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CITY OF UTICA

URBAN RENEWAL AGENCY

CITY OF UTICA URBAN RENEWAL AGENCY MEETING MINUTES – November 10, 2022 1 KENNEDY PLAZA, UTICA, NEW YORK 13502

MEMBERS ATTENDING: Mayor Robert M. Palmieri, Councilman Joseph Betrus, Councilman Robert Burmaster, Lonnie Jenkins, Marques Phillips, Mike Mahoney

OTHERS ATTENDING: Cathy Mack, Gene A. Allen, Stephanie DiGiorgio, Assistant Corporation Counsel

EXCUSED: Joseph Burke

CALL TO ORDER: By Mike Mahoney at 9:37am

ITEM #1 Approval of Agency Minutes

Councilman Joseph Betrus made a motion to approve the minutes from the October 27, 2022 URA meeting. The motion was seconded by Councilman Robert Burmaster, and passed unanimously.

Old Business

Item #2 Water & Whitesboro St.

THIS APPLICATION WAS ADDRESSED BY THE AGENCY BOARD AT THE 9/22/2022 MEETING

The developer fee was returned and Natalie Williams is refusing to cash the check until she addresses the Board. She claims she never received a message from Gene Allen to be at the last meeting

Water & Whitesboro St.

An offer was received from Domes for the People (aka Natalie Williams) in the amount of \$15,003.14 for the 1.63 acres of vacant commercial property at Water & Whitesboro St. The bidder plans to build a giant Soccer Ball – Framework Earth Globe Sculpture. The bidder was not present.

Mayor Robert M. Palmieri, with the factors established by the Agency having been considered made a motion to reject the offer on the basis that the offer was roughly 10% of the asking price. Furthermore, this is prime commercial investment property in close proximity to multiple development projects. As such the City is looking for complementary economic development projects for this property. The motion was seconded by Marques Phillips and passed unanimously.

Ms. Williams was allotted time to make her presentation at this meeting. No action was taken.

Item #3 710 Nichols St. - Transfer of Developer Status

Frank Cotrupe wishes to transfer the Developer Status for 710 Nichols St. to a new owner, Mr. Paul Cruz. Mr. Cruz has agreed to take on the redevelopment proposal and convert the property for residential use.

Mayor Robert M. Palmieri made a motion to approve the transfer of ownership and that the URA staff will check the progress in six months. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

Item #4 294 Genesee St. Extension of Development Plan

UDAF LLC aka David Friedman purchased the property at 294 Genesee St. on January 3, 2019. Due to the nature of the project he was given two years to complete the renovations. The progress on the building appeared to have been stalled and he was sent a notice to appear before the URA Board to request an extension. Mr. Friedman was out of the country but was represented by his Executive Manager Annie Peralta. Ms. Peralta explained that the roof has been repaired, the electric in the building has been repaired/replaced as necessary, repairs to the foundation have been completed and other interior work is under way. It is anticipated the renovations will be completed by April 1, 2023.

Mayor Robert M. Palmieri made a motion to grant the extension of the redevelopment plan to April 1, 2023. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

New Business

Item #5 948 & 950 Fay St.

An offer was received from Irene Moskal in the amount of \$250.00 for the lot at 948 Fay St. The bidder plans to fence, landscape and possibly build a shed. A second offer was received from Casandra Stevens in the amount of \$500.00 for the lots at 948 and 950 Fay St. The bidder plans to fence the property. This bidder did not appear at the meeting.

Mike Mahoney, with the factors established by the Agency having been considered made a motion to table the offers and to see if there is a way to split the lots. The motion was seconded by Marques Phillips and passed unanimously.

Item #6 1306 Seymour Ave.

An offer was received from Ha Khin in the amount of \$250.00 for the lot at 1306 Seymour Ave. which is adjacent to his property located at 1308 Seymour Ave. The previous owner of 1308 Seymour Ave. constructed a driveway on the lot at 1306 Seymour Ave. prior to the City taking ownership on 3-11-2020. The bidder plans to maintain the driveway and consolidate it with the property at 1308 Seymour Ave.

Mike Mahoney, with the factors established by the Agency having been considered made a motion to accept the offer from Ha Khin. The motion was seconded by Mayor Robert M. Palmieri and passed unanimously

Item #7 1636 Dudley Ave.

An offer was received from Ali Yahya in the amount of \$30,000.00 for the house at 1636 Dudley Ave. The bidder plans to Occupy for Primary Residence. A second offer was received from Mohammedhafiz Omar and Islam Mohamed in the amount of \$43,000.00. The bidder plans to Occupy for Primary Residence. A third offer was received from Najam ud din (Ans125LLC) in the amount of \$10,000.00. The bidder plans to Renovate for Income/Rental Property. A fourth offer was received from Ogenekovie Evi Parker in the amount of \$6,500.00. The bidder plans to Occupy for Primary Residence/Renovate for Income/Rental Property. A fifth offer was received from Elizabeth J. Harvilla in the amount of \$25,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Income/Rental Property.

Councilman Joseph Betrus with the factors established by the Agency having been considered made a motion to accept the offer from bidder #2 Mohammedhafiz Omar and Islam Mohamed in the amount of \$43,000.00. The motion was seconded by Councilman Robert Burmaster and passed unanimously

ITEM #7 Adjournment

Lonnie Jenkins made a motion to adjourn the meeting at 10:22 am. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Respectfully submitted this 10th day of November, 2022 by Gene A. Allen