

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

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

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

EXCUSED: Mayor Robert Palmieri, Councilman Bill Phillips, Fred Matrulli

CALL TO ORDER: By Brian Thomas at 9:22 A.M.

ITEM #1 Approval of Agency Minutes

Robin Harris made a motion to approve the minutes of the January 24, 2019 meeting. The motion was seconded by Dave Farina and passed unanimously.

Old Business

ITEM #2 318.60-2-59 Blandina Street

An offer was received from Maria Espinal in the amount of \$ 250.00 for the lot at 318.60-2-59 Blandina Street. The bidder plans to use the lot for a garden – it is already fenced in. This property had been tabled at the January 24th meeting to allow the bidder to pay County Taxes.

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 Maria Espinal on the condition that all applicable codes are complied with, and that she consolidates the two properties. The motion was seconded by Dave Farina and passed unanimously.

New Business

ITEM #3 330.26-3-54 Brinckerhoff Ave.

An offer was received from Lee Kee And PO Bam in the amount of \$250.00 for the lot at 330.26-3-54 Brinckerhoff Ave. The bidder was not in attendance – no action was taken.

ITEM #4 28 Jason St.

An offer was received from Benedicto Perez in the amount of \$ 250.00 for the lot at 28 Jason St. The bidder plans to use the lot for additional parking.

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 Benedicto Perez on the condition that all applicable codes are complied with, and that he consolidates the two properties. The motion was seconded by Robin Harris and passed unanimously.

ITEM #5 318.73-3-21 Hobart St.

An offer was received from Estanislao Garcia in the amount of \$ 250.00 for the lot at 318.73-3-21 Hobart St. The lot is already fenced in and is the back yard for his property at 1400 Steuben St.

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 Estanislao Garcia on the condition that all applicable codes are complied with, that he consolidate the two properties and that he provides proof that all taxes are current. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #6 1117 Neilson St.

An offer was received from John Reim in the amount of \$ 250.00 for the lot at 1117 Neilson St. The bidder plans to use the lot for additional parking.

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 John Reim on the condition that all applicable codes are complied with, and that he consolidates the two properties The motion was seconded by Dave Farina and passed unanimously.

ITEM #7 318.73-4-1 Elm St.

An offer was received from Mamdoh Badawi in the amount of \$ 250.00 for the lot at 318.73-4-1 Elm St. The lot is already fenced in and is part of the yard for his property at 1437 Elm St.

Robin Harris, 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 Mamdoh Badawi on the condition that all applicable codes are complied with, and that he consolidates the two properties The motion was seconded by Dave Farina and passed unanimously.

ITEM #8 1520 Elm St.

An offer was received from Franklin Encalada in the amount of \$ 5,000.00 for the house at 1520 Elm St. The bidder plans to Renovate for Rental/Income Property.

A second offer was received from Juan Tacuri & Maria Hernandez in the amount of \$5,000.00. The bidder plans to make the property into a one family home.

A third offer was made by Benjamin Salto in the Amount of \$7,000.00. The bidder plans to Renovate for Primary Residence.

Michael Mahoney made a motion to discuss the sale in Executive Session. The motion was seconded by Robin Harris 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 by the Agency made a motion to accept the offer from Bidder # 2, Juan Tacuri & Maria Hernandez on the condition that all applicable codes are complied with. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #9 915 Haak Ave.

An offer was received from Ivan Tarasenko in the amount of \$ 1,000.00 for the house at 915 Haak Ave.. The bidder plans to Renovate for Rental/Income 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 Table the offer until the next meeting to allow him to inspect the structural integrity of the property. The motion was seconded by Dave Farina and passed unanimously.

ITEM #10 222 Liberty Street

An offer was received from Upstate Property Associated, LLC a.k.a. Brett Hughes & Matthew LaBella, in the amount of \$50,000.00 for the parking lot at 222 Liberty St. The bidder plans to use the parking lot for the adjacent commercial property at 200 & 204 – 206 Liberty St., currently under contract for purchase contingent on buying the parking lot.

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 Table the offer the offer from Upstate Property Associated, LLC until the next meeting to ascertain the feasibility of a curb cut due to current street renovations being conducted by DOT.. The motion was seconded by Dave Farina and passed unanimously.

Item #11 Executive Session

A motion was made by Robin Harris to go into Executive Session at 10:04 am. The motion was seconded by Dave Farina and passed unanimously.

A motion was made by Michael Mahoney to come out of Executive Session at 10:13 am. The motion was seconded by Dave Farina and passed unanimously.

ITEM #12 Authorizations to Negotiate Purchase of Land

The City is desirous of obtaining property to construct a new combined maintenance facility for DPW/Parks,

UPD and UFD. Agency staff is requesting authorization from the Board to enter into negotiations for a privately held parcel of land with the understanding that the Board would need to approve such purchase prior to entering into a contract for sale.

Councilman Robert DeSanctis, with the factors established by the Agency made a motion to grant the authorization to enter into negotiations for said parcel. The motion was seconded by Dave Farina and passed unanimously.

ITEM #13 Adjournment

Dave Farina made a motion to adjourn the meeting at 10:18 am. The motion was seconded by Robin Harris and passed unanimously.

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