



ROBERT M. PALMIERI
MAYOR, CHAIRMAN

BRIAN THOMAS, AICP
EXECUTIVE DIRECTOR

1 KENNEDY PLAZA
UTICA, NEW YORK 13502
P.315-792-0181
F. 315-797-6607
www.cityofutica.com

CITY OF UTICA

URBAN RENEWAL AGENCY

CITY OF UTICA URBAN RENEWAL AGENCY MEETING MINUTES – December 14, 2023 1 KENNEDY PLAZA, UTICA, NEW YORK 13502

MEMBERS ATTENDING Mayor Robert M. Palmieri, Councilman Joe Betrus, Councilman Robert Burmaster, Joe Burke, Marques Phillips, Danielle Faulkner-Forgas

OTHERS ATTENDING: Brian Thomas, Assistant Corporation Council Stephanie DiGiorgio, Gene A Allen, Cathy Mack,

EXCUSED:

CALL TO ORDER: By Brian Thomas at 9:43 am

ITEM #1 Approval of Agency Minutes

Councilman Robert Burmaster made a motion to approve the minutes from the November 9, 2023 URA meeting. The motion was seconded by Councilman Joe Betrus and passed unanimously.

Old Business

No Old Business

New Business

ITEM # 2 1119 Stark St.

An offer was received from Alyona Shamardk to purchase the property at 1119 Stark St. in the amount of \$250.00. The bidder plans to use a portion of the property for additional parking and to landscape the remainder. A second offer was received from Haithm Al-Lahabi in the amount of \$250.00. The bidder plans to use the property for additional parking. A third offer was received from Albania Liriano & Victor Liriano in the amount of \$750.00. The bidders plan to fence and create additional parking for their property across the street.

Marques Phillips, with the factors established by the Agency having been considered made a motion to award the property to bidder #1 Alyona Shamardk, in the amount of \$250.00. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

ITEM #3 406 Blandina St.

An offer was received from Santa Maribel Garcia Durant for the property at 406 Blandina in the amount of \$250.00. The bidder plans to Fence, Pave and Create Additional Parking.

Mayor Robert M. Palmieri, with the factors established by the Agency having been considered made a motion to award the property at 406 Blandina St. to bidder #1 Santa Maribel Garcia Durant in the amount of \$250.00. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

ITEM #4 137 -139 Blandina St.

An offer was received from Blacque Acres Inc. aka James Paul for the two lots at 137 & 139 James St. in the amount of \$1,500.00 for the two lots at 137 & 139 James St. The bidder presented a proposal to Fence, Landscape and install a shipping container to grow hydroponic produce.

Mayor Robert M. Palmieri, with the factors established by the Agency having been considered made a motion to approve the sale of 137 & 139 James St. to bidder #1 Blacque Acres Inc. aka James Paul in the amount of \$1,500.00, contingent on receiving Zoning Board approval and obtaining all required permits. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

ITEM #5 746 Jay St.

An offer was received from Bajro Smajic for the lot at 746 Jay St. in the amount of \$250.00. The bidder plans to Create Additional Parking for his adjacent properties.

Mayor Robert M. Palmieri, with the factors established by the Agency having been considered made a motion to approve the sale of 746 Jay St. to bidder #1 Bajro Smajic, in the amount of \$250.00, The motion was seconded by Councilman Joseph Betrus and passed unanimously.

ITEM #6 135 Gold St.

An offer was received from Noe C. Aguilera & Noemi Valderramos for the property at 135 Gold St. in the amount of \$21,000.00. The bidders raised their offer to \$31,000.00. The bidders plan to occupy for Primary Residence. A second offer was received from Addyss Dejusus R. & Porfirio Eucarnacion in the amount of \$22,000.00. The bidders raised their offer to \$30,000.00. The bidders plan to Occupy for Primary Residence. A third Offer was received from Mohamad Yassin Abdul Raham in the amount \$20,000.00. the bidder plans to Occupy for Primary Residence. A fourth offer was received from Shamein Bryant in the amount of \$20,000.00. The bidder raised his offer to \$28,000.00. The bidder plans to Occupy for Primary Residence. A fifth offer was received from Edelmira Mota Jose in the amount of \$25,000.00. The bidder plans to Occupy for Primary Residence. A sixth offer was received from Eh Ka Paw in the amount \$22,000.00. The bidder plans to Occupy for Primary Residence. A seventh offer was received from Jock Paute Urdiales in the amount of \$26,000.00. The bidder plans to Occupy for Primary Residence. An eighth offer was received from Semir Husovic in the amount of \$20,050.00. The bidder plans to Occupy for Primary Residence. A ninth offer was received from Jose Ramirez in the amount of \$25,000.00. The bidder withdrew his offer. A tenth offer was received from Tin Soe in the amount of \$18,000.00. The bidder plans to Occupy for Primary Residence.

After coming out of Executive Session, Marques Phillips, with the factors established by the agency made a motion to award the property to bidder #5 Edelmira Mota Jose in the amount of \$25,000.00. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

ITEM #7 Executive Session.

At 10:27 am, Marques Phillips made a motion to discuss the property at 135 Gold St. in Executive Session. The motion was seconded by Councilman Joseph Betrus and passed unanimously. At 10:44 am Marques Phillips made a motion to come out of Executive Session. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

ITEM #8 1525 Steuben St.

An offer was received from Min Htun in the amount of \$30,000.00. The bidder plans to Occupy for Primary Residence (siblings). The bidder was not present. A second offer was received from Jose E. Arguela in the amount of \$30,000.00. The bidder plans to Occupy for Primary Residence. A third offer was received from Aye Mon in the amount of \$30,000.00. The bidder plans to Occupy for Primary Residence. A fourth offer was received from Win Oo in the amount of \$30,000.00. The bidder plans to Occupy for Primary Residence. A fifth offer was received from Hassan Murjan & Asha Mohamed in the amount of \$30,000.00.

The bidder plans to Occupy for Primary residence. A sixth offer was received from Nabila Carabajo in the amount of \$35,000.00. the bidder plans to Occupy for Primary Residence. A seventh offer was received from Bashar Alhaj in the amount of \$30,000.00. The bidder plans to Occupy for Primary Residence. An eighth offer was received from December Htoo in the amount of \$30,000.00. The bidder plans to Renovate for Rental/Income Property.

After coming out of Executive Session, Marques Phillips, with the factors established by the agency made a motion to award the property to bidder #6 Nabila Carabajo in the amount of \$35,000.00. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

ITEM #9 Executive Session.

At 11:01 am, Mayor robert M. Palmieri, made a motion to go into executive session to discuss the property at 1525 Steuben St. the motion was seconded by Marques Phillips and passed unanimously. At 11:09 am Councilman Robert Burmaster made a motion to come out of Executive Session. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

Item #10 Transfer of funds

A request was made to transfer funds within cost centers to cover the cost of surveys.

| | | |
|--------------|---------------------------------|-------------|
| From: | CU58620 211 Capital Outlay | \$20,000.00 |
| To: | CU58620 441 Contracted Services | \$20,000.00 |

A second request was made to transfer funds within cost centers to cover Paul Buckley’s mileage reimbursement until April 2024.

| | | |
|-------------|-----------------------|------------|
| From | CU58620 431 Insurance | \$1,100.00 |
| To: | CU58620 463 Gas & Oil | \$1,100.00 |

A motion was made by Marques Phillips to approve both transfers in one motion. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

ITEM #11 Adjournment

Marques Phillips made a motion to adjourn the meeting at 11:10 am. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Respectfully submitted this 14th day of December, 2023 by Gene A. Allen