



ROBERT M. PALMIERI
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CITY OF UTICA

URBAN RENEWAL AGENCY

CITY OF UTICA URBAN RENEWAL AGENCY MEETING MINUTES – December 28, 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

EXCUSED:

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

ITEM #1 Approval of Agency Minutes

Councilman Robert Burmaster made a motion to approve the minutes from the December 14, 2023 URA meeting. The motion was seconded by Councilman Joe Betrus and passed unanimously.

Old Business

No Old Business

New Business

ITEM # 2 Division Street (Tax map id #318.008-1-41); Water Street (Tax map id #318.008-1-42); Water Street (Tax map id #318.008-1-43); 14-18 Whitesboro Street; Whitesboro Street (Tax map id #318.008-1-45); 26-28 Whitesboro Street; Water Street (Tax map id #318.008-1-47); and 30-34 Whitesboro Street

An offer was received from Masonic Medical Research Institute (MMRI) in the amount of \$135,000.00 for the 1.72 acres (8 lots) at Division Street (Tax map id #318.008-1-41); Water Street (Tax map id #318.008-1-42); Water Street (Tax map id #318.008-1-43); 14-18 Whitesboro Street; Whitesboro Street (Tax map id #318.008-1-45); 26-28 Whitesboro Street; Water Street (Tax map id #318.008-1-47); and 30-34 Whitesboro Street. The bidder plans to construct a 100,000 square ft. research laboratory on the property.

MMRI Executive Director noted that the size and complexity of the proposed project warranted that a number of contingencies be identified, on which any sale would need to be predicated, including – the purchase of an adjoining parcel from a separate, private property owner; the ability of MMRI to secure additional funding for the project; access to all environmental inspection reports; clearance of all tenants; modification of reverter language and a timeline that allowed for the project to start within three years and be complete in five.

Mayor Robert M. Palmieri, with the factors established by the Agency having been considered made a motion to authorize the sale of the property to MMRI, in the amount of \$135,000.00 contingent on the negotiation of a purchase/sale agreement that addresses all contingencies to the mutual satisfaction of both the buyer and the Agency. The motion was seconded by Danielle Faulkner-Forgas and passed with a vote of 5 members approving the sale and one opposed (Councilman Joe Betrus).

ITEM #11 Adjournment

Councilman Robert Burmaster made a motion to adjourn the meeting at 9:49 am. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

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