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CITY OF UTICA

URBAN RENEWAL AGENCY

CITY OF UTICA URBAN RENEWAL AGENCY MEETING MINUTES – August 24, 2023 1 KENNEDY PLAZA, UTICA, NEW YORK 13502

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

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

EXCUSED: Marques Phillips 9:47 am

CALL TO ORDER: By Brian Thomas at 9:35 am

ITEM #1 Approval of Agency Minutes

Mike Mahoney made a motion to approve the minutes from the August 10, 2023 URA meeting. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

Old Business

No Old Business

New Business

Item # 2 318.42-1-33./1 Kennedy Garage

An offer was received from Mohawk Valley Health Systems for the Kennedy Garage in the amount of \$1,500,000.00. The bidder plans to repair and maintain the garage for Wynn Hospital employee parking.

Mayor Robert M. Palmieri, with the factors established by the Agency having been considered, made a motion to approve the sale to bidder #1 Mohawk Valley Health Systems in the amount of \$1,500,000.00. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

Item #3 355 James St.

An offer was received from Sherin Gul Ghafoorzio for the property at 355 James St. in the amount of \$20,000.00. The bidder plans to occupy for Primary Residence. A second offer was received from Honey Moon in the amount of \$35,000.00. The bidder raised his offer to \$57,000.00. The bidder plans to occupy for primary residence. A third offer was received from Sara Muhic-Zukic in the amount of \$20,000.00. The bidder raised her offer to \$55,000.00. The bidder plans to occupy for Primary Residence. A fourth offer was received from Diego Rodriguez & Ana Mercedes Balbuenu in the amount of \$30,000.00. The bidder plans to occupy for Primary Residence. A fifth offer was received from Victor L. Rodriguez in the amount of \$31,000.00. The bidder plans to occupy for Primary Residence. A sixth offer was received from Sana Ahmed in the amount of \$25,000.00. The bidder plans to occupy for Primary Residence. A seventh offer was received from Edelmira Mota Jose in the amount of \$22,000.00. The bidder plans to occupy for Primary Residence. An eighth offer was received from Mariana Marrone & Walter Phillips in the amount of \$15,000.00. The bidder plans to occupy for Primary Residence. A ninth offer was received from Ciriaca Duverge in the amount of

\$30,000.00. The bidder plans to Occupy for Primary Residence (daughter & granddaughter). A tenth offer was received from Tony Cu in the amount of \$40,500.00. The bidder plans to Occupy for Primary Residence (Trunh Pham). An eleventh offer was received from Marielsy Polanco in the amount of \$15,000.00. The bidder plans to Occupy from Primary Residence. A twelfth offer was received from Moy Chi Hso in the amount of \$38,000.00. The bidder plans to Occupy for Primary Residence. A thirteenth offer was received from Dalia E Carangui in the amount of \$30,000.00. The bidder raised her offer to \$43,000.00. The bidder plans to Occupy for Primary Residence (son Christopher Conklin). A fourteenth offer was received from Ishene Business Group LLC aka Enock Havugimana in the amount of \$30,000.00. The bidder raised his offer to \$57,000.00. The bidder plans to Renovate for Rental/Income Property.

After coming out of Executive Session Mike Mahoney, with the factors established by the Agency made a motion to table the decision until the next meeting on September 14, 2023 and to call back bidder #2 Honey Moon, bidder #4 Diego Rodriguez & Ana Mercedes Balbuenu, bidder # 5 Victor Rodriguez, bidder #6 Sana Ahmed, bidder #11 Marielsy Polanco, and bidder #12 Moy Chi Hso. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

Item # 4 Executive Session

A motion was made by Mayor Robert M. Palmieri at 10:27 am to go into Executive Session to discuss the sale of 355 James St. The motion was seconded by Councilman Robert Burmaster and passed unanimously. A motion was made to come out of Executive Session by Councilman Joseph Betrus at 10:52 am. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Item # 5 Potential Reversion of Property at 126 Eagle St.

Jose Raimon De La Cruz Hernandez was informed he must attend the August 10, 2023 meeting of the Urban Renewal Board, to request an extension of his work proposal on the property at 126 Eagle St. Mr. Hernandez did not attend the meeting. No action was taken at that meeting.

Following the meeting Mayor Robert M. Palmieri and Gene Allen met with Mr. Hernandez and he signed an agreement to allow the City to revert the property.

Mike Mahoney, with the factors established by the Agency having been considered, made a motion to Revert the property at 126 Eagle St. the motion was seconded by Councilman Robert Burmaster and passed unanimously.

ITEM #6 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 11:00 am. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

Respectfully submitted this 24th day of August, 2023 by Gene A. Allen