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Urban Renewal Agency Meeting Agenda March 28, 2019

1. Call to Order

2. Approval of Agency Minutes March 14, 2019

3. Old Business Proposed subdivision of 117 Business Park Drive

4. New Business Reverter extension for 310 Broad Street Proposed re-naming of Utica Business Park Approval of easement Transfer of Funds

5. Executive Session

6. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – March 14, 2019
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Robert Palmieri, Councilman Robert DeSanctis, Dave Farina, Michael Mahoney, Fred Matrulli

OTHERS ATTENDING: Brian Thomas, Cathy Mack, Gene A. Allen, Kathryn Hartnett, Assistant Corporation Council, Merima Smajic, Assistant Corporation Council

EXCUSED: Robin Harris

CALL TO ORDER: By Brian Thomas at 9:42 A.M.

Brian Thomas asked for a moment of silence to remember long time Board Member Councilman Bill Phillips who recently passed away.

Note: Brian Thomas had to leave the meeting early – Mike Mahoney continued to run the meeting in his absence.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the February 28, 2019 meeting. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

Old Business

No Old Business

New Business

ITEM #2 1201 Whitesboro St.

An offer was received from Gary Singh in the amount of \$250.00 for the lot at 1201 Whitesboro St. The bidder plans to keep it as a grassy area and add it to his adjacent property.

Mayor Robert Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to accept the offer from Gary Singh on the condition that all applicable codes are complied with, and that he consolidates the two properties. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #3 1110 Seymour Ave.

An offer was received from Chandra Rai in the amount of \$250.00 for the lot at 1110 Seymour Ave. The bidder plans to fence the area and add it to his adjacent property.

Councilman Robert DeSanctis, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to accept the offer from Chandra Rai on the condition that all applicable codes are complied with, and that he consolidates the two properties. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #4 1227 Whitesboro St.

An offer was received from Teofilo Sepulveda in the amount of \$3,500.00 for the house at 1227 Whitesboro St. The bidder plans to Occupy for Primary Residence.

A second offer was received from Enrique Lemus in the amount of \$2,500.00 The bidder plans to Renovate for Rental/Income Property.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to accept the offer from Bidder 1 Teofilo Sepulveda on the condition that all applicable codes are complied with. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #5 938 Saratoga St.

An offer was received from R.W. Projects, Inc. in the amount of \$3,000.00 for the house at 938 Saratoga St. Whitesboro St. The bidder plans to Renovate for Rental/Income. The Bidder was not present at the meeting.

A second offer was received from Edgar Fernandez in the amount of \$4,000.00. The bidder plans to Occupy for Primary Residence.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to accept the offer from Bidder 2 Edgar Fernandez on the condition that all applicable codes are complied with and that he moves his family here. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #6 Warren St 318.48-3-85.3. Adj. Bargain Grocer

An offer was received from Compassion Coalition in the amount of \$5,000.00 for the lot at Lincoln Ave. adjacent to the Bargain Grocer Store. The Bidder plans to construct a 10,000 square foot warehouse to accommodate expansion of the store.

Mayor Robert M. Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to accept the offer from Compassion Coalition on the condition that all applicable codes are complied with, that they consolidate the properties. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #7 Transfer of Funds

Staff requested Transfer of funds within cost centers to cover the purchase of gas for the URA car and the re-imbursement of mileage for Paul Buckley.

From: CU58620 471	Misc.	\$300.00
To: CU58620 463	Gas & Oil	\$300.00

Staff requested a second Transfer of funds within cost centers to cover current balance owed and bills which will be incurred in March for City Limits.

From: CU58620 461	Repairs	\$3200.00
To CU58620 407	Advertising	\$3200.00

Michael Mahoney made a motion to approve the two transfers. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #8 Adjournment

Dave Farina made a motion to adjourn the meeting at 10:16 am. The motion was seconded by Michael Mahoney and passed unanimously.

Respectfully submitted this 14th day of March, 2019
Gene A. Allen

Old Business

Proposed subdivision of 117 Business Park Drive

Proposed Subdivision of 117 Business Park Drive

The owner of the property located at 117 Business Park Drive in the Utica Business Park is proposing to subdivide the parcel into two (2) separate tax parcels. In accordance with the approved plan for the Utica Business Park, once a building has been constructed and occupied, no existing use shall be changed to a different land use, without approval of the Urban Renewal Agency. As the proposed subdivision will ultimately lead to the construction of another building, this constitutes a change of use for the currently unimproved land, thereby necessitating Agency approval.

New Business

Reverter extension for 310 Broad Street

In 2015, the Utica Urban Renewal Agency sold the former ConMed facility on Broad Street. At the time, a portion of the property was transferred to Crane-Ballou, LLC with the remainder of the property transferred to Bagg's Square Partners, LLC. While the rehabilitation work on the portion of the property owned by Crane-Ballou, LLC has been completed (the thINCubator), work has not progressed on the portion of the property owned by Bagg's Square Partners, LLC while the City worked to establish a National Register-listed district and the owner completed negotiations on the scope of work with the State Historic Preservation Office and/or the National Park Service. At its meeting on October 25th 2018, the UURA approved an extension to the reverter and the an addendum to the Land Disposition Agreement that was dated August 20, 2015 extending the date by which Crane-Ballou, LLC was to complete the project to October 25, 2019. As Bagg's Square Partners, LLC is preparing to start its rehabilitation of 310 Broad Street and is finalizing its financing with lenders in order to do so, they have asked that the extension be modified so as to be granted to Bagg's Square Partners, LLC rather than Crane-Ballou, LLC and that the date be extended from October 25, 2019 to December 31, 2019.

Proposed re-naming of Utica Business Park

At its meeting on March 20th, the Common Council unanimously approved a resolution requesting that consideration be given to re-naming the Utica Business Park. The resolution acknowledged the efforts and commitment of former Utica Mayor Louis D. LaPolla and Utica College Vice-President John C. Ford in converting the former Utica College golf course into an 80-acre business park. The proposed name, requested by the members of the Common Council, is the Louis D. LaPolla/John C. Ford Business Park.

Approval of easement

At one point in time, the properties now known as 315-317 Court Street (aka, the former Northland building) and 268 Genesee Street (aka, former Oneida National Bank, Berkshire Bank) were owned by the same entity and, as such, are joined by a skywalk. A private entity, 268 Genesee Street, LLC, recently purchased 268 Genesee Street which includes much of the skywalk. The Utica Urban Renewal Agency owns 315-317 Court Street. Due to the manner by which the property was subdivided, small portions of the skywalk lie within the boundaries of the property owned by UURA. As such, 268 Genesee Street, LLC has requested that the UURA grant an easement to them for the purpose of maintaining and repairing said skywalk together with a right-of-way for ingress and egress in, from and to the skywalk for the purpose of inspecting, maintaining and repairing the skywalk. The agreement will also allow for the removal of the skywalk by 268 Genesee Street, LLC if deemed necessary by 268 Genesee Street, LLC.

Transfer of funds

From: CU58620 471	Misc.	\$6,800.00
From: CU58620 421	Heat	\$4,500.00
To: CU58620 441	Contracted Services	\$11,300.00

Transfer with in cost centers to cover the Phase II Environmental Assessment at 1532 Erie St. and partial Asbestos Assessment as well as Environmental Assessment on the Mele Site