



ROBERT M. PALMIERI
CHAIRMAN

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Urban Renewal Agency Meeting Agenda December 22, 2022

1. Call to Order

2. Approval of Agency Minutes December 8, 2022

3. New Business Re-Appropriation of Fund Balance

4. Adjournment

CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES –December 8, 2022
1 KENNEDY PLAZA, UTICA, NEW YORK 13502

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

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

EXCUSED: Mayor Robert M. Palmieri at 9:59 am

CALL TO ORDER: By Brian Thomas at 9:39 am

ITEM #1 Approval of Agency Minutes

Councilman Joseph Betrus made a motion to approve the minutes from the November 10, 2022 URA meeting. The motion was seconded by Mike Mahoney, and passed unanimously.

Old Business

Item #2 948 & 950 Fay St.

At the November 10, 2022 URA Meeting 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. The Board tabled the offers to see if there is a way to split the lots.

The Engineering Department drew up a new map to divide the properties following the lot lines of both adjacent houses; both bidders agreed to the new property lines.

Marques Phillips, with the factors established by the Agency having been considered made a motion to sell each new lot in the amount of \$250.00 to Bidder #1 Irene Moskal and Bidder #2 Casandra Stevens. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

New Business

Item #3 714 Blandina St.

An offer was received from Zijo Grosnja in the amount of \$18,000.00 for the house at 714 Blandina St. The bidder plans to occupy for primary residence. A second offer was received from Xaviar Sanchez in the amount of \$9,000.00. The bidder plans to occupy for primary residence. A third offer was received form Dahian Berrio & Mariana Garro in the amount of \$20,000.00; the bidder plans to occupy for primary residence

A motion was made to discuss this in Executive Session. After coming out of Executive Session Joe Burke, with the factors established by the Agency having been considered made a made a motion to award the house to Bidder #1 Zijo Grosnja in the amount of \$18,000.00. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Item #4 1106 Parker St.

An offer was received from James Beard in the amount of \$15,000.00 for house at 1106 Parker St. The bidder plans to renovate the property for primary residence for his mother. A second offer was received from Eileen Pena in the amount of \$12,000.00. The bidder plans to renovate the property for primary residence for her mother and sister. A third offer was received form Mariana Garro & Dahian Berrio in the amount of \$15,000.00; the bidder plans to occupy for primary residence.

A motion was made to discuss this in Executive Session. After coming out of Executive Session Joe Burke, with the factors established by the Agency having been considered made a made a motion to award the house to Bidder #3 Mariana Garro & Dahian Berrio in the amount of \$15,000.00. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Item #5 1207 Blandina St.

An offer was received from Vanessa V. Timote Arce in the amount of \$35,000.00 for the house at 1207 Blandina St. The bidder plans to occupy for primary residence and renovate a portion to rent. A second offer was received from Osman Haji Osman in the amount of \$40,000.00. The bidder plans to occupy for primary residence and renovate a portion to rent. A third offer was received from Aldin Zukic in the amount of \$45,000.00. The bidder plans to occupy for primary residence and renovate a portion to rent. A fourth offer was received from Emra Kareem & Briar Kareem in the amount of \$15,000.00. The bidder plans to renovate for rental property. A fifth offer was received from Hezam Mubarez in the amount of \$48,000.00. The bidder plans to occupy for primary residence and renovate a portion to rent.

A motion was made to discuss this property in Executive Session. After coming out of Executive Session Mike Mahoney with the factors established by the Agency having been considered made a motion to accept the offer from bidder #3 Aldin Zukic in the amount of \$45,000.00. The motion was seconded by Lonnie Jenkins and passed unanimously

Item #6 334 La Fayette St.

An offer was received from Mohawk Valley Health Systems for a portion of 334 La Fayette St. in exchange for another parcel previously acquired by MVHS. The bidder plans to incorporate this property into the new Wynn hospital campus.

Mayor Robert M. Palmieri with the factors established by the Agency having been considered made a motion to accept the offer from MVHS. The motion was seconded by Lonnie Jenkins and passed unanimously

ITEM #7 Executive Session

A motion was made by Mike Mahoney at 10:20 am to go into Executive Session to discuss the sale of the properties at 714 Blandina St., 1106 Parker St., and 1207 Blandina St. The motion was seconded by Marques Phillips and passed unanimously. A motion was made by Mike Mahoney at 10:31 to exit Executive Session. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

ITEM #8 Appropriation of Fund Balance

A request was made to make an Appropriation of Fund Balance in the amount of \$100,000.00 to cover the cost of demolitions

From URA Fund Balance \$ 100,000.00
To: CU58620 433 Demolitions \$ 100,000.00

Mike Mahoney with the factors established by the Agency having been considered made a motion to approve the appropriation. The motion was seconded by Lonnie Jenkins and passed unanimously

ITEM #9 Adjournment

Councilman Joseph Betrus made a motion to adjourn the meeting at 10:35 am. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Respectfully submitted this 8th day of December, 2022 by Gene A. Allen

APPROPRIATION OF FUND BALANCE

The following Appropriation of URA Fund Balance needs Agency Approval:

From URA Fund Balance \$ 70,000.00

To: CU58620 441 Contracted Services \$ 70,000.00

Appropriation of Fund Balance in the amount of \$70,000.00 to provide the local match for a grant of \$623,000 from the State Environmental Facilities Corporation to convert the eastern portion of the URA-owned Car Park parking lot into a multi-purpose event space utilizing 'green' infrastructure.

This appropriation was originally approved by the UURA Board at its February 11, 2021 meeting in the previous fiscal year (see attached); however, draw-down of funds was not necessary until recently, thereby necessitating a re-appropriation in the current fiscal year.



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URBAN RENEWAL AGENCY

THE FOLLOWING APPROPRIATION OF FUND BALANCE WAS APPROVED BY THE URBAN RENEWAL AGENCY BOARD AT THE FEBRUARY 11, 2021
URBAN RENEWAL AGENCY BOARD MEETING:

From: URA Fund Balance	\$70,000.00
To: CU58620 441 Contracted Services	\$70,000.00

Appropriation of Fund Balance in the amount of \$70,000.00 to provide local match for a grant that the City received in the amount of \$623,000.00 from the State Environmental Facilities Corporation to convert the eastern portion of the city-owned Car Park parking lot into a multipurpose event space.

Marcus Phillips made a motion to approve the appropriation. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

I HEREBY CERTIFY THAT THE ABOVE TRANSFERS WERE APPROVED AT THE STATED URBAN RENEWAL AGENCY BOARD MEETING AND ARE REFLECTED IN THE OFFICIAL MINUTES OF THE UTICA URBAN RENEWAL AGENCY AND ARE ON FILE IN THE UTICA URBAN RENEWAL AGENCY OFFICE, 1 KENNEDY PLAZA, UTICA, NY 13502

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME, THIS 11TH DAY
OF FEBRUARY, 2021


BRIAN THOMAS, EXECUTIVE DIRECTOR