

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – March 12, 2020
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Robert Palmieri, Councilman Joseph N. Betrus, Jr., Councilman Robert Burmaster, Lonnie Jenkins, Michael Mahoney

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

EXCUSED: Fred Matrulli, Marques Phillips

CALL TO ORDER: Brian Thomas called the meeting to order at 10:08 A.M.

ITEM #1 Approval of Agency Minutes

Michael Mahoney made a motion to approve the minutes of the February 27, 2020 meeting. The motion was seconded by Lonnie Jenkins and passed unanimously.

Old Business

ITEM #2 **1010 State St.**

An offer for \$250.00 was received from Raymond A. Alessandri for the property at 1010 State St. The bidder plans to fence/landscape/create additional parking – future development build garage/retail space. A second offer for \$250.00 was received from Amir Rosic. The bidder plans to maintain a shared driveway adjacent to his property at 1008 State St. A third offer for \$250.00 was received from Joanne Gerace. The bidder plans to fence/landscape create a seating area and eventual 1931 Monument. The three bidder agreed to subdivide the property with bidders 1 & 3 each receiving a 40' x 50' portion and bidder #2 receiving a 4' x 100' section to complete a 10' x 100' shared driveway as described in a 1927 deed.

Mayor Robert Palmieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the proposed subdivision from the three bidders. The motion was seconded by Councilman Joseph N. Betrus, Jr and passed and passed unanimously.

ITEM #3 **1710 Whitesboro St.**

An offer for \$1,000.00 was received from Najeeba Dalawar for the property at 1710 Whitesboro St. The bidder plans to create additional parking. A second offer was received from Donald J. Testa for \$1,000.00. The bidder plans to create additional parking. Bidder # 1 was not present. Bidder # 2 withdrew his offer.

Mayor Robert Palmieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to table the offer. The motion was seconded by Councilman Joseph N. Betrus, Jr and passed and passed unanimously.

ITEM #4 **Reversion for Consideration - 830 Oswego Street**

On November 1, 2001 Dawn Kaminski purchased the property 830 Oswego St. She contacted the URA in September of 2019 to request a certificate of completion. The property has had no visible work completed and the inspection of the interior was not completed due to the clutter and access to the basement and other portions of the building being blocked. Subsequent phone calls to Ms. Kaminski to discuss an extension to complete the work were unanswered.

The owner was not present at the URA meeting on February 27, 2020 where it had been motioned to revert the property. Having received the notification Ms. Kaminski came before the board to request an extension.

Mayor Robert Palmieri with the factors established by the Agency made a motion to grant a six (6) month extension. The motion was seconded by Councilman Joseph N. Betrus, Jr. and passed unanimously.

New Business

ITEM #5 Extension of Development Plan 626 Saratoga St.

In April of 2015 Angel Yascaribay and Nely Maco purchased the property at 626 Saratoga St. Extensions were granted in November of 2015 and November of 2016. An inspection of the exterior and the 1st floor apartment, which is occupied, was conducted on February 2, 2020. A subsequent inspection of the 2nd floor apartment was conducted on February 26, 2020. The 2nd floor is not complete and according to the owner they plan to demolish the attached garage. The owners are requesting a six month extension. The owner has codes and tax violations: 2016/17 & 2017/18 Tax liens are on an Installment plan.

As per the URA Extension policy: **Purchaser Responsibilities**

- Purchaser has 2 weeks to submit a timeline/schedule of the work that is to be completed, with contractor names and realistic estimates of when each project will be completed.
- All Building, Plumbing and Electrical Permits **MUST** be current (if needed)
- The property **MUST** be Code Compliant and/or be made Code Compliant within the extension period

Mayor Robert Palmieri with the factors established by the Agency made a motion to grant a six (6) month extension contingent on the owner obtaining all pertinent permits for demolition, becoming codes compliant and maintaining the tax payment plan. The motion was seconded by Councilman Joseph N. Betrus, Jr. and passed unanimously.

ITEM #6 Whitesboro St. Development

An offer was received from Anthony Hynes & Assignee in the amount of \$180,000.00 for a 2.2 acre of land at the corner of Whitesboro st. and Seneca St. in the Bagg Square district. The developer plans to invest \$3 - 5 million to build facility for manufacturing barrels, restaurant, potential distillery, bar & tasting room showcasing NY made spirits for products stored in the cooperage's barrels, ranging from wine, beer and spirits to hard cider and kombucha. Plans include factory tours and an on-site distillery.

Mayor Robert Palmieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to accept the offer of \$180,000.00 from the bidder. The motion was seconded by Councilman Joseph N. Betrus, Jr and passed and passed unanimously.

ITEM #7 Proposed Change In Use of 117 Business Park Drive

Burrstone Stone Road Associates and their tenant, Slocum Dickson Medical Group (SDMG), are in the process of purchasing the property located at 117 Business Park Drive in the Utica Business Park. SDMG is a multi-specialty physician group which provides a variety of medical services to individuals living in our area. Their intent is to utilize the building for a variety of medical services, including physician offices, laboratories, rehabilitation therapies, radiology, urgent care and pediatric urgent care, among other uses.

Per the Urban Renewal Plan that governs development of the Utica Business Park, any change in use requires review and approval of both the Urban Renewal Agency and the Planning Board. The building has been vacant for over ten years. The proposed use falls under the classification of 'Office', which is a permitted use under the Urban Renewal Plan.

Mayor Robert Palmieri, with the factors established by the Agency for selection of a purchaser having been considered made a motion to approve the proposed change contingent on Planning Board approval. The motion was seconded by Michael Mahoney and passed and passed unanimously.

ITEM #8 Executive Session

Michael Mahoney made a motion to enter into executive session at 10:45 am. The motion was seconded by Lonnie Jenkins and passed unanimously. Mayor Robert Palmieri made a motion to come out of executive session at 10:59 am. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #9 Adjournment

Michael Mahoney made a motion to adjourn the meeting at 11:01 am. The motion was seconded by Lonnie Jenkins and passed unanimously.

Respectfully submitted this 12th day of March, 2020

Gene A. Allen