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CITY OF UTICA

URBAN RENEWAL AGENCY

CITY OF UTICA URBAN RENEWAL AGENCY MEETING MINUTES – August 25, 2022 1 KENNEDY PLAZA, UTICA, NEW YORK 13502

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

OTHERS ATTENDING: Brian Thomas, Cathy Mack, Gene A. Allen, Stephanie DiGiorgio, Assistant Corporation Counsel

EXCUSED: Mike Mahoney, Mayor Robert M. Palmieri was excused at 10:14am

CALL TO ORDER: By Brian Thomas at 9:35am

ITEM #1 Approval of Agency Minutes

Councilman Joseph Betrus a motion to approve the minutes from the July 28, 2022 URA meeting. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Old Business

Item #2 – 932 -934 Schuyler St.

An offer was received from Edgar Avila in the amount of \$750.00 for the property at 932-934 Schuyler St. The bidder plans to create additional parking for the property he is purchasing at 938-940 Schuyler St. Marques Phillips made a motion to table the offer until the bidder closes on the property at 938-940 Schuyler St. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

New Business

Item #3 – 713 & 715 Oswego St.

An offer was received from Americo D Romero in the amount of \$500.00 for the lots at 713 & 715 Oswego St. The bidder plans to fence this property.

Mayor Robert M. Palmieri with the factors established by the Agency having been considered made a motion to accept the offer from Americo D. Romero contingent on him receiving a Residential Occupancy Permit. The motion was seconded by Councilman Robert Burmaster and passed unanimously.

Item #4 – 3 – 5 Waverly Pl.

An offer was received from Janette Martinez (former owner) in the amount of \$8,500.00 for the property at 3 – 5 Waverly Pl. The bidder plans to continue living in the property with her family. A 2nd offer was received from Philippa Evi-Parker and Oghene Koie Evi-Parker in the amount of \$20,000.00. The bidders plan to Occupy for Primary residence.

Mayor Robert M. Palmieri with the factors established by the Agency having been considered made a motion to accept the offer from bidder #1 Janette Martinez (former owner) in the amount of \$8,500.00. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

Item #5 – 1502 & 1506 Miller St.

Prior to reviewing offers, Gene Allen, Marketing Director, disclosed to all bidders that the Agency recently received a notice from the Oneida County Health Department regarding an open case on the property for Existing Lead Hazards and that whomsoever should be the successful bidder will need to comply with the Health Department to mitigate the Lead Hazard.

An offer was received from Joyrai Htoo Lea and Gay Ler Paw (former owners) in the amount of \$17,426.00 for the property at 1502 & 1506 Miller St. The bidder plans to continue occupying the property with their family. A 2nd offer was received from Senad Zuk in the amount of \$36,000. The bidder plans to renovate for Rental/Income property. A 3rd offer was received from JCR 108 Inc. – Carlos Remache in the amount of \$49,000.00. The bidder plans to Occupy for Primary Residence (for Daughters). A 4th offer was received from Zohar Badaw in the amount of \$50,000.00. The bidder plans to renovate for Rental/Income property. A 5th offer was received from Iqbal Hussin bin nor Husin in the amount of \$55,000.00. The bidder plans to Occupy for Primary Residence. A 6th offer was received from Herik A. Rojas in the amount of \$55,000.00. the bidder plans to Occupy for Primary Residence/renovate for Rental/Income Property. A 7th offer was received from Elizabeth J. Harvilla in the amount of \$42,500.00 the bidder plans to Occupy for Primary Residence/renovate for Rental/Income Property.

After coming out of Executive Session Mayor Robert M. Palmieri, with the factors established by the Agency having been considered made a motion to accept the offer from bidder #1, Joyrai Htoo Lea and Gay Ler Paw (former owners) in the amount of \$17,426.00 with the contingency that the bidders must comply with the Health Department to mitigate the Lead Hazard. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

Item #6 – Executive Session

At 10:09 am Marques Phillips made a motion to go into executive session to discuss the sale of 1502 and 1506 Miller St. The motion was seconded by Councilman Robert Burmaster and passed unanimously. At 10:14 am a motion was made by Marques Phillips to come out of executive session. The motion was seconded by Councilman Joseph Betrus and passed unanimously

Item #7 – 35 Faxon Pl.

An offer was received from Aung Myin Soe in the amount of \$7,777.77 for the property at 35 Faxon St. The bidder plans to Occupy for Primary Residence. A 2nd offer was received from Adbirham Awu Mwalinu & Safiya Osman in the amount of \$30,000.00. the bidder plans to occupy for primary residence. A 3rd offer was received from Dwight Johnson in the amount of \$25,000.00. The bidder plans to renovate for Rental/Income property. A 4th offer was received from Soda Tram in the amount of \$60,000.00. The bidder plans to Occupy for Primary Residence.

After coming out of executive session Mayor Robert M. Palmieri, with the factors established by the Agency having been considered made a motion to accept the offer from bidder #2 Adbirham Awu Mwalinu & Safiya Osman in the amount of \$30,000.00. The motion was seconded Councilman Robert Burmaster by and passed unanimously

Item #8 – Executive Session

At 10:35 am Marques Phillips made a motion to go into executive session to discuss the sale of 35 Faxon St. The motion was seconded by Councilman Robert Burmaster and passed unanimously. At 10:42 am a motion was made by Marques Phillips to come out of executive session. The motion was seconded by Councilman Joseph Betrus and passed unanimously

ITEM #9 - Adjournment

Councilman Robert Burmaster made a motion to adjourn the meeting at 10:55am. The motion was seconded by Lonnie Jenkins and passed unanimously.
Respectfully submitted this 25th day of August, 2022 by Gene A. Allen