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CITY OF UTICA

URBAN RENEWAL AGENCY

MEETING AGENDA

MAY 24, 2018

I. Call to Order

II. Approval of Agency Minutes

May 8, 2018

III. Old Business

723 Columbia St

IV. New Business

916 Lansing

1673 Dudley

405 Eagle

1547 West St – Transfer of Ownership

Transfer of funds

V. Executive Session

VI. Adjournment

CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – May 10, 2018
1 KENNEDY PLAZA, UTICA, NEW YORK 13502

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

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

EXCUSED: Fred Matrulli

CALL TO ORDER: By Brian Thomas at 9:38 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the April 12, 2018 board meeting. The motion was seconded by Robin Harris and passed unanimously.

Old Business

No Old business

New Business

ITEM #2 2110 Whitesboro St, 3 Dent Street & 306.17-1-52.2 Dent Street

An offer was received from Zakaria Nagi in the amount of \$18,000.⁰⁰. The bidder plans to renovate the property for Primary Residence for his family. A second offer was received from Patrick Dundon & Joseph Wells in the amount of \$22,500.⁰⁰. The Bidder plans to renovate the property for Rental/Income Property. A third offer was received from Ankush Batra in the amount of \$23,500.00. The Bidder plans to renovate the property for Primary Residence/Rental Property. A fourth offer was received from Michael Lynch in the amount of \$9,000.00. The Bidder plans to renovate the property for Rental/Income Property.

Mayor Palmieri made a request to discuss this property in Executive Session.

ITEM #3 723 Columbia St.

No action was taken on this property because prior to the meeting the only bidder, Vladimir Zhusma decided to change his proposal from the demolition of the property to renovating the property. The Bidder had not been inside the property. Therefore he needed to make an appt. to go thru the property and update his application before it could be heard by the Board.

ITEM #4 1515 & 1519 Seymour Ave

An offer was received from Dahirys Garcia for the two lots at 1515 & 1519 Seymour Avenue. The bidder plans to fence, landscape, pave and create additional parking for her adjacent property.

Councilman Bill Phillips, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Dahirys Garcia as a qualified and eligible project sponsor for the redevelopment of 1515 & 1519 Seymour Ave., 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 Councilman Robert DeSanctis and passed unanimously.

ITEM #6 Request to Draw Funds - Comptroller

A request was made by the City of Utica Comptroller's office to draw funds from the Urban Renewal bank account to pay for various expenses incurred by the City of Utica's General Fund. A handout detailing the expenses was provided to the Board members.

Councilman Robert DeSanctis made a motion to approve the draw of funds. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #7 Professional Services Agreement

A proposal was submitted by the Office of the Corporation Counsel to provide legal services to the URA as the need arises. Attorneys with the Office of the Corporation Counsel shall advise and counsel URA by consulting with its board and staff, and represent URA's interest in all legal proceedings and matters.

Mayor Robert M. Palmieri made a motion to enter into the Professional Services Agreement. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #8 Grant Option to MVHS

Along with the four previously approved options for properties within the overall footprint of the proposed MHVS project footprint, the City of Utica also currently owns a parcel of land at 401 State Street (tax parcel ID #318.34-1-37) which is required for the development and construction of the overall project. As such, it is proposed that the Utica Urban Renewal Agency also grant an option to the Mohawk Valley Health Systems on the same terms and conditions as those for the four properties previously reviewed and approved by the Agency.

Councilman Bill Phillips made a motion to incorporate 401 State Street into the Option Agreement that was previously approved by the Agency. The motion was seconded by Dave Farina and passed unanimously.

ITEM #9 Extension for Due Diligence Activities (103, 105, 107 Pleasant Street)

Rochester Primary Care Network has requested an extension of the timeframe to complete closing on the properties at 103, 105, and 107 Pleasant St., so they can complete the due diligence research required by their funder. The extension (if approved) would allow them until July 31, 2018 to complete their Due Diligence and close on the properties.

