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CHAIRMAN

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CITY OF UTICA

URBAN RENEWAL AGENCY
MEETING AGENDA
FEBRUARY 22, 2018

I. Call to Order

II. Approval of Agency Minutes **February 8, 2018**

III. Old Business
227 James Street
812 Oswego Street
1521 Steuben Street
318.68-1-41./2 Lansing Street

IV. New Business
1500 Miller Street
1031 West Street
69 Wurz Avenue
326-334 & 336 Columbia St, 414-416 Lafayette St, 509 State St.

V. Executive Session

VI. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – FEBRUARY 8, 2018
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Robert M. Palmieri, Dave Farina, Fred Matrulli, Michael Mahoney, Councilman Robert DeSanctis, Robin Harris

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

EXCUSED: Councilman Bill Phillips

CALL TO ORDER: By Brian Thomas at 9:34 A.M.

ITEM #1 Approval of Agency Minutes

Fred Matrulli made a motion to approve the minutes of the January 25, 2018 board meeting. The motion was seconded by Robin Harris and passed unanimously.

Old Business

ITEM #1 227 James St.

An offer was received from Brauilo J. Guzman for the property in the amount of \$1,000.00. He intends to use it for parking for his adjacent property at 1577 West St.

Mayor Robert M. Palmieri made a motion to table the sale, for a 2nd time, until the next meeting to give URA staff an opportunity to inspect his property at 1577 West St. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #2 1102 Parker Street

An offer was received from Paulette Anderson for \$250.00. The applicant intends to fence and landscape the property.

Mayor Robert M. Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Paulette Anderson as qualified and eligible project sponsor for the redevelopment with the condition that all Taxes are made current prior to closing and applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Fred Matrulli and passed unanimously.

New Business

ITEM #3 1110 Whitesboro Street

An offer was received from Howard C. Welch for \$250.00. The applicant intends to landscape the property.

Councilman Robert DeSanctis, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Howard C. Welch as qualified and eligible project sponsor for the redevelopment with the condition that all Taxes are made current prior to closing, that current open UFD and open Code violations are cleared and 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 Fred Matrulli and passed unanimously.

ITEM #4 919 Schuyler Street.

An offer was received from Yahya Kassim for \$500.00. The applicant intends to landscape and use the space for parking.

Mayor Robert M. Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion designate Yahya Kassim as a qualified and eligible project sponsor for the redevelopment of 919 Schuyler St. with the condition that he Register his property at 1001 Court St. with the UFD for an ROP The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #5 954-956 Sunset Avenue

An offer was received from Raymond A. Hensel for \$550.00. The applicant intends to use the space for parking.

Mayor Robert M. Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion designate Raymond A. Hensel as a qualified and eligible project sponsor for the redevelopment of 954-956 Sunset Ave. with the condition all Taxes are made current prior to closing, and 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 Fred Matrulli and passed unanimously.

ITEM #6 1501 Steuben

An offer was received from Thu Nguyen for \$250.00. The applicant intends to use the space for parking.

Mayor Robert M. Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion designate Thu Nguyen as a qualified and eligible project sponsor for the redevelopment of 1501 Steuben St. with the condition all open UFD ROP and all Open code violations are cleared prior to closing, and 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 Mike Mahoney and passed unanimously.

ITEM #7 Approval/Acceptance of URA Audit

At the January 25, 2018 URA Board meeting Brian Thomas provided the Board members with the official results of the URA Audit for the year ended March 31, 2017. He asked the Board members to review the Audit over the next few weeks and the staff would bring it up for approval /acceptance at the February 5, 2018 meeting.

Fred Matrulli, made a motion to approve and accept the URA Audit for the year ended March 31, 2017. The motion was seconded by Robin Harris and passed unanimously.

ITEM #8 Adjournment

Robin Harris, made a motion to adjourn the meeting at 10:04 A.M. The motion was seconded by Mike Mahoney and passed unanimously.

Respectfully submitted this 8th day of February, 2018
Gene A. Allen

Old Business

ADDRESS OF PROPERTY: 227 JAMES STREET (MINIMUM: \$1,000.00)

LOT SIZE: 40 x 50

ASSESSMENT: \$800.00

CITY ACQUIRED: 2-11-12

PROPERTY CLASS: 330 - Vacant comm.

1. BIDDER: Braulio J Guzman
BIDDER'S ADDRESS: 213 – 21 James St, Utica, NY (Owns) **(1577 West on Map)**
OFFER: \$1,000.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Pave for parking
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS: No current violations – open building permit for renovations
ALSO OWNS:



Green – City Pink – Bidders

ADDRESS OF PROPERTY: 812 OSWEGO STREET (MINIMUM: \$ 250.00)
LOT SIZE: 40 X 100 **ASSESSMENT: \$6,000 .00**
CITY AQUIRED: 7/30/2009 **PROPERTY CLASS: 311 - Res vac land.**

1. BIDDER: Melvin Williams
BIDDER'S ADDRESS: 810 Oswego St., Utica, 13502 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Fence
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS: Open UFD ROP Taxes 2018 1st Library COLFE 2nd Library
ALSO OWNS: 1547-49 Mohawk St., Utica, 13501



Green – City **Red- Bidders**

ADDRESS OF PROPERTY: 1521 STEUBEN STREET (MINIMUM: \$ 250.00)

