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CHAIRMAN

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# Urban Renewal Agency Meeting Agenda January 25, 2024

## 1. Call to Order

## 2. Approval of Agency Minutes December 28, 2023

## 3. Old Business No Old Business

## 4. New Business 1419 Lincoln Ave. Appropriation of Fund Balance

## 5. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – December 28, 2023  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

**EXCUSED:**

**CALL TO ORDER:** By Brian Thomas at 9:34 am

**ITEM #1 Approval of Agency Minutes**

Councilman Robert Burmaster made a motion to approve the minutes from the December 14, 2023 URA meeting. The motion was seconded by Councilman Joe Betrus and passed unanimously.

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**Old Business**

**No Old Business**

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**New Business**

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**ITEM # 2 Division Street (Tax map id #318.008-1-41); Water Street (Tax map id #318.008-1-42); Water Street (Tax map id #318.008-1-43); 14-18 Whitesboro Street; Whitesboro Street (Tax map id #318.008-1-45); 26-28 Whitesboro Street; Water Street (Tax map id #318.008-1-47); and 30-34 Whitesboro Street**

An offer was received from Masonic Medical Research Institute (MMRI) in the amount of \$135,000.00 for the 1.72 acres (8 lots) at Division Street (Tax map id #318.008-1-41); Water Street (Tax map id #318.008-1-42); Water Street (Tax map id #318.008-1-43); 14-18 Whitesboro Street; Whitesboro Street (Tax map id #318.008-1-45); 26-28 Whitesboro Street; Water Street (Tax map id #318.008-1-47); and 30-34 Whitesboro Street. The bidder plans to construct a 100,000 square ft. research laboratory on the property.

MMRI Executive Director noted that the size and complexity of the proposed project warranted that a number of contingencies be identified, on which any sale would need to be predicated, including – the purchase of an adjoining parcel from a separate, private property owner; the ability of MMRI to secure additional funding for the project; access to all environmental inspection reports; clearance of all tenants; modification of reverter language and a timeline that allowed for the project to start within three years and be complete in five.

Mayor Robert M. Palmieri, with the factors established by the Agency having been considered made a motion to authorize the sale of the property to MMRI, in the amount of \$135,000.00 contingent on the negotiation of a purchase/sale agreement that addresses all contingencies to the mutual satisfaction of both the buyer and the Agency. The motion was seconded by Danielle Faulkner-Forgas and passed with a vote of 5 members approving the sale and one opposed (Councilman Joe Betrus).

**ITEM #11 Adjournment**

Councilman Robert Burmaster made a motion to adjourn the meeting at 9:49 am. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

Respectfully submitted this 14<sup>th</sup> day of December, 2023 by Gene A. Allen

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Old Business

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**No Old Business**

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New Business

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**ADDRESS OF PROPERTY:**

**1419 Lincoln Ave. (\$30,000.00)**

**LOT SIZE: 35 x 95**

**ASSESSMENT: \$39,00.00**

**City Acquired: 6-17-2022**

**PROPERTY CLASS: 220 -2 Family**

1. BIDDER: Sona Ahmed  
BIDDER'S ADDRESS: 623 Albany St., Utica, NY 13501 (rent)  
PURCHASE Price: \$30,000.00  
REPAIR ESTIMATE: \$10,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$45,150.26  
OTHER PROPERTY: NA  
CODES & TAXES: NA
  
2. BIDDER: Yaroslav Kvdrynskyi & Olesia Kvdrynskyi  
BIDDER'S ADDRESS: 1216 Maple St. Utica, NY 13501 (Rent)  
PURCHASE Price: \$30,000.00  
REPAIR ESTIMATE: \$6,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$59,329.50  
OTHER PROPERTY: NA  
CODES & TAXES: NA
  
3. BIDDER: Louisa E. Puca and Jose L. Qurto  
BIDDER'S ADDRESS: 37 Summit Ave, White Plains NY, 10606 (rent)  
PURCHASE Price: \$29,500.00  
REPAIR ESTIMATE: \$34,000.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$98,650.06  
OTHER PROPERTY: NA  
CODES & TAXES: NA
  
4. BIDDER: Nicole Panetta & Richard M. Panetta  
BIDDER'S ADDRESS: 8339 Old Floyd Rd., Rome, NY 13440 (rent)  
506 Mandeville St., Utica, NY 13502 (own)  
PURCHASE Price: \$25,000.00  
REPAIR ESTIMATE: \$8,675.00  
PLANS: Occupy for Primary Residence/Renovate for Rental/Income  
FUNDS AVAILABLE: \$39,108.08  
OTHER PROPERTY: NA  
CODES & TAXES: NA
  
5. BIDDER: Reynanda Sanchez Chacon (rent)  
BIDDER'S ADDRESS: 720 Chestnut St., Utica, NY 13502  
PURCHASE Price: \$20,000.00  
REPAIR ESTIMATE: \$7,000.00  
PLANS: Occupy for Primary Residence.  
FUNDS AVAILABLE: \$36,081.08  
OTHER PROPERTY: NA  
CODES & TAXES: NA

6. BIDDER: Shamein Bryant  
BIDDER'S ADDRESS: 2033 Baker Ave., Utica, NY 13501 (own)  
PURCHASE Price: \$30,000.00  
REPAIR ESTIMATE: \$20,000.00  
PLANS: Occupy for Primary Residence/Renovate for Rental/Income  
FUNDS AVAILABLE: \$73,179.33  
OTHER PROPERTY: NA  
CODES & TAXES: NA
7. BIDDER: Musheer Alzndani  
BIDDER'S ADDRESS: 1112 Parker St., Utica, NY 13502  
PURCHASE Price: \$30,000.00  
REPAIR ESTIMATE: \$14,550.00  
PLANS: Occupy for Primary Residence.  
FUNDS AVAILABLE: \$46,097.28  
OTHER PROPERTY: NA  
CODES & TAXES: NA



## **Appropriation of Fund Balance**

The following Appropriation of Fund Balance requires Agency approval:

<b>From:</b>	URA Fund Balance	\$33,000.00
<b>To:</b>	CU58620.211 Capital Outlay	\$33,000.00

Appropriation of Fund Balance to recover the cost for construction of the parking lot at James and Elm. The original amount of the contract was \$126,160.00, then a change order was issued in the amount of \$9,761.20 bringing the total cost to \$135,921.20. While waiting for the contractor to bill for the parking lot the Capital Outlay account was used to pay another bill (2<sup>nd</sup> round of mowing for the City owned lots) that was received therefore necessitating the additional funds (\$23,238.80) to be transferred into the account.