Mayor Robert M. Palmieri made a motion to grant the extension for Due Diligence activities and closing until July 31, 2018. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #10 Executive Session

Robin Harris made a motion to enter into Executive Session at 10:19 A.M. to review the sale of the property at 2110 Whitesboro St and the 2 lots on Dent Street. The motion was seconded by Dave Farina and passed unanimously. A motion was made by Robin Harris to come out of Executive Session at 10:41A.M. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #11 2110 Whitesboro St, 3 Dent Street & 306.17-1-52.2 Dent Street

Councilman Bill Phillips with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Zakaria Nagi as a qualified and eligible project sponsor for the redevelopment of 2110 Whitesboro St, 3 Dent Street & 306.17-1-52.2 Dent Street with the conditions that renovations to the building be completed within 6 months of closing and 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 Councilman Robert DeSanctis and passed unanimously.

ITEM #11 Adjournment

David Farina made a motion to adjourn the meeting at 10:57 A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 10th day of May 2018
Gene A. Allen

Old Business

ADDRESS OF PROPERTY: 723 Columbia St. (MINIMUM: \$13,000.00)

LOT SIZE: 76 x 103

ASSESSMENT: \$50,100.00

CITY ACQUIRED: 3-15-2018

PROPERTY CLASS: 418 - Inn/lodge

1. BIDDER: Vladimir Zhushma
BIDDER'S ADDRESS: 420 Gates Rd, Frankfort, NY 13340
OFFER: \$6,000.00
REPAIR ESTIMATE: \$21,500.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$49,191.16
CODES/TAX VIOLATIONS:
ALSO OWNS 726 Columbia St., Utica, NY 13502
2. BIDDER: Alen Mukic
BIDDER'S ADDRESS: 12 Calis De, Whitesboro, NY 13492 (rent)
OFFER: \$5,000.00
REPAIR ESTIMATE: \$40,000.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$326,697.63
CODES/TAX VIOLATIONS:
ALSO OWNS 1663 Miller St.



New Business

ADDRESS OF PROPERTY: 916 Lansing St. (MINIMUM: \$18,000.00)

LOT SIZE: 38 x 120

ASSESSMENT: \$41,000.00

CITY ACQUIRED: 3-15-2018

PROPERTY CLASS: 210 – 1 Family

1. BIDDER: Serif Sefergic
BIDDER'S ADDRESS: 5753 Domser Dr., Utica, NY 13502 (owns)
OFFER: \$18,000.00
REPAIR ESTIMATE: \$15,000.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$41,783.66
CODES/TAX VIOLATIONS:
ALSO OWNS: 805 Mary St., 1203 Belle Ave, 801 Jefferson, 507 Lansing
2. BIDDER: Amber Musaeed & Najib Abdullah
BIDDER'S ADDRESS: 1006 Mary St. 1st Floor (own)
OFFER: \$20,000.00
REPAIR ESTIMATE: \$33,754.89
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$43,288.04
CODES/TAX VIOLATIONS:
ALSO OWNS:
3. BIDDER: Lamine Samboy & Fatou Touray
BIDDER'S ADDRESS: 3350 Fenton Ave., Bronx, NY 10469 (rents)
OFFER: \$10,000.00
REPAIR ESTIMATE: \$9,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$19,479.45 –
CODES/TAX VIOLATIONS:
ALSO OWNS:



ADDRESS OF PROPERTY: 1673 Dudley.

(MINIMUM: \$18,000.00)

LOT SIZE: 40 x 103

ASSESSMENT: \$37,800.00

CITY ACQUIRED: 3-15-2018

PROPERTY CLASS: 210 – 1 Family

1. BIDDER: Arisleida Bueno & Eddy Garcia
BIDDER'S ADDRESS: 1854 Monroe Avenue, Apt. 4c, Bronx, NY 10457 (rents)
OFFER: \$20,000.00
REPAIR ESTIMATE: \$15,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$48,995.21
CODES/TAX VIOLATIONS:
ALSO OWNS: 14 Shaw St., Utica, NY 13502
2. BIDDER: .Bryan Gil & Michele Taylor
BIDDER'S ADDRESS: 1213 Taylor Ave., Utica, NY 13501(rents)
OFFER: \$14,000.00
REPAIR ESTIMATE: \$8,800.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$29,372.00
CODES/TAX VIOLATIONS:
ALSO OWNS:
3. BIDDER: Rasema Hrusic & Mehemed Hrusic
BIDDER'S ADDRESS: 324 South St. Utica, NY 13501 (own)
OFFER: \$21,000.00
REPAIR ESTIMATE: \$10,000.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$28,290.02 (insufficient funds)
CODES/TAX VIOLATIONS:
ALSO OWNS: 1608 West St, Utica, NY 13501



ADDRESS OF PROPERTY: 405 Eagle St.

(MINIMUM: \$15,000.00)

LOT SIZE: 30 x 80

ASSESSMENT: \$30,600.00

CITY AQUIRED: 3-15-2018

PROPERTY CLASS: 210 – 1 Family

1. BIDDER: Jose Matrinez & Edwin Pena
BIDDER'S ADDRESS: 2715 Grand Concourse Apt. 5A Bronx, NY 10468
1421 College Ave Apt. 5B, Bronx, NY 10456
OFFER: \$15,700.00
REPAIR ESTIMATE: \$31,500.00
PLANS: Renovate for Rental/Income Property
FUNDS AVAILABLE: \$59,121.65
CODES/TAX VIOLATIONS:
ALSO OWNS: 418 Bacon St., Utica, NY 13501
2. BIDDER: Ja Net
BIDDER'S ADDRESS: 634 Rutger St., Utica, NY 13501(owns)
OFFER: \$16,000.00
REPAIR ESTIMATE: \$34,500.00
PLANS: Occupy for Primary Residence
FUNDS AVAILABLE: \$52,579.70
CODES/TAX VIOLATIONS:
ALSO OWNS:



Transfer of Ownership

ADDRESS OF PROPERTY: 1547 West St.

(MINIMUM: \$750.00)

LOT SIZE: 35 x 14

ASSESSMENT: \$39,100.00

CITY ACQUIRED: 2-22-2007

PROPERTY CLASS: 220 – 2 Family

1. BIDDER: Steiay Perez
BIDDER'S ADDRESS: 1629 Seymour Ave. Utica, NY 13501
OFFER: \$750.00
REPAIR ESTIMATE: \$43,500.00
PLANS: Legally Transfer ownership from Noel Esteves etall
FUNDS AVAILABLE: \$
CODES/TAX VIOLATIONS:
ALSO OWNS:

Ownership Information

Name	Address
Noel Esteves	1625 WEST St Fl 1 Utica NY 13501

Sale Information

Sale Date	Price	Property Class	Sale Type	Prior Owner
8/20/2008	\$4,000	220 - 2 Family Res	Land & Building	Segura, Alvelis
	Value Usable	Arms Length	Deed Book	Deed Page
	No	No	2008	14116
Sale Date	Price	Property Class	Sale Type	Prior Owner
3/28/2007	\$6,500	220 - 2 Family Res	Land & Building	Phillips, Eugene
	Value Usable	Arms Length	Deed Book	Deed Page
	No	No	2007	12812
Sale Date	Price	Property Class	Sale Type	Prior Owner
2/23/2007	\$1,000	220 - 2 Family Res	Land & Building	Utica Urban Renewal Agency
	Value Usable	Arms Length	Deed Book	Deed Page
	No	No	2007	10020



Transfer of Funds

From: CU58620 441 Contracted Services \$5060.00

To: CU58620 451 Rental/Lease \$5060.00

Transfer between cost centers to cover the rental and transport of a CAT Long Reach Excavator for the demolition of 613 Columbia Street.