



ROBERT M. PALMIERI  
MAYOR, CHAIRMAN

BRIAN THOMAS, AICP  
EXECUTIVE DIRECTOR

1 KENNEDY PLAZA  
UTICA, NEW YORK 13502  
P.315-792-0181  
F. 315-797-6607  
[www.cityofutica.com](http://www.cityofutica.com)

# CITY OF UTICA

## URBAN RENEWAL AGENCY

### CITY OF UTICA URBAN RENEWAL AGENCY MEETING MINUTES – February 23, 2023 1 KENNEDY PLAZA, UTICA, NEW YORK 13502

**MEMBERS ATTENDING:** Mayor Robert M. Palmieri, Councilman Joseph Betrus, Marques Phillips, Mike Mahoney, Danielle Faulkner-Forgas

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

**EXCUSED** Councilman Robert Burmaster,

**CALL TO ORDER:** By Brian Thomas at 9:42 am

**ITEM #1** Approval of Agency Minutes

Marques Phillips made a motion to approve the minutes from the February 9, 2023 URA meeting. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

---

#### Old Business

**No Old Business**

---

#### New Business

**Item #2** 1114 Dudley

An offer was received from Erasmo Rodriguez & Karina Lizabeth in the amount of \$250.00 for the vacant lot at 1144 Dudley. The bidder plans to fence and landscape the property.

Mayor Robert M. Palmieri, with the factors established by the Agency having been considered, made a motion to accept the offer from Erasmo Rodriguez & Karina Lizabeth in the amount of \$250.00, contingent on having the properties consolidated after closing. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

**Item #3** 318.74-4-42.2 Johnson Park.

An offer was received from JCTOD Outreach, Inc. (dba) Johnson Park Center (JPC) for the property at 318.74-4-42.2 Johnson Park in the amount of \$250.00. The bidder plans to use the property as part of their ongoing development of a multi-family project.

Mike Mahoney, with the factors established by the Agency having been considered, made a motion to approve the sale of 318.74-4-42.2 Johnson Park in the amount of \$250.00 to JCTOD Outreach, Inc. (dba) Johnson Park Center (JPC). The motion was seconded by Marques Phillips and passed unanimously.

**ITEM #4** 767 Rutger St. & 905 Belmont Ave.

An offer was received from Hezan Mubarez in the amount of \$40,000.00 for the properties at 767 Rutger St. & 905 Belmont Ave. The bidder plans to Occupy for Primary Residence/Renovate for Rental/Income. The bidder raised his offer to \$45,000.00. A second offer was received from Gordana Beslic

in the amount of \$25,000.00. The bidder plans to Occupy for Primary Residence (family members). The bidder raised her offer to \$30,000.00. A third offer was received from Luis A. Dutan in the amount of \$31,000.00. The bidder plans to Occupy for Primary Residence. The bidder raised his offer to \$36,000.00. A fourth offer was received from New Ni Oo & Mohamed Siddiq in the amount of \$40,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Rental/Income. The bidders raised their offer to \$50,000.00. A fifth offer was received from Hector Rivera in the amount of \$35,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Rental/Income. The bidder raised his offer to \$45,000.00. A sixth offer was received from Mo Kyaw & Hla Hal Win in the amount of \$30,000.00. The bidder plans to Occupy for Primary Residence. A seventh offer was received from Ali Yahya in the amount of \$40,000.00. The bidder plans to Occupy for Primary Residence. The bidder raised his offer to \$65,000.00. An eighth offer was received from Vimal I Patel in the amount of \$40,000.00. The bidder plans to Occupy for Primary Residence. The bidder raised his offer to \$45,000.00. A ninth offer was received from Mirza Dzinic in the amount of \$43,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Rental/Income (son). A tenth offer was received from Dariany C. Marte in the amount of \$20,000.00. The bidder plans to Occupy for Primary Residence. An eleventh offer was received from Elizabeth J. Harvilla in the amount of \$25,500.00. The bidder plans to Occupy for Primary Residence. The bidder was not present. A twelfth offer was received from Omy Yar in the amount of \$53,000.00. The bidder plans to Occupy for Primary Residence. The bidder raised his offer to \$60,000.00.

A motion was made to discuss this property in Executive Session. After coming out of Executive Session Councilman Joseph Betrus, with the factors established by the Agency having been considered, made a motion to approve the sale of 767 Rutger St. & 905 Belmont Ave. to bidder #2 Gordana Beslic in the amount of \$30,000.00. The motion was seconded by Mike Mahoney and passed unanimously.

#### **ITEM #4 1649 Neilson St.**

An offer was received from Musheer Alzdani for the property at 1649 Neilson in the amount of \$40,000.00. The bidder plans to Occupy for Primary Residence. The bidder raised his offer to \$55,000.00. A second offer was received from Mo Kyaw & Hla Hal Win in the amount of \$50,000.00. The bidder plans to Occupy for Primary Residence. The bidder raised his offer to \$55,000.00. A third offer was received from Dariany C. Marte in the amount \$25,000.00. The bidder plans to Occupy for Primary Residence. The bidder raised her offer to \$30,000.00. A fourth offer was received from Fatima Awes in the amount of \$45,000.00. The bidder plans to Occupy for Primary Residence. The bidder raised her offer \$45,000.00. A fifth offer was received from Hector Rivera in the amount of \$35,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Rental/Income. The bidder raised his offer to \$35,000.00. A sixth offer was received from Bahrija Zukic in the amount of \$30,000.00. The bidder plans to Occupy for Primary Residence. The bidder raised his offer to \$35,000.00. A seventh offer was received from Ankitkumar Patel in the amount of \$40,000.00. The bidder plans to Occupy for Primary Residence. An eighth offer was received from Walter Oswaldo Macao in the amount \$40,000.00. The bidder plans to Occupy for Primary Residence/Renovate for Rental/Income. The bidder raised his offer to \$45,000.00. A ninth offer was received from Vanessa V. Timote Arce in the amount of \$20,000.00. The bidder plans to Occupy for Primary Residence. The bidder raised her offer to \$25,000.00.

A motion was made to discuss this property in Executive Session. After coming out of Executive Session, Mike Mahoney, with the factors established by the Agency having been considered, made a motion to approve the sale of 1649 Neilson St. to bidder #2 Mo Kyaw & Hla Hal Win in the amount of \$55,000.00. The motion was seconded by Marques Phillips and passed unanimously.

#### **ITEM #5 Transfer of Funds.**

A request was made to transfer funds within cost centers to cover OD Invoices for the City and City Limits.

<b>From</b>	CU58620.31	Insurance	\$ 3,600.00
<b>To</b>	CU58620.407	Advertising	\$ 3,600.00

Mike Mahoney, with the factors established by the Agency having been considered made a motion to approve the transfer of funds. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

**ITEM #6 Executive Session**

At 10:46 am a motion was made by Marques Phillis to go into Executive Session to discuss the sale of the property at 767 Rutger St. & 905 Belmont and the property at 1649 Neilson St. The motion was seconded by Mike Mahoney and passed unanimously. At 11:08 am a motion was made by Councilman Joseph Betrus to come out of Executive Session. The motion was seconded by Joe Burke and passed unanimously.

**ITEM # Adjournment**

Marques Phillips made a motion to adjourn the meeting at 11:11 am. The motion was seconded by Mike Mahoney and passed unanimously

Respectfully submitted this 23<sup>rd</sup> day of February, 2023 by Gene A. Allen