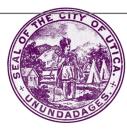
ROBERT M. PALMIERI Chairman

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. <u>Approval of Agency Minutes</u> March 8, 2018

> III. <u>Old Business</u> 222 – 228 Liberty Street 333 – 335 James Street 914 Mary Street

IV. <u>New Business</u> 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.

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

**Old Business** 

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.

New Business

### 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

Old Business

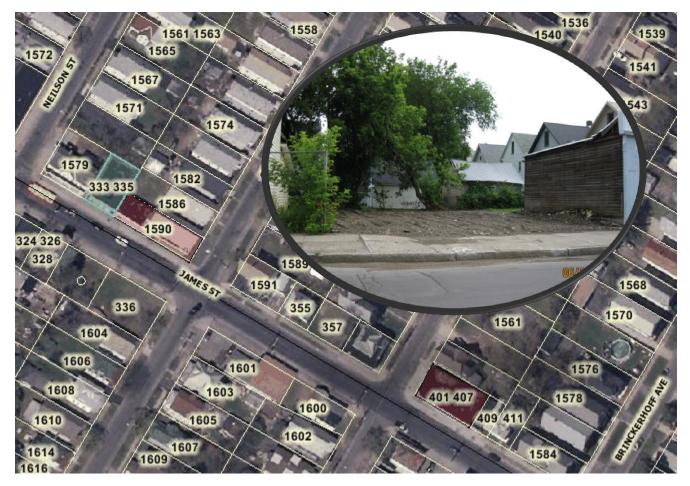
## ADDRESS OF PROPERTY: 222 - 228 Liberty (MINIMUM: \$100,000.00) LOT SIZE: 120 X 129 ASSESSMENT: \$ \$33,600.00 CITY AQUIRED: 2-07-97 PROPERTY CLASS: 438 - Parking lot

1.	BIDDER:	Frank Elias DBA Utica Coffee Roasting Co.
	BIDDER'S ADDRESS:	92Gensee St.
	OFFER:	\$100,000. <sup>00</sup>
	<b>REPAIR ESTIMATE:</b>	\$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:\$1,000.00REPAIR ESTIMATE:\$PLANS:Create Additional ParkingFUNDS AVAILABLE:CODES/TAX VIOLATIONS:No code or Tax violationsALSO OWNS:1590 Seymour Ave., 401 James St., 1614-1616 St. Agnes



## ADDRESS OF PROPERTY: 914 Mary St. LOT SIZE: 37 x 120 CITY AQUIRED: 3-15-13

### (MINIMUM: \$250.00) <u>ASSESSMENT:</u> \$1,200.00 <u>PROPERTY CLASS:</u> 311 - Res vac land

1. Discussion – Rescind sale

New Business

### ADDRESS OF PROPERTY: 19 Pleasant St. LOT SIZE: 50 x 120 CITY AQUIRED: 1-29-14

### (MINIMUM: \$1.00) <u>ASSESSMENT:</u> \$9,500.00 <u>PROPERTY CLASS:</u> 312 - Vac w/imprv

1. BIDDER: BIDDER'S ADDRESS: OFFER: REPAIR ESTIMATE: PLANS: FUNDS AVAILABLE: CODES/TAX VIOLATIONS: ALSO OWNS:

Devayani Namassivaya 23 Pleasant \$1.<sup>00</sup> + consideration already paid - \$3995.<sup>00</sup> NA House for sale - Garage attached to 23 Pleasant



# 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: BIDDER'S ADDRESS: OFFER: REPAIR ESTIMATE: PLANS: FUNDS AVAILABLE: CODES/TAX VIOLATIONS: ALSO OWNS:

Faruk Heto 906-908 Albany, Utica, NY 13501 \$1,000.<sup>00</sup> NA Landscape, Pave, Create additional parking NA



# 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:
- 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:

