

ROBERT M. PALMIERI
CHAIRMAN

BRIAN THOMAS, AICP
EXECUTIVE DIRECTOR

1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PH. 315-792-0181
FAX. 315-797-6607
WWW.CITYOFUTICA.COM

Urban Renewal Agency Special Meeting Agenda December 30, 2020

1. Call to Order

2. Approval of Agency Minutes September 24, 2020

3. New Business

Approve option for portion of 265 Genesee Street to Artspace Projects, Inc.
Approval of site plan for 117 Business Park Drive

4. Executive Session

5. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – SEPTEMBER 24, 2020
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Michael Mahoney, Councilman Robert Burmaster, Councilman Joseph Betrus, Lonnie Jenkins

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

EXCUSED: Mayor Robert Palmieri, Fred Matrulli, Marques Phillips

CALL TO ORDER: By Brian Thomas at 9:37 AM

ITEM #1 Approval of Agency Minutes

Michael Mahoney made a motion to approve the minutes from the September 10, 2020 URA meeting. The motion was seconded by Lonnie Jenkins and passed unanimously.

Old Business

No Old Business

New Business

ITEM #2 Appropriation of Fund Balance

The following Appropriation of Fund Balance needs Board approval:

From:	URA Fund Balance	\$150,000.00
To:	CU58620 433 Demolition	\$150,000.00

Appropriation to cover Demolition expenses for 908 Haak Avenue, 10 Barnes Avenue and 20 Barnes Avenue.

Mike Mahoney made a motion to approve the Appropriation of Fund Balance. The motion was seconded by Councilman Joe Betrus and passed unanimously.

ITEM #3 Authority to provide matching grant funds

Brian Thomas advised the URA Board that the next round of EPA Brownfield Clean-Up Grants have been released and applications are due in October. He stated that there is need to apply for one of these grants to help clean-up the former Mele Site. He requested that the Agency commit to supplying \$100,000.00 in matching Grant funds so that we can apply for the \$500,000.00 grant.

Mike Mahoney made a motion to commit to have the URA supply the \$100,000.00 in matching grant funds so that we can apply for the \$500,000.00 EPA Brownfield Clean-up Grant for the former Mele site. The motion was seconded by Councilman Joe Betrus and passed unanimously.

ITEM #4 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 9:41 AM. The motion was seconded by Councilman Joe Betrus and passed unanimously.

Respectfully submitted this 24th day of September, 2020

Cathy Mack

Old Business

There is no Old Business.

New Business

Approve option for portion of 265 Genesee Street to Artspace Projects, Inc.

Artspace is a nationally recognized, non-profit arts organization that specializes in the development and operation of affordable spaces for artists and creative businesses. These spaces include live/work apartments for artists and their families, working artists' studios, arts centers, commercial space for arts-friendly businesses and other similar projects.

Artspace has been working cooperatively with the City of Utica to determine whether there is a market for affordable housing for artists within the City. With funding from the City and The Community Foundation of Herkimer & Oneida Counties, Artspace conducted a feasibility study as well as a market study in recent years; those studies determined that there is a market for roughly 30 to 40 live/work units.

Working with the City, Artspace identified the western portion of 265 Genesee Street (aka the Car Park parking lot next to the Stanley Theatre) as its preferred location to construct a new mixed-use building that will offer commercial space on the ground floor and live/work apartments on the upper floors.

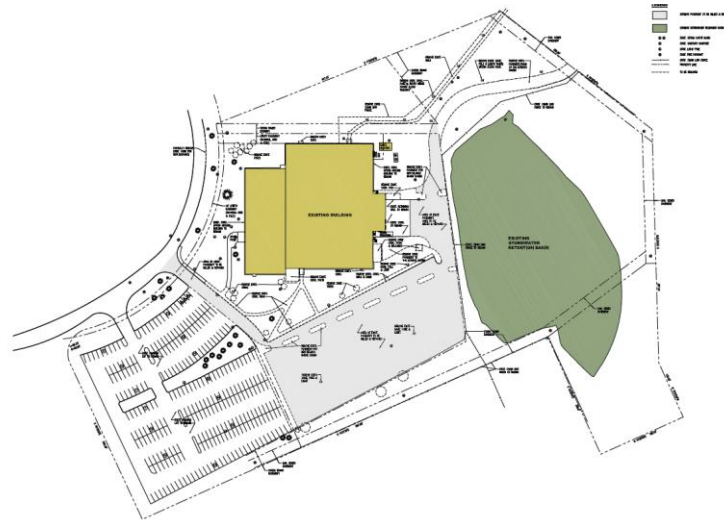
The proposed plan has been included in the City's final *Downtown Revitalization Initiative's* Strategic Investment Plan that was recently submitted to the State of New York, which requests approximately \$650,000 in State funding for the nearly \$12 million project. Artspace will also be seeking an allocation of Low-Income Housing Tax Credits as a financing vehicle for a large portion of the project. As part of that LIHTC application, Artspace must show evidence of site control; the proposed option to purchase the portion of the lot in question (as shown in the drawing below) provides sufficient evidence of such control for the purposes of the application. The option is contingent upon Artspace securing all necessary funding for the construction of the building.



Approval of site plan for 117 Business Park Drive

The property located at 117 Business Park Drive was recently purchased by Burrstone Road Associates, LLC. The existing 80,100 square foot building will be substantially renovated (interior and exterior) for utilization by the Slocum Dickson Medical Group as an outpatient medical facility. The existing site will be restored with parking areas re-surfaced and site landscaping added. In addition, a second curb cut onto Business Park Drive is proposed along with an expansion of the existing parking lot and a covered portico will be constructed for drop-offs will be added at the building's new public entry on the west side of the building.

The property is located in the LaPolla Ford Business Park; new development within the Park is governed by a Plan that was adopted by the Common Council in 1986 and is in effect until 2026. The Plan requires that any changes to properties within the Park be approved by the Planning Board and the Urban Renewal Agency. The Planning Board granted Site Plan approval earlier this month.



EXISTING SITE PLAN



PROPOSED SITE PLAN



① NORTHWEST VIEW

