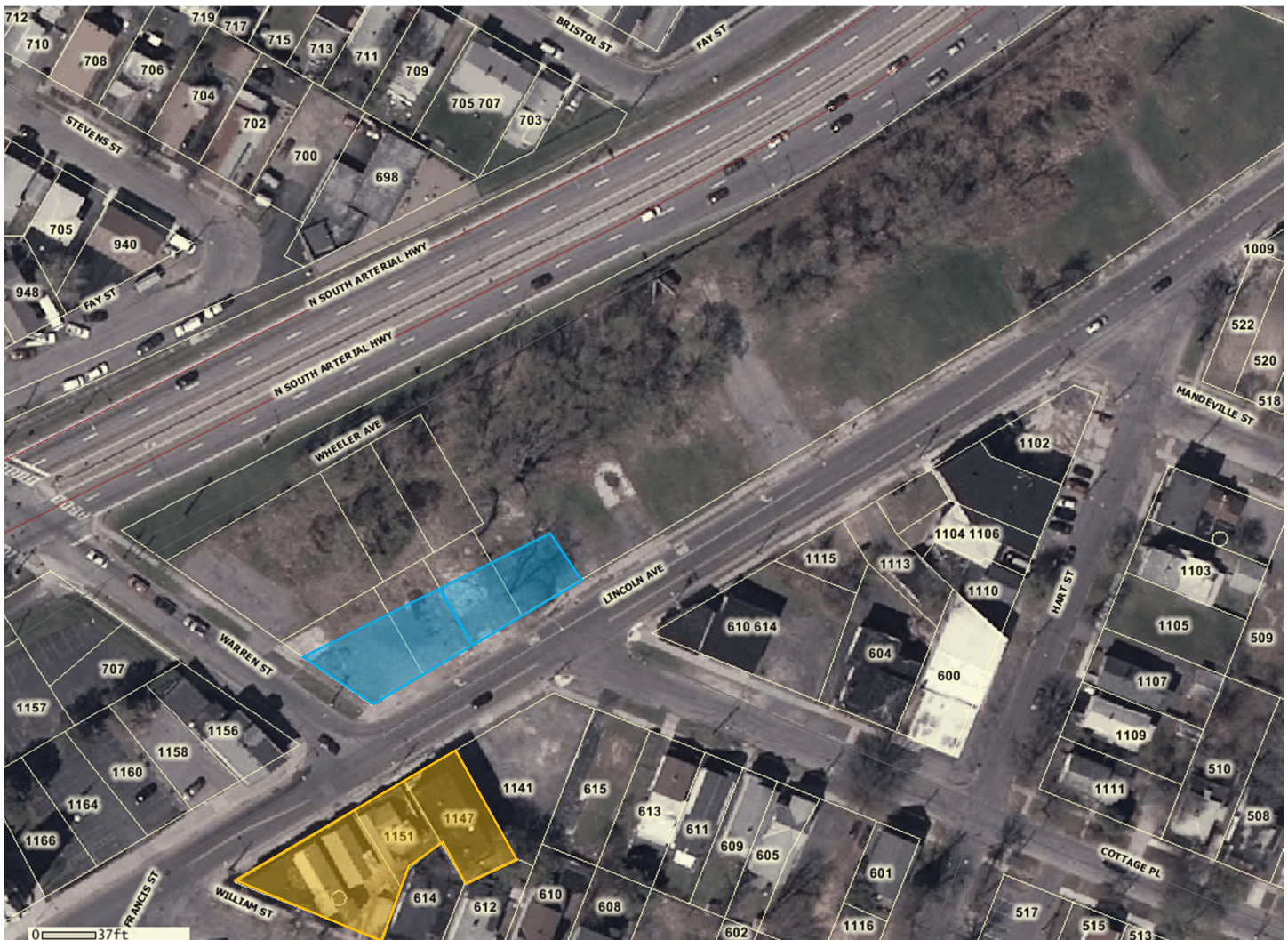
CITY AQUIRED: 7/19/2006

PROPERTY CLASS: 311 – Res. Vacant Land

1. BIDDER: Blanco & Son Realty
BIDDER'S ADDRESS: 1151 Lincoln Avenue, Utica NY 13502
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: N/A
PLANS: Create Additional Parking
FUNDS AVAILABLE: N/A
CODES/TAX VIOLATIONS: Open Viol. (Roof) 1155 Lincoln, SLDWST owed on 17 Scott
ALSO OWNS: 17 Faxon, 1581 Kemble, 139 Boyce, 1147 Lincoln, 1151 Lincoln, 1153 Lincoln,
1155 Lincoln, 1247 Lincoln, 822 Watson, 1225 Whitesboro, 909 Elizabeth, 811-813
Shaw, 910 Shaw, 17 Scott Street, 808 Arnold, 1522 Steuben, 1502 Sunset

Blue – City (Not Exact)

Yellow – Bidder



ADDRESS OF PROPERTY: 1211 DUDLEY AVENUE (MINIMUM: \$250.00)

LOT SIZE: 40 x 103

CITY ACQUIRED: 1/21/2003

ASSESSMENT: \$400.00

PROPERTY CLASS: 311 – Res. Vacant Land

1. BIDDER: Carmelo and Dawn Cotto
BIDDER'S ADDRESS: 1213 Dudley Avenue, Utica NY 13501
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: N/A
PLANS: Fence
FUNDS AVAILABLE: N/A
CODES/TAX VIOLATIONS:
ALSO OWNS: 1215 Dudley Avenue

Blue – City Yellow – Bidder



ADDRESS OF PROPERTY: 614 ALBANY STREET, 616 ALBANY STREET, 737
MARY STREET, 739 MARY STREET (MIN: \$1,000.00)

