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# CITY OF UTICA

## URBAN RENEWAL AGENCY

**CITY OF UTICA URBAN RENEWAL AGENCY**  
**MEETING MINUTES – April 14, 2022**  
**1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Councilman Joseph Betrus , Councilman Robert Burmaster, Lonnie Jenkins, Michael Mahoney, Marques Phillips

**OTHERS ATTENDING:** Gene Allen, Cathy Mack,

**EXCUSED:** Mayor Robert M. Palmieri, Joe Burke

**CALL TO ORDER:** By Mike Mahoney at 9:32am

**ITEM #1 Approval of Agency Minutes**

Councilman Joseph Betrus made a motion to approve the minutes from the March-24 URA meeting. The motion was seconded by Lonnie Jenkins and passed unanimously.

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**New Business**

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**ITEM #2 – 508 Milgate Street**

An offer was received from Joseph Fraccola in the amount of \$20,000.00 for the property at 508 Milgate Street. The bidder is the former owner and plans to continue living in the house. A second offer was received from Senad Zukic in the amount of \$50,000.00. The bidder plans to occupy for Primary Residence. A third offer was received from Zubair Ahmed & Roke Yar. The bidders plan to occupy for Primary Residence. A motion was made by Mike Mahoney to discuss this property in Executive Session. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

After coming out of Executive Session Marques Phillips made a motion to sell the property to bidder number 1, Joseph Fraccola for \$20,000.00. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

**ITEM #3- Possible Reversion of 211 & 213 Kossuth St..**

On May 4, 2016 the property at 211 & 213 Kossuth Ave. was purchased by Luxury H Projects, Inc. from the Utica Urban Renewal Agency. In accordance with our standard procedures the buyer was allotted one (1) year from the time of closing to complete the redevelopment plan. A windshield survey of the property was conducted on February 23, 2022 and no visible work was apparent. The owner was notified to attend this meeting to show reason why such action should not be taken.

Marques Phillips with the factors established by the Agency having been considered made a motion to give the owner a one month extension contingent on the owner showing proof that all taxes are current, all permits are current and to obtain an engineer's report on the repair of the foundation. Once all the documents are presented to the Board the board will consider a further extension to complete the renovation. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

**Item #4 –Possible Reversion of 313 – 315 Nichols St..**

On June 3, 2015 the property at 313 -135 Nichols St. was purchased by the Mohawk Valley Somali Bantu Community Association from the Utica Urban Renewal Agency. In accordance with our standard procedures the buyer was allotted one (1) year from the time of closing to complete the redevelopment plan. A windshield survey of the property was conducted on February 23, 2022 and no visible work was apparent. The owner was notified to attend this meeting to show reason why such action should not be taken.

Mike Mahoney with the factors established by the Agency having been considered made a motion to give the owner an initial three month extension to complete the redevelopment plan at which time Agency Staff will inspect the property to assess the progress. The motion was seconded by Marques Phillips and passed unanimously.

**Item #5 – Possible Reversion of 723 Roberts St.**

On October 15, 2015 the property at 723 Roberts St. was purchased by the Neosh Broady & Magdelyn Broady from the Utica Urban Renewal Agency. In accordance with our standard procedures the buyer was allotted one (1) year from the time of closing to complete the redevelopment plan. A windshield survey of the property was conducted on February 23, 2022 and no visible work was apparent. The owner was notified to attend this meeting to show reason why such action should not be taken. No one attended the meeting.

Marques Phillips with the factors established by the Agency having been considered made a motion to Revert the property. The motion was seconded by Mike Mahoney and passed unanimously.

**ITEM #6        1673 West St**

An offer was received from Nur Alm Bin Abdul Ghafar & Akima Binti Rahman in the amount of \$250.00 for the Lot at 1673 West Street. The bidder plans to use it for green space.

Marques Phillips with the factors established by the Agency having been considered to sell a property made a motion to sell the property to Nur Alm Bin Abdul Ghafar & Akima Binti Rahman for the amount of \$250.00. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

**ITEM #7        Executive session**

Mike Mahoney made a motion to enter Executive session to discuss the sale of 508 Milgate St., at 10:05 am. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

A motion to leave Executive Session was made by Mike Mahoney at 10:17 am. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

**ITEM #8 Adjournment**

Marques Phillips made a motion to adjourn the meeting at 10:19 am. The motion was seconded by Lonnie Jenkins and passed unanimously.

Respectfully submitted this 14<sup>th</sup> day of April, 2022 by Gene A. Allen