LOT SIZE: 40 X 114

ASSESSMENT: \$400.00

CITY ACQUIRED: 7/30/2009

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER: Tung Le
BIDDER'S ADDRESS: 1105 Parkway East, Utica, 13501 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Fence & Parking
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS: No open code violations
ALSO OWNS: 1519 Steuben St. (adjacent), 1001 Parkway E., 1643 Elm St., 1569 Neilson St., 129 Boyce Ave



Green – City Red- Bidders

ADDRESS OF PROPERTY: 318.68-1-41.2 LANSING STREET (MINIMUM: \$ 250.00)
LOT SIZE: 0.01 **ASSESSMENT:** \$100.00
CITY AQUIRED: 7/30/2009 **PROPERTY CLASS:** 311 - Res vac land.

1. BIDDER: Roberto Cristo
BIDDER'S ADDRESS: 2825 Decatur Ave., Bronx, NY 10458 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Part of property already
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 516 Lansing St., Utica, NY 13501



ADDRESS OF PROPERTY: 1500 MILLER STREET (MINIMUM: \$13,000.00)
LOT SIZE: 33 X 87 ASSESSMENT: \$ 34,200.00
CITY AQUIRED: 3-28-17 PROPERTY CLASS: 220 - 2 Family Res

1. BIDDER: Emilio A, Nunez
BIDDER'S ADDRESS: 105-04 29 Ave., East Elmhurst, NY 11369
OFFER: \$6,000.⁰⁰
REPAIR ESTIMATE: \$20,000.00
PLANS: Primary Residence/Rental/Income
FUNDS AVAILABLE: \$26,886.73
CODES/TAX VIOLATIONS:
ALSO OWNS: None
2. BIDDER: Rosanna Franco Decasilla & Osvaldo Casilla
BIDDER'S ADDRESS: 260 N. Main St. Apt. 16 Herkimer, NY 13350
OFFER: \$9,000.⁰⁰
REPAIR ESTIMATE: \$11,200.00
PLANS: Primary Residence
FUNDS AVAILABLE: \$20,494.16
CODES/TAX VIOLATIONS:
ALSO OWNS: None



ADDRESS OF PROPERTY: 1031 WEST STREET (MINIMUM: \$1,000.00)

LOT SIZE: 24 X 70

ASSESSMENT: \$200.00

CITY ACQUIRED: 7/22/2003

PROPERTY CLASS: 311 – RES. VAC.

1. BIDDER: Frank Raspante
BIDDER'S ADDRESS: 6434 State Route 233
OFFER: \$1,000.⁰⁰
REPAIR ESTIMATE: N/A
PLANS: Create Additional Parking
FUNDS AVAILABLE: N/A
CODES/TAX VIOLATIONS:
ALSO OWNS: 45 Properties – see attached list



Green – Bidder Red- City

CITY ALSO OWNS 229-237, 239, 241-243, 247-249, 251-261 SOUTH STREET

ADDRESS OF PROPERTY: 69 WURZ AVENUE

LOT SIZE: 4.00

CITY AQUIRED: 3-28-17

ASSESSMENT: \$273,000.00

PROPERTY CLASS: 449 – OTH. STG.

1. BIDDER: 69 Wurz Ave, LLC
BIDDER'S ADDRESS: 1002 Jefferson Ave, Utica, NY 13501
OFFER: \$9,000.⁰⁰
REPAIR ESTIMATE: \$111,500.00 (see plan)
PLANS: Repair and Park Semi's (See Letter of Intent)
FUNDS AVAILABLE: \$182,729.73
CODES/TAX VIOLATIONS:
ALSO OWNS:



Green – City

ADDRESS OF PROPERTY: 326-334 & 336 Columbia St, 414-416 La Fayette, 509 State St.

LOT SIZE: 52 x 110, 25 x 80; 40 x 154; and 30 x 100 **ASSESSMENT:** \$20,000; \$10,000; \$6,500; and \$4,500

CITY ACQUIRED: 3/2/16; 12/11/12; 11/19/99; and 06/29/10 **PROPERTY CLASS:** 481; 481; 330; and 330

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|----|-------------------|--|
| 1. | BIDDER: | Mohawk Valley Health Systems |
| | BIDDER'S ADDRESS: | 2209 Genesee Street, Utica, NY 13501 |
| | OFFER: | \$ 0. ⁰⁰ |
| | REPAIR ESTIMATE: | \$480,000,000 |
| | PLANS: | To construct a state-of-the-art, consolidated hospital facility and parking garage |
| | FUNDS AVAILABLE: | \$480,000,000 |

The Mohawk Valley Health Systems (MVHS) has proposed the construction of a \$480 million state-of-the-art, consolidated hospital in Downtown Utica. Under a Memorandum of Understanding between the City of Utica, MVHS and Oneida County, the City will contribute all City-owned properties within the proposed development footprint to MVHS as part of the City's share in the proposed development. These first three properties represent the first batch of properties; all remaining City-owned properties within the proposed development footprint will be included in a second batch of properties to be submitted by MVHS for Agency approval at a later date, as they are currently in use and occupied.



*****Picture of 326-334 Columbia St. (Foto Fair) on next page.*****

