



ROBERT M. PALMIERI  
CHAIRMAN

BRIAN THOMAS, AICP  
EXECUTIVE DIRECTOR

1 KENNEDY PLAZA  
UTICA, NEW YORK 13502  
PH. 315-792-0181  
FAX. 315-797-6607  
WWW.CITYOFUTICA.COM

# CITY OF UTICA

URBAN RENEWAL AGENCY

MEETING AGENDA

APRIL 12, 2018

## I. Call to Order

## II. Approval of Agency Minutes

March 8, 2018

## III. Old Business

222 – 228 Liberty Street

333 – 335 James Street

914 Mary Street

## IV. New Business

19 Pleasant Ave

900- 904 Albany St.

939 Blandina St.

## V. Executive Session

## VI. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – March 22, 2018  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Mayor Robert M. Palmieri, Dave Farina, Michael Mahoney, Councilman Bill Phillips, Robin Harris

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

**EXCUSED:** Fred Matrulli, Councilman Robert DeSanctis

**CALL TO ORDER:** By Brian Thomas at 9:37 A.M.

**ITEM #1 Approval of Agency Minutes**

Michael Mahoney made a motion to approve the minutes of the March 8, 2018 board meeting. The motion was seconded by Dave Farina and passed unanimously.

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**Old Business**

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**ITEM #2 222 -228 Liberty**

An offer was received from Frank Elias DBA Utica Roasting Co. in the amount of \$100,000.00 for the property at 222-228 Liberty Street. The bidder intends to construct a coffee shop w/drive thru on the property

As Frank Elias was not present at the meeting, Mike Mahoney made a motion to table the offer until the next meeting. The motion was seconded by Dave Farina and passed unanimously.

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**New Business**

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**ITEM #3 333 James Street**

An offer was received from Abdulla Alfalahi in the amount of \$1,000.00 for the property at 333 James Street. The bidder intends to create additional parking for his adjacent property.

As Abdulla Alfalahi was not present at the meeting, Dave Farina made a motion to table the offer until the next meeting. The motion was seconded by Mike Mahoney and passed unanimously.

**ITEM #4 914 Mary Street**

An offer was received from Win Myint in the amount of \$250.00 for the property at 714 Mary Street. The bidder intends to Fence 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 Win Myint as qualified and eligible project sponsor for the redevelopment of 914 Mary St. with 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 David Farina and passed unanimously.

**ITEM #5 Marketing Agreement 16 Harbor Lock Rd E**

Kathryn Hartnett, Assistant Corporation asked the URA Board to approve a resolution to have the Urban Renewal Agency market the property at 16 Harbor Lock Rd E, Utica, NY 13502 –AKA *Aqua*

Vino Restaurant on behalf of the Utica Industrial Development Agency (IDA) with the understanding that the IDA will reimburse the URA for all marketing costs.

Mayor Robert M. Palmieri, with the factors established by the Agency made a motion approve a resolution to have the Urban Renewal Agency market the property at 16 Harbor Lock Rd E, Utica, NY 13502 for the IDA the motion was seconded by Michael Mahoney and passed unanimously.

### ITEM #6 Adjournment

David Farina made a motion to adjourn the meeting at 9:55 A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 22<sup>nd</sup> day of March, 2018

Gene A. Allen

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### Old Business

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**ADDRESS OF PROPERTY: 222 -228 Liberty (MINIMUM: \$100,000.00)**

**LOT SIZE: 120 X 129**

**ASSESSMENT: \$ \$33,600.00**

**CITY AQUIRED: 2-07-97**

**PROPERTY CLASS: 438 - Parking lot**

- BIDDER: Frank Elias DBA Utica Coffee Roasting Co.  
BIDDER'S ADDRESS: 92Gensee St.  
OFFER: \$100,000.<sup>00</sup>  
REPAIR ESTIMATE: \$500,000.00 - \$1,000,000.00  
PLANS: New Construction Build Coffee shop w/Drive Thru  
FUNDS AVAILABLE: To be provided  
CODES/TAX VIOLATIONS: Codes 1203 Inspection in Process  
ALSO OWNS: None



