Urban Renewal Agency
Meeting Agenda
January 10, 2019

1. Call to Order

2. Approval of Agency Minutes
   November 8, 2018

3. Old Business
   Water & Whitesboro St. – 7 lots
   1710 Whitesboro St.

4. New Business
   1561 Dudley Ave.
   17 Clinton Pl.
   318.67-2-2 Seymour Ave
   950 Saratoga St.
   938 Saratoga St.
   116 Wall St.
   Proposed subdivision of 117 Business Park Drive
   Adoption of updated/revised Sexual Harassment Policy (attached)
   Resolutions Regarding Northland Building

5. Executive Session

6. Adjournment
CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES –November 8, 2018
1 KENNEDY PLAZA, UTICA, NEW YORK 13502

MEMBERS ATTENDING:  Councilman Robert DeSanctis, Dave Farina, Robin Harris, Michael Mahoney, Fred Matrulli

OTHERS ATTENDING:  Cathy Mack, Gene A. Allen, Kathryn Hartnett, Assistant Corporation Council,

EXCUSED:  Mayor Robert Palmieri, Councilman Bill Phillips,

CALL TO ORDER:  By Michael Mahoney at 9:32 A.M.

ITEM #1  Approval of Agency Minutes
Robin Harris made a motion to approve the minutes of the October 25, 2018 meeting. The motion was seconded by Dave Farina and passed unanimously.

ITEM #2  706 Mulberry Street
An offer was received from Dimitry Brutsky in the amount of $1,000.00 for the property at 706 Mulberry St. The bidder plans to swap the land with another individual for a privately owned property adjacent to his property at 1331 Sunset Ave. A second offer was made by James Dickan in the amount of $1,000.00. The Bidder plans maintain the property as green space for his tenants at 710 Mulberry Street.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to accept the offer from James Dickan in the amount of $1,000.00 (Note: both bidders offered more than the minimum for the lot) 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 Michael Mahoney, and passed unanimously.

ITEM #3  1710 Whitesboro Street
An offer was received from Najeeba Dalawar in the amount of $1,000.00 for the commercial lot at 1710 Whitesboro St. The bidder plans to create additional parking for her adjacent property.

Robin Harris, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to table the offer until the next meeting to allow the bidder to address an open UFD 1203 Violation. The bidder was advised that other offers may be considered in the meantime. The motion was seconded by Dave Farina and passed unanimously.

ITEM #4  911 Rutger Street
An offer was received from Omer Melkic in the amount of $250.00 for the lot at 911 Rutger St. The bidder is buying the adjacent property at 913 Rutger from a Bank which was unaware the City owns this parcel. The bidder plans to fence the property.

Michael Mahoney, 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 Omer Melkic in the amount of $250.00 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 Fred Matrulli, and passed unanimously.

ITEM #5  917 Blandina Street
An offer was received from Pilar Sandoval & Austerberto Rodriguez in the amount of $6,000.00 for the property at 917 Blandina St. The bidder plans to Renovate for Rental/Income Property (make into 2 Family). A second offer was received from Lamin Touray in the amount of $6,300.00. The bidder plans to Occupy for Primary Residence. Fred Matrulli made a motion to discuss this sale in Executive Session. The motion was
seconded by Robin Harris and passed unanimously.

After coming out of Executive Session Fred Matrulli, with the factors 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 Lamin Touray 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 Dave Farina, and passed unanimously.

ITEM #6  1124 Schuyler Street
An offer was received from Chris Cashion in the amount of $5,000.00 for the property at 1124 Schuyler Street. The bidder plans to Occupy for Primary Residence.

Michael Mahoney, 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 Chris Cashion in the amount of $5,000.00 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 Fred Matrulli, and passed unanimously.

ITEM #7  141 Eagle Street
An offer was received from Franklyn R. & Maria A Peralta in the amount of $3,500.00 for the property at 141 Eagle St. The bidder plans to Renovate for Rental/Income Property.

Fred Matrulli, 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 Franklyn R. & Maria A Peralta in the amount of $3,500.00 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, Councilman Robert DeSanctis and passed 4 to 1 with Robin Harris dissenting.

ITEM #8  Executive Session
Robin Harris made a motion to go into executive session at 10:08 am. The motion was seconded by David Farina and passed unanimously. A motion was made by Robin Harris to come out of executive session at 10:11am. The motion was seconded by David Farina and passed unanimously.

ITEM #9  Adjournment
Fred Matrulli made a motion to adjourn the meeting at 10:14am. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 8th day of November 2018
Gene A. Allen
Old Business

ADDRESS OF PROPERTY: Water & Whitesboro St.  (MINIMUM: $150,000.00)
LOT SIZE: 1.63 Acres  7 lots
CITY AQUIRED: 1-27-98 to 12-19-06

ASSESSMENT: $30,700.00
PROPERTY CLASS: 330 - Vacant comm

1. BIDDER: Natalie Williams
BIDDER’S ADDRESS: PO Box 6, Utica, NY 13501
OFFER: $15,003.14
REPAIR ESTIMATE: $30,000.00
PLANS: Build Giant Soccer Ball – Earth Globe Sculpture
FUNDS AVAILABLE: $65,460.00 (Old information)
CODES/TAX VIOLATIONS:
ALSO OWNS: 18 Steuben Park, Utica – Purchased from URA

PRIME PROPERTY FOR SALE BY
UTICA URBAN RENEWAL AGENCY

COMMERCIAL
PROPERTY
FOR SALE
315-792-0105

$150,000.00
**ADDRESS OF PROPERTY:** 1710 Whitesboro St.  
**MINIMUM:** $1,000.00  
**LOT SIZE:** 47 x 119  
**ASSESSMENT:** $6,400.00  
**CITY ACQUIRED:** 7-30-2009  
**PROPERTY CLASS:** 330 - Vacant comm

1. **BIDDER:** Najeeba Dalawar  
   **BIDDER’S ADDRESS:** 1314 Oak St., Utica, NY (Own)  
   **OFFER:** $1,000.00  
   **REPAIR ESTIMATE:** $NA  
   **PLANS:** Create additional parking  
   **FUND AVAILABLE:** NA  
   **CODES/TAX VIOLATIONS:** 1708 Whitesboro UFD 1203 Violations open 12-6-18  
   Has paid no taxes for the 18-19 fiscal year. $2,302.82 outstanding. No liens. 1031 Hope St. - 2nd installment Current School Tax unpaid.  
   **ALSO OWNS:** 1706 & 1708 Whitesboro St., 600 Mohawk St., Utica, and 904 Eagle St. Utica

2. **BIDDER:** Donald J. Testa  
   **BIDDER’S ADDRESS:** 35 Winner Ave. Utica, NY (Own)  
   **OFFER:** $1,000.00  
   **REPAIR ESTIMATE:** $NA  
   **PLANS:** Create additional parking  
   **FUND AVAILABLE:** NA  
   **CODES/TAX VIOLATIONS:**  
   **ALSO OWNS:** 1806 Whitesboro St., Utica
New Business

ADDRESS OF PROPERTY: 1561 Dudley Ave.  (MINIMUM: $750.00)
LOT SIZE: 53 x 103  ASSESSMENT: $400.00

1. BIDDER: Steven Ryan
   BIDDER’S ADDRESS: 1556 Dudley Ave., Utica (Own)
   OFFER: $750.00
   REPAIR ESTIMATE: $NA
   PLANS: Fence, Create additional Parking
   FUNDS AVAILABLE: NA
   CODES/TAX VIOLATIONS: Trash violation 5-11-18 – Compliance
   Has paid no taxes for the 18-19 fiscal year. $2,171.18 outstanding. No liens
   ALSO OWNS:

![Map Image]

- [Street Map Image]
ADDRESS OF PROPERTY: 17 Clinton Pl.  
MINIMUM: $250.00
LOT SIZE: 66 x 217  
ASSESSMENT: $8,600.00
CITY AQUIRED: 11-17-2009  
PROPERTY CLASS: 330 Vacant Comm

1. **BIDDER:** Linda W. Cox  
   BIDDER’S ADDRESS: 15 Clinton Pl. Utica, NY (Own)  
   OFFER: $500.00  
   REPAIR ESTIMATE: $NA  
   PLANS: consolidate with adjacent property  
   FUNDS AVAILABLE: NA  
   CODES/TAX VIOLATIONS:  
   ALSO OWNS:
ADDRESS OF PROPERTY: 318.67-2-2. (MINIMUM: $250.00)
LOT SIZE: 40 x 78
ASSESSMENT: $800.00
CITY AQUIRED: 3-15-2018
PROPERTY CLASS: 312 - Vac w/imprv

1. BIDDER: Avlim Tricic
   BIDDER’S ADDRESS: 929 Eagle St., Utica, NY (owns)
   OFFER: $250.00
   REPAIR ESTIMATE: $NA
   PLANS:
   FUNDS AVAILABLE:
   CODES/TAX VIOLATIONS:
   ALSO OWNS: 1007 Rudolph Pl., Utica, 314 Rutger St., Utica (adjacent to lot)
ADDRESS OF PROPERTY: 950 Saratoga St.  (MINIMUM: $6,000.00)
LOT SIZE: 80 x 100  ASSESSMENT: $33,900.00
CITY AQUIRED: 3-15-2018  PROPERTY CLASS: 411 - Apartment

1. BIDDER: Carmen Trinidad
   BIDDER’S ADDRESS: 1609 Howard Ave., Utica, NY (owns)
   OFFER: $2,000.00
   REPAIR ESTIMATE: $10,030.00
   PLANS: Renovate for Rental/Income Property
   FUNDS AVAILABLE: $32,408.79
   CODES/TAX VIOLATIONS:
   ALSO OWNS:
ADDRESS OF PROPERTY: 938 Saratoga St.  
(MINIMUM: $6,000.00)  
LOT SIZE: 40 x 114.5  
(MINIMUM: $6,000.00)  
ASSESSMENT: $38,300.00  
CITY ACQUIRED: 3-15-2018  
PROPERTY CLASS: 210 - 1 Family

1. BIDDER: R W Projects, Inc. (Rojelio Menjivar)  
BIDDER’S ADDRESS: 1409 Neilson St., Utica, NY 13501  
OFFER: $3,000.00  
REPAIR ESTIMATE: $14,600.00  
PLANS: Renovate for Rental/Income Property  
Funds AVAILABLE: $18,670.48  
CODES/TAX VIOLATIONS: Has paid no taxes for the 18-19 fiscal year. $2,302.82 outstanding. No liens. 1031 Hope St. - 2nd installment Current School Tax unpaid.

ALSO OWNS: 1031 Hope St.
ADDRESS OF PROPERTY: 116 Wall St.  (MINIMUM: $13,000.00)
LOT SIZE: 35 x 100  ASSESSMENT: $33,000.00
CITY AQUIRED: 3-15-2018  PROPERTY CLASS: 210 - 1 Family

1. BIDDER: Daniel Lopez
   BIDDER’S ADDRESS: 54 West Adrian Terrace, Utica, NY (rent)
   OFFER: $5,000.00
   REPAIR ESTIMATE: $6,300.00
   PLANS: Occupy for Primary Residence
   FUNDS AVAILABLE: $16,8294.84
   CODES/TAX VIOLATIONS: ALSO OWNS: 

1. BIDDER: Blaca L Jerez Rivera
   BIDDER’S ADDRESS: 1613 Neilson St. Utica, NY (rent)
   OFFER: $13,000.00
   REPAIR ESTIMATE: $13,000.00
   PLANS: Occupy for Primary Residence
   FUNDS AVAILABLE: $37,152.67
   CODES/TAX VIOLATIONS:  1628 Nielson St. Utica, NY – UFD ROP Pass 4-20-18
   ALSO OWNS: 1628 Neilson St., Utica, NY
Proposed subdivision of 117 Business Park Drive

Proposed Subdivision of 117 Business Park Drive
The owner of the property located at 117 Business Park Drive in the Utica Business Park is proposing to subdivide the parcel into two (2) separate tax parcels. In accordance with the approved plan for the Utica Business Park, once a building has been constructed and occupied, no existing use shall be changed to a different land use, without approval of the Urban Renewal Agency. As the proposed subdivision will ultimately lead to the construction of another building, this constitutes a change of use for the currently unimproved land, thereby necessitating Agency approval.

Adoption of updated/revised Sexual Harassment Policy (attached)

Introduction
The Utica Urban Renewal Agency (UURA) is committed to maintaining a workplace free from sexual harassment. Sexual harassment is a form of workplace discrimination. All employees are required to work in a manner that prevents sexual harassment in the workplace. This Policy is one component of the Utica Urban Renewal Agency’s commitment to a discrimination-free work environment. Sexual harassment is against the law and all employees have a legal right to a workplace free from sexual harassment and employees are urged to report sexual harassment by filing a complaint internally with the Utica Urban Renewal Agency. Employees can also file a complaint with a government agency or in court under federal, state or local antidiscrimination laws.

Resolutions Regarding Northland Building

Resolution 1
The Utica Urban Renewal Agency (UURA) is desirous of acquiring the property in totality (including the building and associated parking areas) that once comprised what is commonly known as the former Northland property on Court and Cornelia Streets from its current owners.

Such acquisition is necessary in order to join said parcels with the parcels that comprise a portion of the building that is currently owned by the Utica Urban Renewal Agency and that such action is necessary whether the property is to be used in the future for municipal purposes or to be marketed.

The UURA previously prepared a Full Environmental Assessment Form, determined the proposed action to be a Type I action under SEQRA due to the property’s location within the newly designated Upper Genesee Street Historic District and called for a coordinated review. As part of that review, the State Historic Preservation Office has determined that the proposed action will have No Adverse Effect upon historic resources.

Resolution 2
A request authorizing Agency staff and appropriate legal counsel to enter into negotiations with the current owners of record for the purchase of various tax parcels on Court and Cornelia Streets (including County tax parcel ID #’s 318.49-2-61, 62 and 63; 318.50-1-4 and portions of 318.50-1-3 and 318.50-1-13) which formerly comprised a single property commonly referred to as the Northland property.