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MAYOR, CHAIRMAN

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EXECUTIVE DIRECTOR

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CITY OF UTICA

URBAN RENEWAL AGENCY

CITY OF UTICA URBAN RENEWAL AGENCY MEETING MINUTES – September 22, 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: Brian Thomas, Cathy Mack, Gene A. Allen, Stephanie DiGiorgio, Assistant Corporation Counsel

EXCUSED:

CALL TO ORDER: By Brian Thomas at 9:34am

ITEM #1 Approval of Agency Minutes

Councilman Joseph Betrus a motion to approve the minutes from the August 25, 2022 URA meeting. The motion was seconded by Mike Mahoney and passed unanimously.

Old Business

Item #2 CITY OF UTICA URBAN RENEWAL AGENCY MEETING MINUTES – September 22, 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

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ITEM #1 Approval of Agency Minutes

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Old Business

Item #2 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.

Item #3 932 -934 Schuyler St.

At the August 25th URA Meeting an offer was received from Edgar Avila in the amount of \$750.00 for the property at 932-934 Schuyler St. The bidder plans to create additional parking for the property he is purchasing at 938-940 Schuyler St. The offer was tabled until the bidder closes on the property at 938-940 Schuyler St. The bidder presented documentation so show the sale is complete.

Mike Mahoney, with the factors established by the Agency having been considered made a motion to accept the offer from Edgar Avila in the amount of \$750.00 contingent on Zoning Board Approval. The motion was seconded by Joe Burke and passed unanimously.

New Business

Item #4 1201 Seymour Ave.

An offer was received from Carlos Morquecho in the amount of \$250.00 for the lots at 1201 Seymour Ave. The bidder plans to fence this property.

Mayor Robert M. Palmieri with the factors established by the Agency having been considered made a motion to accept the offer from Carlos Morquecho contingent on consolidating the adjacent properties. The motion was seconded by Lonnie Jenkins and passed unanimously.

Item #5 1005 & 1009 Park Ave.

An offer was received from Raymond Risucci in the amount of \$500.00 + \$1,598.54 (back taxes on 1005 Park Ave.) The bidder plans to create parking for his adjacent property at 1007 Park Ave.

Mayor Robert M. Palmieri with the factors established by the Agency having been considered made a motion to accept the offer from Raymond Risucci in the amount of \$500.00 + \$1,598.54 (back taxes on 1005 Park Ave.) contingent on have all adjacent properties consolidated. The motion was seconded by Mike Mahoney and passed unanimously.

Item #6 1525 West St.

An offer was received from Mohammedhafiz Omar & Islam Mohamed in the amount of \$10,000.00 for the property at 1525 West St. The bidder plans to occupy for primary residence. A 2nd offer was received from Miguel Angel Ochoa Arevalo in the amount of \$10,000.00. The bidder plans occupy for primary residence. A 3rd offer was received from Kamal Hussain Bin Nur Hussain & Zubedah Binti Mustaffa in the amount of \$15,000.00. The bidder plans to occupy for primary residence. A 4th offer was received from Manuel Gutama in the amount of \$18,000.00. The bidder plans to occupy for primary residence. A 5th offer was received from Jorge Sinch in the amount of \$18,000.00. The bidder plans to occupy for primary residence. A 6th offer was received form Ismael Ayala in the amount of \$20,000.00. The bidder plans to occupy for primary residence. A 7th offer was received from Jaime Quito in the amount of \$20,000.00. The bidder plans to occupy for primary residence and create an office for his construction business.

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 #7, Jaime Quito in the amount of \$20,000.00. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Item #7 1112 Stark St.

An offer was received from Maribel Tejada in the amount of \$10,000.00 for the property at 1112 Stark St. The bidder plans to occupy for primary residence. A 2nd offer was received from Juan D Tejada in the

amount of \$10,000.00. The bidder plans to occupy for primary residence. A 3rd offer was received from Anibal Rivera in the amount of \$15,000.00. The bidder plans to occupy for primary residence. A 4th offer was received from Mario Fabian Velecela Lema & Tania Veronica Vaneyas Apuango in the amount of \$20,000.00. The bidder plans to occupy for primary residence. A 5th offer was received from Bruce Koscielniak in the amount of \$21,000.00. The bidder plans to renovate for income property. A 6th offer was received from Labal Hussin in the amount of \$21,500.00. The bidder plans to occupy for primary residence. A 7th offer was received from Dahian Berrio in the amount of \$30,000.00. The bidder plans to occupy for primary residence. An 8th offer was received from Piedad Inoa in the amount of \$31,000.00. The bidder plans to occupy for primary residence.

After coming out of executive session Councilman Robert Burmaster, with the factors established by the Agency having been considered made a motion to accept the offer from bidder #8, Piedad Inoa in the amount of \$31,000.00. The motion was seconded by Lonnie Jenkins and passed unanimously.

Item #8 623 South St.

An offer was received from Pedro Lopez (former owner) in the amount of \$8,500.00 for the property at 623 South St. The bidder plans to continue living at the property. A 2nd offer was received from Mauko Oteio in the amount of \$50,000.00. The bidder plans to renovate for income property. A third offer was received from Ismal Ayala in the amount of \$55,000.00. The bidder plans to occupy for primary residence. A 4th offer was received from Senad Zukic in the amount of \$57,000.00. The bidder plans to occupy for primary residence for his daughters.

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 #4, Senad Zukic in the amount of \$55,000.00. The motion was seconded by Councilman Joseph Betrus and passed unanimously

Item #9 Transfer of funds
Transfer within cost centers

A request was made to transfer funds within cost centers to cover the purchase of plywood

From:	CU58620.211 Capital Outlay	\$4,500.00
To:	CU58620.402 Other Supplies & Materials	\$4,500.00

Mike Mahoney, with the factors established by the Agency having been considered made a motion to authorize the transfer. The motion was seconded by Councilman Robert Burmaster and passed unanimously

Item #10 Executive Session

At 10:33 am Marques Phillips made a motion to go into executive session to discuss the sale of 1525 West St., 1112 Stark St. and 623 South St. The motion was seconded by Councilman Joseph Betrus and passed unanimously. At 10:56 am a motion was made by Marques Phillips to come out of executive session. The motion was seconded by Mayor Robert M. Palmieri and passed unanimously

ITEM #11 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 11:06 am. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Respectfully submitted this 22nd day of September, 2022 by Gene A. Allen

Item #3 932 -934 Schuyler St.

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