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CITY OF UTICA

URBAN RENEWAL AGENCY

MEETING AGENDA

OCTOBER 25, 2018

I. Call to Order

II. Approval of Agency Minutes **October 11, 2018**

III. Old Business **1207 Francis**

IV. New Business **706 Mulberry** **294 Genesee** **Future Rental of URA lot** **Transfer of funds** **310 Broad St. Extension**

V. Executive Session

VI. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES –October 11, 2018
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Robert Palmieri, Councilman Robert DeSanctis, Dave Farina, Robin Harris, Michael Mahoney

OTHERS ATTENDING: Brian Thomas, Cathy Mack, Gene A. Allen, Merima Smajic, Assistant Corporation Council, Kathryn Hartnett, Assistant Corporation Council

EXCUSED: Fred Matrulli, Councilman Bill Phillips

CALL TO ORDER: By Brian Thomas at 9:39 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the September 27, 2018 meeting. The motion was seconded by Robin Harris and passed unanimously.

Old Business

No Old Business

New Business

ITEM #2 1506 Dudley Ave.

An offer was received from Juan Carlos Nieves in the amount of \$13,000.00 for the property at 1506 Dudley Ave. (not in attendance). The bidder plans to renovate for Primary/Income. A second offer was received from Pilar Sandoval & Austeberto Rodriguez for \$19,000.00. The bidder plans to renovate the for Rental/Income Property. A third offer was received from Anthony Burgos and Margarita Nava (Buros) in the amount of \$18,000.00. The Bidder plans to renovate for Primary Residence. A fourth offer was received from Louise Nwee in the amount of \$18,000.00. The bidder plans to renovate for Primary/Income property. A fifth offer was received from Shailie Nieves for \$16,000.00. The bidder plans to renovate for Primary Residence. A sixth offer was received from Tair Alili for \$19,100.00. The bidder plans to renovate for Primary Residence.

Dave Farina made a motion to review the offers in Executive Session. After coming out of Executive Session, Dave Farina with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to accept the offer from Tair Alili on the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Robin Harris and passed unanimously.

ITEM #3 Executive Session

Dave Farina made a motion to go into executive session at 9:52 am. The motion was seconded by Mike Mahoney and passed unanimously. A motion was made by Robin Harris to come out of executive session at 10:01am. The motion was seconded by David Farina and passed unanimously.

ITEM #4 Rescind Developer Status 1515 & 1519 Seymour Ave.

URA Staff recommended the developer status for the lots at 1515 and 1519 Seymour Ave be rescinded due to failure to close in specified time. Notices mailed to address of record – returned non deliverable. Residents at that address said the owners moved – did not have new address.

Dave Farina with the factors established by the Agency having been considered by the Agency made a motion to approve the recommendation to rescind the developer status and to continue to market the property. The motion was seconded by Robin Harris and passed unanimously.

ITEM #5 Financial Up-Date Comptroller's Office

Diana Koury of the Comptroller's Office provided a quarterly update on URA Finances to the URA Board members.

ITEM #6 Adjournment

Robin Harris made a motion to adjourn the meeting at 10:06am. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 11th day of October 2018
Gene A. Allen

ADDRESS OF PROPERTY: 1207 Francis St. (MINIMUM: \$18,000.00)

LOT SIZE: 31 x 104

ASSESSMENT: \$29,500.00

CITY ACQUIRED: 3-15-2018

PROPERTY CLASS: 220 – 2 Family

1. BIDDER: Juan Carlos Nieves
BIDDER'S ADDRESS: 60 North 8th Street, Apt. 1, Brooklyn, NY (Rent)
OFFER: \$12,000.00
REPAIR ESTIMATE: \$32,000.00
PLANS: Primary/Income
FUNDS AVAILABLE: \$165,493.05
CODES/TAX VIOLATIONS:
ALSO OWNS:
2. BIDDER: Shailie Nieves
BIDDER'S ADDRESS: 419 Milgate St., Utica, NY 13501 (Rents)
OFFER: \$12,000.00
REPAIR ESTIMATE: \$10,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$32,100.73
CODES/TAX VIOLATIONS:
ALSO OWNS:



New Business

ADDRESS OF PROPERTY: 706 Mulberry

(MINIMUM: \$7500.00)

