

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – SEPTEMBER 11, 2020  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Michael Mahoney, Councilman Robert Burmaster, Marques Phillips, Fred Matrulli, Councilman Joseph Betrus

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

**EXCUSED:** Mayor Robert Palmieri, Lonnie Jenkins

**CALL TO ORDER:** By Brian Thomas at 9:39 A.M.

**ITEM #1 Approval of Agency Minutes**

Michael Mahoney made a motion to approve the minutes from the March 12, 2020, March 26, 2020, May 14, 2020 and June 25, 2020 URA meetings. The motion was seconded by Fred Matrulli and passed unanimously.

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**New Business**

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**ITEM #2 1153 St. Vincent Street**

An offer was received from Joan DeGristina (prior owner) in the amount of \$250.00 (plus redemption fees for a total of \$522.54) for the property at 1153 St. Vincent Street. The bidder intends to fence and maintain as green space for her adjacent property.

Mike Mahoney, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Joan DeGristina as qualified and eligible project sponsor for the redevelopment of 1153 St. Vincent Street with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The buyer must also consolidate the property upon closing. The motion was seconded by Marques Phillips and passed unanimously.

**ITEM #3 1433 Neilson Street**

An offer was received from Edwin D. Pichardo (prior owner) in the amount of \$250.00 (plus redemption fees for a total of \$1203.16) for the property at 1433 Neilson Street. The bidder intends to maintain as greenspace for his adjacent property.

Mike Mahoney, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Edwin D. Pichardo as qualified and eligible project sponsor for the redevelopment of 1433 Neilson Street with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The buyer must also consolidate the property upon closing. The motion was seconded by Marques Phillips and passed unanimously.

**ITEM #4 318.23-3-63 Parker Street**

An offer was received from Eufemia Guzman in the amount of \$250.00 for the property at 318.23-3-63 Parker Street. The bidder intends to fence and create additional parking for her adjacent property.

Marques Phillips, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Eufemia Guzman as qualified and eligible project sponsor for the redevelopment of 318.23—3-63 Parker Street with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property.

The buyer must also consolidate the property upon closing. The motion was seconded by Mike Mahoney and passed unanimously.

**ITEM #5 318.31-1-76, 77, and 78 Cross Street**

An offer was received from Humberto Martinez in the amount of \$750.00 for the properties at 318.31-1-76, 77, and 78 Cross Street. The bidder intends to pave one lot for parking and fence the other two lots for greenspace for his adjacent property.

Marques Phillips, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Humberto Martinez as qualified and eligible project sponsor for the redevelopment of 318.31-1-76, 77, and 78 Cross Street with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The buyer must also consolidate the property upon closing. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

**ITEM #6 Portion of 330.26-1-46 Neilson Street**

An offer was received from Sicho Eun Lim in the amount of \$250.00 for a portion of the property at 330.26-1-46 Neilson Street. The bidder intends to fence this portion and maintain as greenspace for his adjacent property.

Mike Mahoney, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Sicho Eun Lim as qualified and eligible project sponsor for the redevelopment of 1433 Neilson Street with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The buyer must also consolidate the property at closing and is responsible to have a survey done on the property prior to closing. The motion was seconded by Marques Phillips and passed unanimously.

**ITEM #7 Extension of Permit for use of URA Property (UMVAA)**

The Upper Mohawk Valley Memorial Auditorium with a corporate address of 400 Oriskany Street West, Utica, NY 13502 (permittee) is requesting a 6 month extension of the permit that was the issued by the URA Board on December 4, 2019 continuing through June 4, 2020 giving them permission to use premises located at Whitesboro Street, Utica, NY parcel 318.8-1-52./1 (collectively, the "Premises") for the purpose of staging and equipment storage. Such extension shall commence at 12a.m. June 4, 2020 and end at 12a.m. on December 4, 2020.

Mike Mahoney made a motion to approve the extension of the permit for use of URA property to the UMVAA. The motion was seconded by Marques Phillips and passed unanimously.

**ITEM #8 Approval/Acceptance of URA Annual Audit**

Prior to the September 10, 2020 URA Board meeting all Board members were provided with an electronic copy of the official results of the URA Audit for the year ended March 31, 2020. Board members were asked to review the document for possible approval/acceptance of the Audit at the September 10, 2020 URA meeting.

Mike Mahoney made a motion to approve/accept the URA Audit for the year ended March 31, 2020. The motion was seconded by Marques Phillips and passed unanimously.

**ITEM #9 Adjournment**

Mike Mahoney made a motion to adjourn the meeting at 9:57 A.M. The motion was seconded by Marques Phillips and passed unanimously.

Respectfully submitted this 10<sup>th</sup> day of September, 2020  
Cathy Mack