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CITY OF UTICA

URBAN RENEWAL AGENCY

CITY OF UTICA URBAN RENEWAL AGENCY MEETING MINUTES – July 14, 2022 1 KENNEDY PLAZA, UTICA, NEW YORK 13502

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

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

Excused: Councilman Robert Burmaster

CALL TO ORDER: By Mike Mahoney at 9:35am

ITEM #1 Approval of Agency Minutes

Councilman Joseph Betrus made a motion to approve the minutes from the June 23, 2022 URA meeting. The motion was seconded by Lonnie Jenkins and passed unanimously.

Old Business

Item #2 – 1710 Whitesboro St.

An offer was received from Najeeba Dalawar in the amount of \$1,000.00 for the property at 1710 Whitesboro Street. The bidder plans to create additional parking for his property at 1708 & 1706 Whitesboro Street.

Mike Mahoney with the factors established by the Agency having been considered made a motion to accept the offer from Najeeba Dalawar. The motion was seconded by Joseph Burke and passed unanimously.

New Business

Item #3 – 2160 Broad St.

An offer was received from Patricia A. Caruso (former owner) in the amount of \$30,000.00 for the property at 2160 Broad St. The bidder plans to continue operating his existing businesses at the property. A second offer was received from Artur Pyrda/Automation Experts in the amount of \$150,711.00. The bidder plans to maintain the property as commercial use for his adjacent business.

Patricia Caruso was represented by David Caruso who reduced the offer to \$5,300.00. Bidder #2 stated that they had reached an agreement with Mr. Caruso to purchase the equipment in the building and to hire him to perform maintenance on their fleet vehicles for the duration that he occupies the building. They also agreed to allow Mr. Caruso's wife to continue operating the Hair Salon. Marques Phillips asked Mr. Caruso if he was amenable to this arrangement and Mr. Caruso said yes.

After coming out of Executive Session, with the factors established by the Agency having been considered made a motion to accept the offer from bidder #2 in the amount of \$150,711.00 for the property at 2160 Broad St. The motion was seconded by Lonnie Jenkins and passed unanimously.

Item #4 –Executive Session.

At 9:52am Mike Mahoney made a motion to go into Executive Session to discuss the sale of the property at 2160 Broad St. The motion was seconded by Mayor Robert Palmieri and passed unanimously.

At 10:02am Councilman Joseph Betrus made a motion to come out of Executive Session. The motion was seconded by Joseph Burke and passed unanimously.

ITEM #6 - Adjournment

Joseph Burke made a motion to adjourn the meeting at 10:04am. The motion was seconded by Mike Mahoney and passed unanimously.

Respectfully submitted this 14th day of July, 2022 by Gene A. Allen