LOT SIZE: Varies

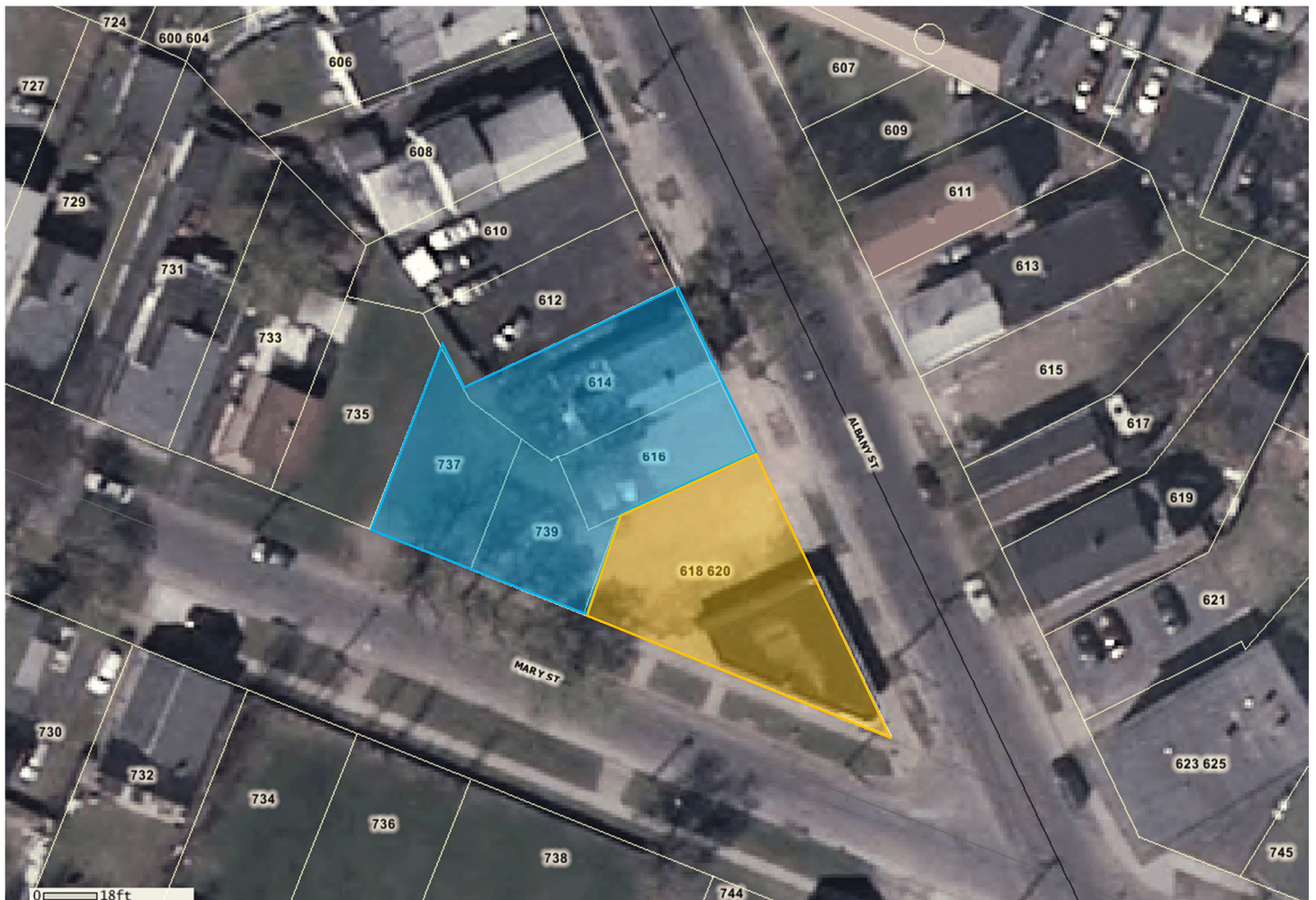
COMBINED ASSESSMENT: \$4800.00

CITY AQUIRED: Varies

PROPERTY CLASS: 311 – Res. Vacant Land

1. BIDDER: Darusslam Inc. (Nooriyah Kamaliyah)
BIDDER'S ADDRESS: 618-620 Albany Street, Utica NY 13501
OFFER: \$1,000.⁰⁰
REPAIR ESTIMATE: N/A
PLANS: Fence, Pave, Create Additional Parking
FUNDS AVAILABLE: N/A
CODES/TAX VIOLATIONS:
ALSO OWNS:

Blue – City Yellow – Bidder



ADDRESS OF PROPERTY: 1127 TAYLOR AVENUE (MINIMUM: \$250.00)

