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Urban Renewal Agency Special Meeting Agenda March 11, 2021

1. Call to Order

2. Approval of Agency Minutes February 11, 2021

3. New Business Scheduling of Public Hearing

4. Executive Session

5. Adjournment

CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – February 11, 2021
1 KENNEDY PLAZA, UTICA, NEW YORK 13502

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

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

EXCUSED: Mayor Robert M. Palmieri, Fred Matrulli

CALL TO ORDER: By Brian Thomas at 9:34 AM

ITEM #1 Approval of Agency Minutes

Michael Mahoney made a motion to approve the minutes from the December 30, 2020 Special URA meeting. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

New Business

ITEM #2 Transfer of funds

The Agency staff requested approval to transfer funds within cost centers to cover mileage re-imbursement for Paul Buckley and fuel charges for URA car through the end of the current fiscal year.

From:	CU58620.422 Electric	\$250.00
To:	CU58620.463 Fuel	\$250.00

Michael Mahoney made a motion to approve the transfer. The motion was seconded by Marques Phillips and passed unanimously.

ITEM #3 Scheduling of Public Hearing

Agency Staff and Corporation Counsel requested approval to schedule public hearings in contemplation of the use of eminent domain for a number of parcels necessary to complete the MVHS project in Downtown. The properties include:

- County tax id #'s 318.33-3-15, 16, 18, and 19 - more commonly referred to as 402 and 502-506 State Street and 508 and 510-512 Lafayette Street.
- County tax id # 318.41-2-38 - more commonly referred to as 411 Columbia Street.
- County tax id # 318.33-3-11 - more commonly referred to as 500-504 Columbia Street

Marques Phillips made a motion to approve the scheduling the public hearings. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #4 Adoption of the 2021 – 2022 URA Budget

The draft budget for the Utica Urban Renewal Agency for the 2021-2022 fiscal year was submitted to the Urban Renewal Agency Board for approval.

Michael Mahoney made a motion to adopt the 2021 – 2022 Utica Urban Renewal Agency Budget. The motion was seconded by Lonnie Jenkins and passed unanimously.

ITEM #5 Appropriation from the URA Fund Balance

Brian Thomas requested the Board to consider an appropriation of fund balance in the amount of \$70,000.00 as matching funds for a grant of \$623,000 from the State Environmental Facilities Corporation to convert the eastern portion of the city-owned Car Park parking lot into a multipurpose event space that still allows for parking.

The event space will still permit parking, but will also allow for other events which will complement the Stanley Theatre as well as the Artspace project for which this Board approved an option agreement at its last meeting. The multipurpose event space will be designed to include 'green' infrastructure that addresses stormwater and keeps it from impacting the combined sewer system.

Marques Phillips made a motion to approve the appropriation. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

ITEM #6 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 9:37 AM. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

Respectfully submitted this 11th day of February, 2021 by Gene A. Allen

New Business

Public hearing on the acquisition of parcels 318.41-2-38, 318.33-3-11 (411 & 500-504 Columbia St), 318.33-3-15, 318.33-3-16, 318.33-3-18, 318.33-3-19 (502-506 & 402 State St, 510-512 & 508 LaFayette St.), by condemnation.

A public hearing to consider the proposed acquisition, through condemnation, of that certain real property in the City of Utica having tax map identification numbers:

318.33-3-11, 500 Columbia Street, LLC (“500 Columbia”) owns a ± .094-acre parcel of property along Columbia Street commonly referred to as 500-504 Columbia Street,

318.41-2-38, JP O’Brien Plumbing & Heating Supply, Inc. (“JP O’Brien”) owns a ± 1.09-acre parcel of property along Columbia Street commonly referred to as 411 Columbia Street,

318.33-3-15, 318.33-3-16, 318.33-3-18, and 318.33-3-19, Michael J. Maugeri and Thomas V. Maugeri (together, “Maugeri”) own ± .426-acres of property along State and LaFayette Streets commonly referred to as 502-506 and 402 State Street and 510-512 and 508 LaFayette Street, collectively known as “the Parcels”.

All “the Parcels” are located within a federally designated “Historically Underutilized Business” (“HUB”) zone and an area of Downtown Utica that has been underutilized and blighted for almost thirty years.

UURA is now considering the acquisition by eminent domain of all or some of “the Parcels” and all attendant and related interests therein which would further its interests and would achieve the following public purposes and benefits of the Enabling Statute: accommodate economic development and revitalize a blighted area within its statutory footprint.

UURA has attempted to acquire “the Parcels” through negotiation by offering the fair market value of “the Parcels” as determined by a third-party appraisal.

UURA hereby establishes and declares its intent, subject to compliance with all applicable laws, rules and regulations including but not limited to, the Eminent Domain Procedure Law (“EDPL”), to initiate the process of acquiring all or some of the Parcels through the potential exercise of its power of eminent domain