

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES –January 10, 2019
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Councilman Robert DeSanctis, Dave Farina, Robin Harris, Michael Mahoney, Fred Matrulli

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

EXCUSED: Mayor Robert Palmieri, Councilman Bill Phillips,

CALL TO ORDER: By Brian Thomas at 9:36 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the November 8, 2018 meeting. The motion was seconded by Fred Matrulli and passed unanimously.

Old Business

ITEM #2 Water & Whitesboro Street – 7 lots

An offer was received from Natalie Williams in the amount of \$15,003.14 for the seven (7) commercial lots at Whitesboro & Water Streets. The bidder plans to build a geodesic dome on the site. Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to continue to market the property. The motion was seconded by Robin Harris and passed unanimously.

ITEM #3 1710 Whitesboro Street

An offer was received from Najeeba Dalawar in the amount of \$1,000.00 for the commercial lot at 1710 Whitesboro St. The bidder plans to create additional parking for her adjacent property. A second offer was received from Donald J. Testa in the amount of \$1,000.00. The bidder plans to create additional parking for his adjacent property

Mike Mahoney, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to table the offer to allow the city to complete work that was created by demolishing the building. The motion was seconded by Dave Farina and passed unanimously.

New Business

ITEM #4 1561 Dudley Ave.

An offer was received from Steven Ryan in the amount of \$750.00 for the lot at 1561 Dudley. The bidder plans to create additional parking for his property across the street at 1556 Dudley Ave. The bidder was not present.

David Farina, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to table the offer until the next meeting. The motion was seconded by Robin Harris, and passed unanimously.

ITEM #5 17 Clinton Pl.

An offer was received from Linda W. Cox in the amount of \$500.00 for the property at 17 Clinton Place. The bidder plans to consolidate the property with her adjacent property at 15 Clinton Place.

Mike Mahoney, with the factors 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 Linda W. Cox on the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #6 318.67-2-2 – Seymour Ave

An offer was received from Avlim Properties LLC (aka Avlim Tricic) in the amount of \$250.00 for the property at 318.67-2-2 – Seymour Ave. The bidder plans to consolidate the property with the adjacent property.

Michael Mahoney, 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 Avlim Properties LLC (aka Avlim Tricic) in the amount of \$250.00 on the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Robin Harris, and passed unanimously.

ITEM #7 950 Saratoga Street

An offer was received from Carmen Trinidad in the amount of \$2,000.00 for the property at 950 Saratoga St. 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 Carmen Trinidad in the amount of \$2,000.00 on the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by, Councilman Robert DeSanctis and was defeated with a vote of 3 to 2 with Robin Harris and Mike Mahoney dissenting.

After additional information was provided by the bidder Fred Matrulli made a 2nd motion to reconsider the previous motion to accept the offer. The motion was seconded by Councilman Robert DeSanctis and passed with a vote of 4 to 1 with Robin Harris dissenting.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a 3rd motion to accept the offer from Carmen Trinidad in the amount of \$2,000.00 on the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by, Councilman Robert DeSanctis and was passed with a vote of 4 to 1 with Robin Harris dissenting.

ITEM #8 938 Saratoga Street

An offer was received from R. W. Projects, Inc. in the amount of \$3,000.00 for the property at 950 Saratoga St. The bidder plans to Renovate for Rental/Income Property.

Mike Mahoney, with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to table the offer until the next meeting to allow the bidder to provide additional information regarding the application. The motion was seconded by Robin Harris, and passed unanimously.

ITEM #9 116 Wall Street

An offer was received from Daniel Lopez in the amount of \$5,000.00 for the property at 116 Wall St. The bidder plans to Occupy for Primary Residence

A second offer was received from Blanca L. Jerez Rivera in the Amount of \$13,000.00. The bidder plans to Occupy for Primary Residence.

At 10:29 am Mike Mahoney made a motion to discuss the property in Executive Session. The Motion was Seconded by Fred Matrulli and passed unanimously.

After coming out of Executive Session Mike Mahoney, 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 Blanca L. Jerez Rivera in the amount of \$13,000.00 on the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Robin Harris, and passed unanimously.

ITEM #10 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 – adjourned to next meeting

ITEM #11 Adoption of updated/revised Sexual Harassment Policy

The Utica Urban Renewal Agency (UURA) is committed to maintaining a workplace free from sexual harassment. Sexual harassment is a form of workplace discrimination. All employees are required to work in a manner that prevents sexual harassment in the workplace. This Policy is one component of the Utica Urban Renewal Agency's commitment to a discrimination-free work environment. Sexual harassment is against the law¹ and all employees have a legal right to a workplace free from sexual harassment and employees are urged to report sexual harassment by filing a complaint internally with the Utica Urban Renewal Agency. Employees can also file a complaint with a government agency or in court under federal, state or local antidiscrimination laws.

Mike Mahoney, with the factors established by the Agency made a motion to adopt the updated/revised Sexual Harassment Policy. The motion was seconded by Dave Farina, and passed unanimously.

ITEM #12 Resolutions Regarding Northland Building

Resolution 1

Mike Mahoney with the factors established by the Agency made a Motion to acknowledge that the Utica Urban Renewal Agency (UURA) is desirous of acquiring the property in totality (including the building and associated parking areas) that once comprised what is commonly known as the former Northland property on Court and Cornelia Streets from its current owners. Further acknowledge that such acquisition is necessary in order to join said parcels with the parcels that comprise a portion of the building that is currently owned by the Utica Urban Renewal Agency and that such action is necessary whether the property is to be used in the future for municipal purposes or to be marketed. Furthermore, the UURA previously prepared a Full Environmental Assessment Form, determined the proposed action to be a Type I action under SEQRA due to the property's location within the newly designated Upper Genesee Street Historic District and called for a coordinated review. As part of that review, the State Historic Preservation Office has determined that the proposed action will have No Adverse Effect upon historic resources. On that basis, the UURA hereby issues a Negative Declaration to the proposed acquisition of the former Northland properties on Court and Cornelia Streets not currently in its ownership. The motion was seconded by Councilman Robert DeSanctis and was passed unanimously

Resolution 2

Mike Mahoney with the factors established by the Agency made a Motion authorizing Agency staff and appropriate legal counsel to enter into negotiations with the current owners of record for the purchase of various tax parcels on Court and Cornelia Streets (including County tax parcel ID #'s 318.49-2-61, 62 and 63; 318.50-1-4 and portions of 318.50-1-3 and 318.50-1-13) which formerly comprised a single property commonly referred to as the Northland property. The motion was seconded by Dave Farina and was passed unanimously

ITEM #13 Executive Session

Robin Harris made a motion to go into executive session at 10:37 am. The motion was seconded by Councilman Robert DeSanctis and passed unanimously. A motion was made by Robin Harris to come out of executive session at 10:40 am. The motion was seconded by David Farina and passed unanimously.

ITEM #14 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 10:43 am. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 10th day of January 2019
Gene A. Allen