LOT SIZE: 46 x 83

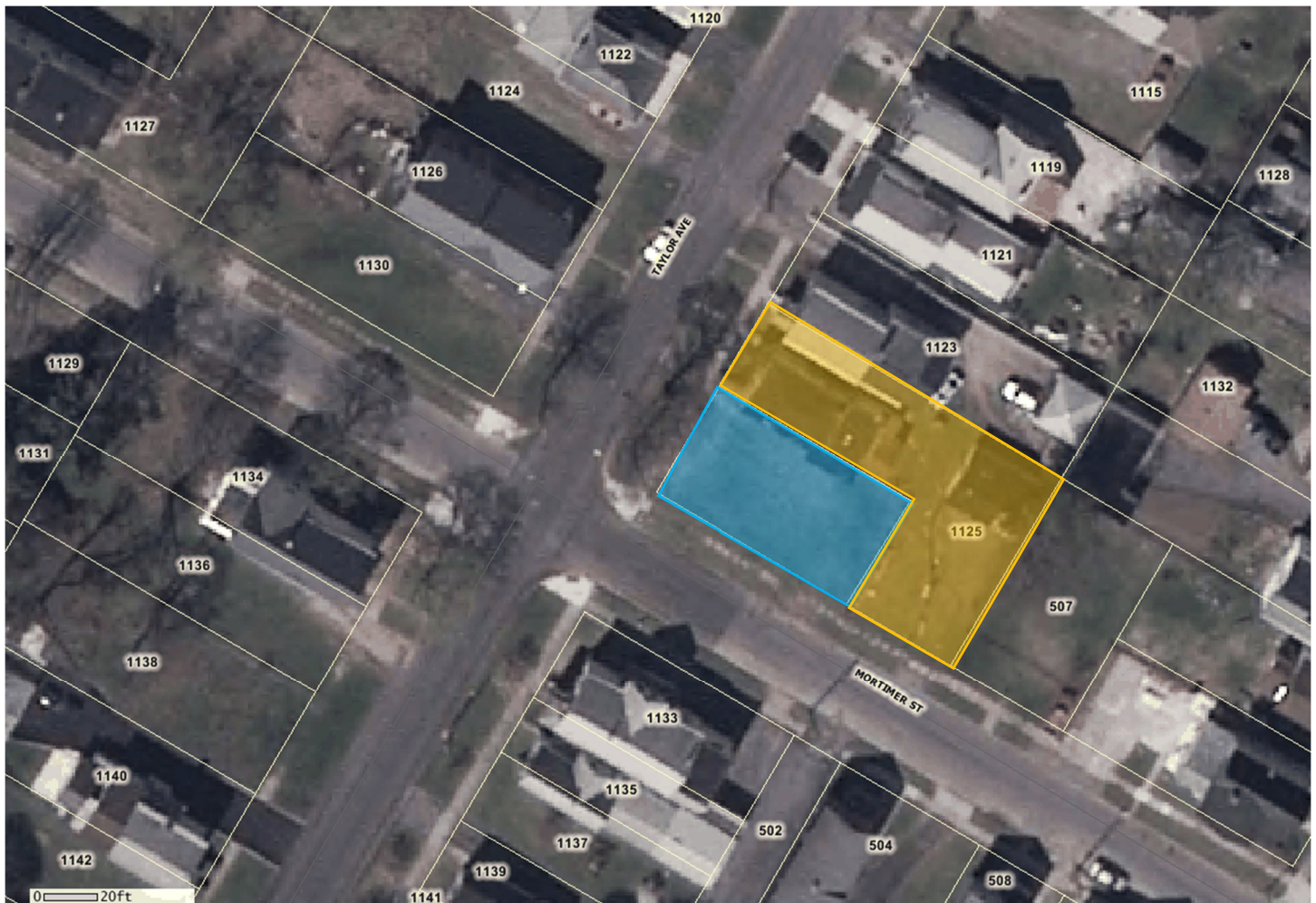
ASSESSMENT: \$3,800.00

CITY ACQUIRED: 3/20/2000

PROPERTY CLASS: 311 – Res. Vacant Land

1. BIDDER: Alcibar Garcia
BIDDER'S ADDRESS: 1125 Taylor Avenue, Utica NY 13501
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: N/A
PLANS: Fence and landscape
FUNDS AVAILABLE: N/A
CODES/TAX VIOLATIONS:
ALSO OWNS: 808 Oswego Street, 1203 Neilson Street

Blue – City Yellow – Bidder



ADDRESS OF PROPERTY: 1427 SUNSET AVENUE (MINIMUM: \$1000.00)

LOT SIZE: 40 x 58

ASSESSMENT: \$32,000.00

CITY ACQUIRED: 5/23/2013

PROPERTY CLASS: 411 – Apt Bldg.

1. BIDDER: Maria Agromonte
BIDDER'S ADDRESS: 909 Albany Street, Utica, NY 13501
OFFER: \$1,000.⁰⁰
REPAIR ESTIMATE: \$11,700.⁰⁰
PLANS: Rental/Income Property
FUNDS AVAILABLE: \$9,656.⁸¹
CODES/TAX VIOLATIONS: Open ROP/1203 (No Show: 2/22/17); SLDWST owed - 909 Albany
ALSO OWNS: 41 Faxon Street



BOARD REVIEW: URA BUDGET FY: 2017-2018

Board to review the Urban Renewal Agency budget for fiscal year 2017-2018.