**ADDRESS OF PROPERTY: 333 – 335 James St**

**(MINIMUM: \$1,000.00)**

**LOT SIZE: 40 x 65**

**ASSESSMENT: \$ 1,400.00**

**CITY AQUIRED: 1 – 29 - 14**

**PROPERTY CLASS: 330 - Vacant comm**

1. BIDDER: Abdulla Alfalahi.  
BIDDER'S ADDRESS: 1622 Brinckerhoff Ave.  
OFFER: \$1,000.<sup>00</sup>  
REPAIR ESTIMATE: \$  
PLANS: Create Additional Parking  
FUNDS AVAILABLE:  
CODES/TAX VIOLATIONS: No code or Tax violations  
ALSO OWNS: 1590 Seymour Ave., 401 James St., 1614-1616 St. Agnes



**ADDRESS OF PROPERTY:** 914 Mary St.

**(MINIMUM: \$250.00)**

**LOT SIZE:** 37 x 120

**ASSESSMENT:** \$1,200.00

**CITY AQUIRED:** 3-15-13

**PROPERTY CLASS:** 311 - Res vac land

1. Discussion – Rescind sale

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New Business

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**ADDRESS OF PROPERTY:** 19 Pleasant St.

**(MINIMUM: \$1.00)**

**LOT SIZE:** 50 x 120

**ASSESSMENT:** \$9,500.00

**CITY AQUIRED:** 1-29-14

**PROPERTY CLASS:** 312 - Vac w/imprv

1. **BIDDER:** Devayani Namassivaya  
**BIDDER'S ADDRESS:** 23 Pleasant  
**OFFER:** \$1.<sup>00</sup> + consideration already paid - \$3995.<sup>00</sup>  
**REPAIR ESTIMATE:** NA  
**PLANS:** House for sale - Garage attached to 23 Pleasant  
**FUNDS AVAILABLE:**  
**CODES/TAX VIOLATIONS:**  
**ALSO OWNS:**



**ADDRESS OF PROPERTY: 900-904 Albany St. (MINIMUM: \$1,000.00)**

**LOT SIZE: 89 x 124**

**ASSESSMENT: \$6,4 00.00**

**CITY AQUIRED: 7-30-2015**

**PROPERTY CLASS: 330 - Vacant comm**

1. BIDDER: Faruk Heto  
BIDDER'S ADDRESS: 906-908 Albany, Utica, NY 13501  
OFFER: \$1,000.<sup>00</sup>  
REPAIR ESTIMATE: NA  
PLANS: Landscape, Pave, Create additional parking  
FUNDS AVAILABLE: NA  
CODES/TAX VIOLATIONS:  
ALSO OWNS:



**ADDRESS OF PROPERTY: 939 Blandina St. (MINIMUM: \$14,000.00)**

**LOT SIZE: 44 x 125**

**ASSESSMENT: \$25,000.00**

**CITY AQUIRED: 3-28-17**

**PROPERTY CLASS: 220 - 2 Family Res**

1. BIDDER: Teresa & Glenn Smith  
BIDDER'S ADDRESS: 2102 Holland Ave, Utica, NY 13501 (Own)  
OFFER: \$8,500.<sup>00</sup>  
REPAIR ESTIMATE: \$9,430  
PLANS: Son Occupy for Primary / Renovate for Income Property  
FUNDS AVAILABLE: \$74,000  
CODES/TAX VIOLATIONS:  
ALSO OWNS:
  
2. BIDDER: Michael Kasperovich  
BIDDER'S ADDRESS: 1017 Miller St, Utica, NY 13501 (?)  
OFFER: \$5,000.<sup>00</sup>  
REPAIR ESTIMATE: \$12,500.<sup>00</sup>  
PLANS: Occupy for Primary / Renovate for Income Property  
FUNDS AVAILABLE: \$20,136.14  
CODES/TAX VIOLATIONS:  
ALSO OWNS:
  
3. BIDDER: Edebrany Moreno & Tito Sanchez  
BIDDER'S ADDRESS: 105 Cornwall, Utica, NY 13501 (Rent) – Montauk on License  
OFFER: \$7,000.<sup>00</sup>  
REPAIR ESTIMATE: \$4,000.<sup>00</sup>  
PLANS: Occupy for Primary / Renovate for Income Property  
FUNDS AVAILABLE: \$11,537.32  
CODES/TAX VIOLATIONS:  
ALSO OWNS:
  
4. BIDDER: Lourdes M. Urdiales  
BIDDER'S ADDRESS: 22 Greenwood Court Utica, NY 13501 (??)  
OFFER: \$8,000.<sup>00</sup>  
REPAIR ESTIMATE: 10,000.<sup>00</sup>  
PLANS: Occupy for Primary / Renovate for Income Property  
FUNDS AVAILABLE: \$33,466.85  
CODES/TAX VIOLATIONS:  
ALSO OWNS:

