



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 – July 8, 2021 1 KENNEDY PLAZA, UTICA, NEW YORK 13502

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

OTHERS ATTENDING: Brian Thomas, Gene Allen, Cathy Mack, Merima Smajic, Assistant Corporation Counsel

EXCUSED: Michael Mahoney (arrived at 10:49am)

CALL TO ORDER: By Brian Thomas at 9:33 AM

ITEM #1 Approval of Agency Minutes

Marques Phillips made a motion to approve the minutes from the June 24, 2021 URA meeting. Councilman Joseph Betrus seconded the motion and passed unanimously.

New Business

ITEM #2 1111 Warren St.

Mohawk Valley Group, aka Estaban A. Bueno submitted an offer for the property at 1111 Warren St. in the amount of \$250.00. The bidder plans to fence, landscape and create additional parking

Mayor Robert M. Palmieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to sell the property to Mohawk Valley Group, aka Estaban A. Bueno with the understanding that it will be consolidated with the adjacent property. The motion was seconded by Lonnie Jenkins and passed unanimously.

ITEM #3 1107 Lincoln Ave

Richard Panetta submitted an offer for the property at 1107 Lincoln Ave. in the amount of \$250.00. The bidder plans to maintain as green space for his adjacent property.

Mayor Robert M. Palmieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to sell the property to Richard Panetta. The motion was seconded by Councilman Joseph Betrus and passed unanimously

ITEM #4 128 Addington Pl.

R and B construction, aka Jose Arturo Pena Bejaran submitted an offer for the property at 128 Addington Pl. in the amount of \$7,000.00. The bidder plans renovate the property for income property. A second offer was received from Alex Garcia Castro Jr in the amount of \$1,000.00. The bidder plans to renovate for primary residence. (The bidder was not present) third offer was received from Priscila C. Alvarez Armijos Bueno in the amount of \$8,000.00. The bidder

plans to renovate for income property. A fourth offer was received from Segundo Lendro Mizhirumbay in the amount of \$9,000.00. The bidder plans to renovate for primary residence. A fifth offer was received from Serge M. Jean & Rosie William Jean in the amount of \$7,000.00. The bidder plans to renovate for primary residence.

After coming out of Executive Session, Lonnie Jenkins, with the factors established by the Agency for selection of a purchaser having been considered made a motion to sell the property to Segundo Lendro Mizhirumbay. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

ITEM #5 125 Thomas St.

Lansing St. LLC aka Stanley Cesaire submitted an offer for the property at 125 Thomas St. in the amount of \$9,000.00. The bidder plans renovate the property for income property. A second offer was received from Serafin Vazquez-Martinez in the amount of \$8,000.00. The bidder plans to renovate for primary residence. A third offer was received from Edgar Lopez-Doran in the amount of \$7,000.00. The bidder plans to convert to a two family and renovate for income property. A fourth offer was received from Fransisco Valdez & Altagracip Rodriguez in the amount of \$8,000.00. The bidder plans to renovate for income property (student housing). A fifth offer was received from Nubia Montesdesoca & Felix Mosquera in the amount of \$9,000.00. The bidder plans to convert to a two family and occupy for primary residence. A sixth offer was received from Serge M. Jean & Rosie William Jean in the amount of \$9,000.00. The bidder plans to occupy for primary residence for their (cousin).

After coming out of Executive Session, Marques Phillips, made a motion to Table this property until the next URA Board Meeting. The motion was seconded by Joe Burke and passed unanimously.

ITEM #6 139 Addington Pl.

Aurelio Lopez Duran & Elsa G Cruz Herrera submitted an offer for the property at 139 Addington Pl. in the amount of \$17,000.00. The bidder plans to renovate for primary residence. A second offer was received from Maria V Carangui & Manuel Sisalima in the amount of \$20,000.00. The bidder plans to renovate for primary residence for their step daughter.

Marques Phillips, with the factors established by the Agency for selection of a purchaser having been considered made a motion to sell the property to Bidder #2 Maria V Carangui & Manuel Sisalima. The motion was seconded by Lonnie Jenkins and passed unanimously

ITEM #7 124 Thomas St.

