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CITY OF UTICA

URBAN RENEWAL AGENCY

CITY OF UTICA URBAN RENEWAL AGENCY MEETING MINUTES – July 27, 2023 1 KENNEDY PLAZA, UTICA, NEW YORK 13502

MEMBERS ATTENDING Councilman Joe Betrus, Councilman Robert Burmaster, Joe Burke, Mike Mahoney, Marques Phillips, Danielle Faulkner-Forgas

OTHERS ATTENDING: Brian Thomas, Gene A Allen

EXCUSED: Mayor Robert M. Palmieri

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

ITEM #1 Approval of Agency Minutes

Councilman Robert Burmaster made a motion to approve the minutes from the July 13, 2023 URA meeting. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

Old Business

Item # 2 Amendment to Agenda of July 13, 2023

The agenda for the July 13, 2023 URA board meeting had a clerical error which listed the offer from the bidder (Daniel Nauen) for 1243 and 1245 Lincoln Avenue as \$750.00. The correct offer was \$500.00 (represented on his application). The Board approved the sale of the properties to this bidder for \$750.

A motion was made by Mike Mahoney, with the factors established by the Agency having been considered, to rescind the approval of the sale to Daniel Nauen for \$750.00. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

A motion was made by Mike Mahoney, with the factors established by the Agency having been considered, to approve the sale to Daniel Nauen for \$500.00. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Item #3 – 904 Knox Street

At the Thursday, July 13, 2023 Board meeting. Mike Mahoney, made a motion to table and continue to market the property until the next meeting on Thursday, July 27, 2023. The motion was seconded by Councilman Joe Betrus, and passed unanimously.

An offer was received from Lorenzo Guerrero in the amount of \$20,000.00 for the property at 904 Knox St. The bidder plans to occupy for primary residence. A second offer was received from James Beard in the amount of \$30,000.00. The bidder withdrew his offer prior to the meeting. A third offer was received from Wilmer Boconsaca-Sumb in the amount of \$20,000.00. The bidder plans to occupy for primary residence. A fourth offer was received from Eufemia Guzman in the amount of \$15,000.00. The bidder plans to occupy for primary residence.

A motion was made to discuss this property in Executive Session. After coming out of Executive Session, Councilman Robert Burmaster, with the factors established by the Agency having been considered, to approve the sale to Bidder #3 Wilmer Boconsaca-Sumb in the amount of \$20,000.00. The motion was seconded by Marques Phillips and passed unanimously.

New Business

Item #4 – 1310 Noyes

An offer was received from Carina Ogiench & Alesky Makayed in the amount of \$10,000.00. the bidder plans to Occupy for Primary Residence/Renovate for Rental/Income. A second offer was received from Thu Nguyen in the amount of \$25,000.00. The bidder plans to Renovate for Rental/Income (college students). A third offer was received from Aye Thwin in the amount of \$25,000.00. The bidder plans to Renovate for Rental/Income. A fourth offer was received from Fernel Allen & Natalie R Allen in the amount of \$20,000.00. the bidder plans to Renovate for Rental/Income. A fifth offer was received from Natillia Lamakina in the amount of \$26,200.00. the bidder plans to Occupy for Primary Residence.

A motion was made to discuss this property in Executive Session. After coming out of Executive Session, Councilman Robert Burmaster, with the factors established by the Agency having been considered, to approve the sale to Bidder #1 Carina Ogiench & Alesky Makayed in the amount of \$10,000.00. The motion was seconded by Mike Mahoney and passed unanimously.

Item #5 - 102 Howard Ave. & 302 Eagle St.

An offer was received from Doris M. Prather-Fuller in the amount of \$1,500.00 for the lots at 1201 Howard Ave. and 302 Eagle St. The bidder plans to create an Event Space on the property. This use would require Planning and Zoning Board Approval. The board asked if she still wanted the lots if her use was not approved. She answered in the affirmative.

Marques Phillips, with the factors established by the Agency having been considered, made a motion to approve the sale to Doris M. Prather-Fuller in the amount of \$1,500.00. The motion was seconded by Councilman Joe Betrus and passed unanimously.

Item #6 – 307 Leah

An offer was received from Frank Raspante, aka GJ Holdings, LLC. in the amount of \$250.00 for the property at 307 Leah St. The bidder plans to keep it as green space. The bidder was not present.

No action was taken.

Item #7 – Executive Session

A motion was made by Marques Phillips to go into Executive Session at 10:02 am to discuss the sale of 904 Knox St. and 1310 Noyes St. The motion was seconded by Mike Mahoney and passed unanimously.

A motion was made by Marques Phillips to come out of Executive Session at 10:19 am. The motion was seconded by Councilman Robert Burmaster, and passed unanimously.

Item # 8 – 406 Blandina – Recommendation to demolish

As per the Minutes of June 22, 2023 *Item #2 406 Blandina Street*
Mayor Robert M. Palmieri made a motion to table and remarket the property and continue to accept new applications in hopes of receiving an application for primary residence. Since the property has been on the market for three months Mike Mahoney will inspect the property to determine if it should be demolished. The motion was seconded by Mike Mahoney and passed unanimously

The property was inspected by Mike Mahoney and Gene Allen on 7-18-23. It was recommended that the property be removed from the market and scheduled for demolition.

Marques Phillips, with the factors established by the Agency having been considered, made a motion to remove 406 Blandina from the market and to schedule demolition. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

ITEM #9 Adjournment

Councilman Joseph Betrus made a motion to adjourn the meeting at 10:25 am. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Respectfully submitted this 27th day of July, 2023 by Gene A. Allen