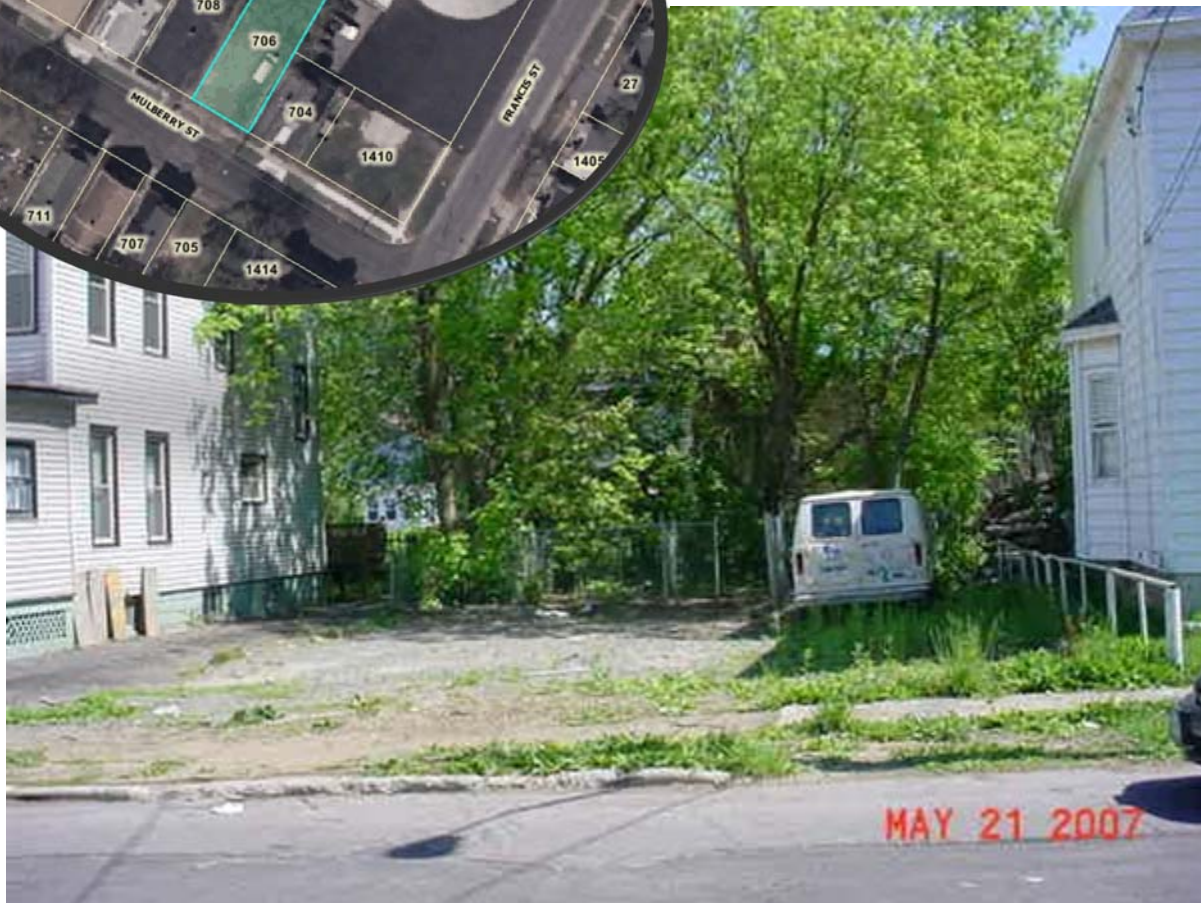
LOT SIZE: 36 x 100

ASSESSMENT: \$1,200.00

CITY ACQUIRED: 12-12-2009

PROPERTY CLASS: 311 - Res vac land

1. BIDDER: Dimitry Brutsky
BIDDER'S ADDRESS: 5130 Westmoreland Rd., Whitesboro, NY 13492
OFFER: \$1,000.00
REPAIR ESTIMATE: \$NA
PLANS: Fence, landscape, pave, create additional parking
FUNDS AVAILABLE: \$NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 711 Bristol St., 1331 Sunset Ave.



ADDRESS OF PROPERTY: 294 Genesee Street (MINIMUM: \$75,000.00)
LOT SIZE: 75 x 378 **ASSESSMENT: \$157,800.00**
CITY ACQUIRED: 3-15-2018 **PROPERTY CLASS: 210 – 1 Family**

1. BIDDER: UDAF LLC - aka David Friedman
BIDDER'S ADDRESS: PO Box 4871, Rome, NY 13440(Own)
OFFER: \$50,000.00
REPAIR ESTIMATE: \$250,000.00 initial investment
PLANS: Conference/Business center 1st floor – Accommodations 2nd & 3rd floors
FUNDS AVAILABLE: \$49,292,450.00
CODES/TAX VIOLATIONS:
ALSO OWNS: 329 Genesee St., 650 Bleecker St.



Future Rental of URA lot

Possible future rental of the site at 501 Jay St. by Sealand Construction.



Transfer of funds

From:	CU58620.471 Misc.	\$2,245.78
To:	Cu58620.431 Insurance	\$2,245.78

Transfer between cost centers to cover the increased cost of the annual URA Insurance Renewal for the 2018-2019 year.

310 Broad Street Extension