

MICHAEL P. GALIME, MAYOR  
CITY OF UTICA



URBAN RENEWAL AGENCY  
1 KENNEDY PLAZA  
UTICA, NEW YORK 13502  
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**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – February 22, 2024  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING** Mayor Michael P. Galime, Councilman Joe Betrus, Councilman Venice Ervin, Marques Phillips, Danielle Faulkner-Forgas

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

**EXCUSED:** Joe Burke

**CALL TO ORDER:** By Brian Thomas at 9:33am

**ITEM #1 Approval of Agency Minutes**

Councilman Joe Betrus made a motion to approve the minutes from the February 8, 2024 URA meeting. The motion was seconded by Mayor Michael P. Galime and passed unanimously.

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**Old Business**

**No Old Business**

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**New Business**

**Item #2 318.54-1-7 Mulberry St.**

An offer was received from A&D Investment LLC in the amount of \$250.00 for the lot at 318.64-1-7 Mulberry St., adjacent to his property at 715 Mulberry St. The bidder needs the lot so he can repair the deck on his house which sits on this lot.

Marques Phillips, with the factors established by the Agency, made a motion to approve the sale to A&D Investment in the amount of \$250.00 contingent on having the properties consolidated. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

**ITEM #3 319.016-1-1 Mohawk Flats**

An offer was received from Emil Hrycaan in the Amount of \$2,000.00 for the 22 acres located at 319.016-1-1 Mohawk Flats. The bidder plans to use the property for bow hunting in the fall and camping in the summer.

Mayor Michael P. Galime, with the factors established by the Agency, made a motion to table the offer to allow time to develop terms for the sale or lease of the property. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

**Item #4 1014 Taylor Ave.**

An offer was received from Mance Cuplov in the amount of \$250.00 for the lot at 1014 Taylor Ave. the bidder plans to create additional parking for his adjacent property at 1013 Brinckerhoff Ave.

Mayor Michael P. Galime, with the factors established by the Agency, made a motion to table the offer to allow time to investigate various options for the property at 1014 Taylor Ave. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

**Item #5 1233 Steuben St.**

An offer was received from Emmanuel Gonzales & Lesley Jacjelyn Lemus Media in the amount of \$18,000.00 for the property at 1233 Steuben St. The bidder plans to Occupy for Primary Residence/Renovate for Rental/Income Property. A second offer was received form Yu Nos in the amount of \$16,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Rental/Income Property. A third offer was received from Manuel Gonzales Silva in the amount of \$16,000.00. The bidder plans to Renovate for Rental/Income Property. A fourth offer was received form Hernan H. Nivicela in the amount of \$23,000.00. the bidder plans to Occupy for Primary Residence. A fifth offer was received form Casey Stuckman in the amount of \$20,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Rental/Income Property. A sixth offer was received from Vanesa V. Timote Arce in the amount of \$10,000.00. The bidder plans to Occupy for Primary Residence.

After coming out of Executive Session Marques Phillips, with the factors established by the Agency, made a motion to sell the property to bidder #4 Hernan H. Nivicela in the amount of \$23,000.00. Councilman Joseph Betrus seconded the motion and it passed unanimously.

**Item #6 Executive Session**

Councilman Joseph Betrus made a motion to go into executive session at 10:34 am to discuss the sale of 1233 Steuben St. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously. Marques Phillips made a motion to come out of executive session at 10:57 am. The motion was seconded by Mayor Michael P. Galime and passed unanimously.

**Item# 7 Adjournment**

Mayor Michael P. Galime made a motion to adjourn the meeting at 10:59 am. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

Respectfully submitted this 22<sup>nd</sup> day of February, 2024 by Gene A. Allen