

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

MEMBERS ATTENDING: Councilman Robert DeSanctis, Councilwoman Freddie Hamilton, David Farina, Michael Mahoney

OTHERS ATTENDING: Brian Thomas, Cathy Mack, Gene Allen, Kathryn Hartnett, Assistant Corporation Council, Daniel Cozza, Chief Building Inspector

EXCUSED: Mayor Robert Palmieri, Fred Matrulli,

CALL TO ORDER: Brian Thomas called the meeting to order at 9:34 A.M. He noted that only four members of the URA Board were present which constitutes a quorum as such all members must vote unanimously to pass an agenda item.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the revised minutes of the October 10, 2019 meeting and the minutes of the October 24, 2019 meeting. The motion was seconded by Michael Mahoney and passed unanimously.

Old Business

ITEM #2 512 Mary St.

An offer was received from Serif Seferagic in the amount of \$25,000.00 for the property at 512 Mary St. the bidder plans to renovate for rental/income property. He was not in attendance but sent a letter to be read into the board. A second offer was received from Ahmet Osmanovic in the amount of \$20,000.00 the bidder plans to purchase the property for his son to occupy for primary residence. A third offer was received from Nader Messaadi & Tahar Ayar in the amount of \$25,000.00. The bidders plan to occupy for primary residence. A fourth offer was received from Mathew Servello & Michael Servello, Sr. in the amount of \$25,000.00 the bidder plans to renovate for rental/income property. The bidder was not present. A fifth offer was received from Franklin Encalada in the amount of \$26,000.00. The bidder plans to renovate for rental/income property. A sixth offer was received from Johnny Heras & Laura Heras in the amount of \$27,000.00. The bidder plans to occupy for primary residence and to renovate for rental/income property. A seventh offer was received from Mariana Avila in the amount of \$30,000.00. The bidder plans to occupy for primary residence. An eighth offer was received from Inmar Anigal Mandoza Daras in the amount of \$23,500.00. The bidder plans to occupy for primary residence/renovate for rental/income property. A ninth offer was received from Ebrahim Mohammed, Dhahbain and Mohamed Dareya in the amount of \$31,000.00 – the bidder raised his offer to \$37,000.00. The bidder plans to occupy for primary residence. A tenth offer was received from Victor R. Rojas in the amount of \$15,000.00. The bidder plans to occupy for primary residence. An eleventh offer was received from Olga Romero & Juan Sigua in the amount of \$35,000.00. The bidder plans to occupy for primary residence. Michael Mahoney made a motion to discuss this property in executive session. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

After coming out of Executive Session, Michael Mahoney, with the factors established by the Agency for selection of a purchaser having been considered made a motion to table all offers until the next meeting and to cease marketing the property. The motion was seconded by David Farina and passed unanimously.

ITEM #3 3rd Request for Extension 18 Steuben Park

Natalie Williams appeared before the board for a third time to request an extension on her redevelopment plan for 18 Steuben Park. She had been instructed to appear before the board at this meeting, Thursday, November 14, 2019 with documentation to show she has obtained all proper permits for Building, Plumbing and Electrical. She was informed that failure to do so would most likely result in the board starting the process to revert the property.

Ms. Williams said she had contacted an electrician but he has not replied. The plumber she contacted refused the job. She said she has been in contact with Dan Cozza, Chief Building Inspector regarding a building permit and submitted an inspection report in lieu of an architect/engineering study required by Codes and was denied a building permit.

Mr. Cozza was present and explained the requirements for a building permit are based on the scope of work submitted with the URA application. In accordance with her scope of work and the inspection report submitted, she must obtain an architect/engineering report before a permit can be granted.

Michael Mahoney made a motion to discuss this property in executive session. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

After coming out of Executive Session, Michael Mahoney made a motion to table a decision on the extension until the next meeting. The motion was seconded David Farina and passed unanimously.

New Business

ITEM #4 204 – 206 Liberty St. Transfer of Ownership

Michael Potrzeba, on behalf of Freeman Liberty St. LLC, came before the URA Board to seek the approval for the transfer of the property located 204 – 206 Liberty St. from Ron Mexico Management, LLC, who originally purchased the property from URA. Freeman Liberty St., LLC agrees to undertake the redevelopment proposal for the property and submit a copy of the recorded deed (from Ron Mexico Management, LLC to Freeman Liberty St., LLC) for the Agency's records as well as comply with all URA conditions for the Sale of Property.

Michael Mahoney made a motion to approve the transfer of 204-206 Liberty St. from Ron Mexico Management to Freeman Liberty St., LLC. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #5 Lease Agreement for Warren St. 318.48-3-85.3

The purchase of the Warren St. property adjacent to the Bargain Grocer was approved at the March 14, 2019 URA Board meeting. During the due diligence period, prior to closing, it was discovered that the property is classified as a DEC Class II Hazardous Waste Site by the DEC and that they will initiate cleanup of the property but in the interim nothing can be constructed on the property. DEC has agreed the site can be used for parking only with crushed stone so they can conduct all necessary studies.

Compassion coalition has requested to lease the property from the URA with an option to buy once the cleanup is complete. The lease is for thirty (30) years and the payment to the UURA is \$500 annually

Councilman Robert DeSanctis, made a motion to approve the lease. The motion was seconded by Councilwoman Freddie Hamilton, and passed unanimously.

ITEM #6 Consideration of Findings for condemnation of 315-317 Court Street

At the 9-12-19 URA meeting A public hearing was held to consider the proposed acquisition, through condemnation, of that certain real property in the City of Utica having tax map parcel identification number 318.50-1-4 and being a ± .24-acre parcel of property which is located on Court Street, in the City of Utica, New York 13502 (the "Court Street Parcel").

A 90 day period was established to review the action and to present findings on the action. Kathryn Hartnett, Assistant Corporation Council gave a summary of the findings which agreed with the City's action. A summary of the findings will be published in the Observer Dispatch. If the findings are challenged the case will go to court.

Michael Mahoney made a motion to approve a resolution to issue the findings. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #7 Executive Session

Michael Mahoney made a motion to enter into executive session at 10:33 am. The motion was seconded by David Farina and passed unanimously. David Farina made a motion to come out of executive session at 11:02 am. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #8 Adjournment

Michael Mahoney made a motion to adjourn the meeting at 11:05 am. The motion was seconded by David Farina and passed unanimously.

Respectfully submitted this 14th day of November, 2019

Gene A. Allen