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# CITY OF UTICA

## URBAN RENEWAL AGENCY

### CITY OF UTICA URBAN RENEWAL AGENCY MEETING MINUTES – August 12, 2021 1 KENNEDY PLAZA, UTICA, NEW YORK 13502

**MEMBERS ATTENDING:** Mayor Robert M. Palmieri, Councilman Joseph Betrus, Councilman Robert Burmaster, Joe Burke, Lonnie Jenkins, Marques Phillips, Michael Mahoney

**OTHERS ATTENDING:** Brian Thomas, Gene Allen, Cathy Mack, Merima Smajic, Assistant Corporation Counsel; Stephanie DiGiorgio, Assistant Corporation Counsel

**EXCUSED:**

**CALL TO ORDER:** By Brain Thomas at 9:33 AM

**ITEM #1 Approval of Agency Minutes**

Mike Mahoney made a motion to approve the minutes from the July 22, 2021 URA Meeting. Lonnie Jenkins seconded the motion and it passed unanimously.

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### New Business

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**ITEM #2 315 – 317 Court St.**

Michael Pezzolanella made an offer to purchase 315-317 Court Street for \$400,000. The proposal includes building renovations for office space on the ground floor and approximately 24 upscale apartments on the upper floors. A **second offer** was received from Bobby Kazor in the amount of \$475,000.00. The proposal was to build medical and professional office space. The bidder was not present. The Mayor inquired if the bidder was notified of the meeting. URA staff stated that the bidder had been notified verbally when submitting the application, by phone with a follow up and, by text the night before.

Mayor Robert M. Palmieri with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the offer from bidder #1 Michael Pezzolanella in the Amount of \$400,000.00. The motion was seconded by Marques Phillips and passed unanimously

**ITEM #3 1125 Summit Pl.**

SOCO 2, LLC submitted an offer to purchase 1125 Summit Pl. in the amount of \$250,000. The bidder plans to landscape and create additional parking for his adjacent property at 1121 Summit Pl. Marques Phillips asked the bidder to raise his offer to \$1,500,000. The bidder agreed to raise his offer.

Marques Phillips, with the factors established by the Agency for selection of a purchaser having been considered made a motion to sell the property to, SOCO 2, LLC in the amount of \$1,500,000 with the contingency that the two properties are consolidated after the sale. The motion was seconded by Joe Burke and passed unanimously.

**ITEM #4 125 Grove Pl.**

Mathew Servello submitted an offer to purchase 125 Grove Pl. in the amount of \$250.00. The bidder plans to create additional parking. The bidder was not present – no action was taken.

**ITEM #5 7 lots at 707-709 & 319.53-4-39 Mohawk St. and 703 – 711 Blandina Street.**

Azmir Cerimovic submitted an offer to purchase the seven lots at Mohawk and Blandina in the amount of \$7,000.00. The bidder plans to fence, landscape and create additional parking for his adjacent property at 705 Mohawk St. Marques Phillips asked the bidder to raise his offer to \$1,500.00. The bidder agreed to raise his offer.

Mayor Robert m. Plamieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to sell the property to, Azmir Cerimovic in the amount of \$7,000.00. The motion was seconded by Mike Mahoney and passed unanimously.

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**Old Business**

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**ITEM #6 124 Thomas St.**

Fabian Vanegas & Rosa Angamarca submitted an offer for the property at 124 Thomas St. in the amount of \$36,000.00. The bidder plans renovate for primary residence. **A second offer** was received from Manuel Gonzalez Silva in the amount of 25,000.00. The bidder plans to renovate for income property. **A third offer** was received from Jason Tadlock & Brooke Roman-DiMare in the amount of \$31,000.00 he offered to raise his bid to \$40,000.00. The bidder plans to renovate for primary residence. **A fourth offer** was received from David Tamba & Auugustine Garbo in the amount of \$20,000.00. The bidder plans to renovate for primary residence. The bider was not present. **A fifth offer** was received from Rafael C. Rodriguez & Yariza Santos De Rodrigues in the amount of \$31,000.00 the bidder plans to occupy for primary residence. **A sixth offer** was received from Sade Walker & Alwayne Lawrence in the amount of \$30,000.00. The bidder plans to occupy for primary residence. **A seventh offer** was received from Alejandrina De Luna & Leswin E. Cobn in the amount of \$33,000.00. The bidder plans to occupy for primary residence. The bidder was not present. **An eighth offer** was received from Brian Miranda in the amount of \$31,000.00. The bidder plans to occupy for primary residence. The bider was not present. **A ninth offer** was received from Jose F Baez Sosa in the amount of \$33,000.00. The bidder plans to occupy for primary residence. **A tenth offer** was received from Jorge Ochoa & Bahar Mohamed in the amount of \$20,000.00. The bidder plans to occupy for primary residence. (The bidder was not present). **An eleventh offer** was received from Hoi Vu in the amount of \$30,000.00. The bidder plans to occupy for primary residence. **A twelfth offer** was received from Eliezer Estrella in the amount of \$25,000.00. The bidder plans to occupy for primary residence. **A thirteenth offer** was received from Saul Guzman Lara & Anyeline Perez De Guzman in the amount of \$32,000.00. The bidder plans to occupy for primary residence. **A fourteenth offer** was received from Jose Almonte Rosario & Yokasta A. de Almonte in the amount of \$25,000.00. The bidder plans to occupy for primary residence. **A fifteenth offer** was received from Patricio Muela in the amount of \$30,000.00. The bidder plans to occupy for primary residence. **A sixteenth offer** was received from Fransisco Valdez & Altagracip Rodriguez in the amount of \$30,000.00. The bidder plans to occupy for primary residence. **A seventeenth offer** was received from Stewart Gomez in the amount of \$34,500.00. The bidder plans to occupy for primary residence. **An eighteenth offer** was received from Inmar Anibal Mandoza Deras in the amount of \$33, 00.00. The bidder plans to occupy for primary residence. **A nineteenth offer** was received from Eddie Garcia & Arisleida Bueno in the amount of \$22,100.00. The bidder plans to occupy for primary residence. The bidder was not present but had called to say he was still interested. **A twentieth offer** was received from Thu Nguyen in the amount of \$39,000.00. The bidder plans to occupy for primary residence.

**ITEM #7 Executive Session**

At 10:35 am Mike Mahoney made a motion to go into Executive Session to discuss the sale of 124 Thomas St. Councilman Joseph Betrus seconded the motion and it passed unanimously. At 10:52 am Mike Mahoney made a motion to come out of Executive Session. The motion was seconded by Lonnie Jenkins and passed unanimously.

After coming out of Executive Session, Lonnie Jenkins, with the factors established by the Agency for selection of a purchaser having been considered made a motion to sell the property to Bidder #15 Patricio Muela in the amount of \$30,000.00. The motion was seconded by Marques Phillips and passed unanimously.

**ITEM #8          Adjournment**

Mike Mahoney made a motion to adjourn the meeting at 10:54 AM. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Respectfully submitted this 12th day of August, 2021 by Gene A. Allen