Fabian Vanegas & Rosa Angamarca submitted an offer for the property at 124 Thomas St. in the amount of \$36,000.00. The bidder plans renovate for primary residence. **A second** offer was received from Manuel Gonzalez Silva in the amount of 25,000.00. The bidder plans to renovate for income property. **A third** offer was received from Jason Tadlock & Brooke Roman-DiMare in the amount of \$31,000.00. The bidder plans to renovate for primary residence. **A fourth** offer was received from David tamba & Auugustine Garbo in the amount of \$20,000.00. The bidder plans to renovate for primary residence. **A fifth offer** was received from Rafael C. Rodriguez & Yariza Santos De Rodrigues in the amount of \$31,000.00 the bidder plans to occupy for primary residence. **A sixth offer** was received from Sade Walker & Alwayne Lawrence in the amount of \$30,000.00. The bidder plans to occupy for primary residence. **A seventh offer** was received from Alejandrina De Luna & Leswin E. Cobn in the amount of \$33,000.00. The bidder plans to occupy for primary residence. **An eighth offer** was received from Brian Miranda in the amount of \$31,000.00. The bidder plans to occupy for primary residence. **A ninth offer** was received from Jose F Baez Sosa in the amount of \$33,000.00. The bidder plans to occupy for primary residence. **A tenth offer** was received from Jorge Ochoa & Bahar Mohamed in the amount of \$20,000.00. The bidder plans to occupy for primary residence. (This bidder was not present). **An eleventh offer** was received from Hoi Vu in the amount of \$30,000.00. The bidder plans to occupy for primary residence. (This bidder was not present). **A twelfth offer** was received from Eliezer Estrella in the amount of \$25,000.00. The bidder plans to occupy for primary residence. **A thirteenth offer** was received from Saul Guzman Lara & Anyeline Perez De Guzman in the amount of \$32,000.00. The bidder plans to occupy for primary residence.

A fourteenth offer was received from Jose Almonte Rosario & Yokasta A. de Almonte in the amount of \$25,000.00. The bidder plans to occupy for primary residence. **A fifteenth offer** was received from Fransisco Valdez & Altagracip Rodriguez in the amount of \$30,000.00. The bidder plans to occupy for primary residence. **A sixteenth offer** was received from Patricio Muela in the amount of \$30,000.00. The bidder plans to occupy for primary residence. **A seventeenth offer** was received from Stewart Gomez in the amount of \$34,500.00. The bidder plans to occupy for primary residence. **An eighteenth offer** was received from Saphar Art in the amount of \$30, 00.00. The bidder plans to occupy for primary residence. **A nineteenth offer** was received from Inmar Anibal Mandoza Deras in the amount of \$33, 00.00. The bidder plans to occupy for primary residence. **A twentieth offer** was received from Eddie Garcia & Arisleida Bueno in the amount of \$22,100.00. The bidder plans to occupy for primary residence. **A twenty-first offer** was received from Thu Nguyen in the amount of \$39,000.00. The bidder plans to occupy for primary residence.

After coming out of Executive Session, Mike Mahoney, made a motion to Table this property for a Special URA Meeting. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

ITEM #8 Acknowledgement of receipt of audit for year ending March 31, 2021

Prior to the July 8, 2021 URA Board meeting all Board members were provided with an electronic copy of the official results of the URA Audit for the year ended March 31, 2021. Board members were asked to review the document for possible approval/acceptance of the Audit.

Councilman Robert Burmaster made a motion to approve and accept the audit. The motion was seconded by Lonnie Jenkins and passed unanimously

ITEM #9 Executive Session

At 10:12 am Marques Phillips made a motion to go into Executive Session to discuss the sale of 128 Addington Pl and 125 Thomas St. Councilman Robert Burmaster seconded the motion and it passed unanimously. At 10:32 am Marques Phillips made a motion to come out of Executive Session. The motion was seconded by Joe Burke and passed unanimously.

ITEM #10 Executive Director Excused

Brian Thomas, URA Executive Director, was excused at 11:14 am to attend another meeting.

ITEM #10 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 11:24 AM. The motion was seconded by Joe burke and passed unanimously.

Respectfully submitted this 8h day of July, 2021 by Gene A. Allen