

MICHAEL P. GALIME, MAYOR
CITY OF UTICA

URBAN RENEWAL AGENCY
1 KENNEDY PLAZA
UTICA, NEW YORK 13502
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Urban Renewal Agency Meeting Agenda June 27, 2024

1. Call to Order

2. Approval of Agency Minutes May 9, 2024

3. Old Business

**Division Street (Tax map id #318.008-1-41); Water Street (Tax map id #318.008-1-42);
Water Street (Tax map id #318.008-1-43); 14-18 Whitesboro Street; Whitesboro Street
(Tax map id #318.008-1-45); 26-28 Whitesboro Street; Water Street (Tax map id
#318.008-1-47); and 30-34 Whitesboro Street**

318.66-3-8, Miller St. 318.66-3-9, Miller St. 318.66-3-41, Miller St. 318.66-3-42

4. New Business

Utica Business Park Name Change

5. Adjournment

CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – May 9, 2024
1 KENNEDY PLAZA, UTICA, NEW YORK 13502

MEMBERS ATTENDING Mayor Michael P. Galime, Councilman Joe Betrus, Joe Burke Marques Phillips, Nick Brindenbecker

OTHERS ATTENDING: Brian Thomas, Assistant Corporation Council Stephanie DiGiorgio, Gene Allen

EXCUSED: Danielle Faulkner-Forgas

ABSENT: Councilman Venice Ervin

CALL TO ORDER: By Brian Thomas at 9:38 am

ITEM #1 Approval of Agency Minutes

Mayor Michael P. Galime made a motion to approve the minutes from the April 25, 2024 URA meeting. The motion was seconded Councilman Joe Betrus, by and passed unanimously.

Old Business

Item# 2 1014 Taylor Ave.

An offer was received from Mance Cuplov in the amount of \$250.00 for the lot at 1014 Taylor Ave. the bidder plans to create additional parking for his adjacent property at 1013 Brinckerhoff Ave.

Mayor Michael P. Galime, with the factors established by the Agency, made a motion to accept the offer from Mance Cuplov in the amount of \$250.00 for the lot at 1014 Taylor Ave., contingent on having the two properties consolidated. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

New Business

Item #3 318.74-2-25 Seymour Ave, 318.74-2-26 Leah St., 318.74-2-27 Leah St., 334 Leah St., 318.74-2-33 Seymour Ave.

An offer was received from Jaime Quito for the five lots at 318.74-2-25 Seymour Ave, 318.74-2-26 Leah St., 318.74-2-27 Leah St., 334 Leah St., 318.74-2-33 Seymour Ave., in the amount of \$3,750.00. The bidder proposed a two stage plan whereby in Stage 1 to add sidewalks, remove brush, to plant trees appropriate to a residential setting and add fencing. In Stage 2 he will construct two single family homes.

Mayor Michael P. Galime, with the factors established by the Agency, made a motion to approve the sale to Jaime Quito for the five lots in the amount of \$3,700.00 contingent on:

Stage 1 to be completed by the end of 2024. Jaime Quito is to come back to the board in 2025 with plans and financing to complete Stage 2 by the end of 2026. The motion was seconded by Marques Phillips and passed unanimously.

ITEM #4 1636 Dudley Ave.

On March 7, 2023, Omar Mohamed Elhafiz Mohammed and Islam Mohamed purchased the property at 1636 Dudley Ave from the Utica Urban Renewal Agency. In accordance with our standard procedures the owners were allotted one (1) year from the time of closing to complete their redevelopment plan.

A letter was sent to on March 19, 2024 informing the owners to set an appointment for a codes inspection on the work they were slated to complete. Subsequently they requested an extension of time to complete their redevelopment plan. As such they were informed they would need to attend the Urban Renewal Agency Board meeting to explain to the board why they need an extension.

Mayor Michael P. Galime, with the factors established by the Agency, made a motion to grant Omar Mohamed Elhafiz Mohammed and Islam Mohamed a one-year extension on their redevelopment proposal The motion was seconded by Councilman Joseph Betrus and passed unanimously.

ITEM #5 319.016-1-1 Mohawk Flats

An offer was received from Emil Hrycaan in the Amount of \$2,000.00 for the 22 acres located at 319.016-1-1 Mohawk Flats. The bidder plans to use the property for bow hunting in the fall and camping in the summer.

Mayor Michael P. Galime, with the factors established by the Agency, made a motion to reject the offer from Emil Hrycaan in the Amount of \$2,000.00. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

Item# 5 Adjournment

Marques Philips made a motion to adjourn the meeting at 10:27 am. The motion was seconded by Joe burke and passed unanimously.

Respectfully submitted this 9th day of May, 2024 by Gene A. Allen

Old Business

ADDRESS OF PROPERTY: Division Street (Tax map id #318.008-1-41); Water Street (Tax map id #318.008-1-42); Water Street (Tax map id #318.008-1-43); 14-18 Whitesboro Street; Whitesboro Street (Tax map id #318.008-1-45); 26-28 Whitesboro Street; Water Street (Tax map id #318.008-1-47); and 30-34 Whitesboro Street

LOT SIZE: 1.72 Acres 8 lots

ASSESSMENT: \$32,000.00

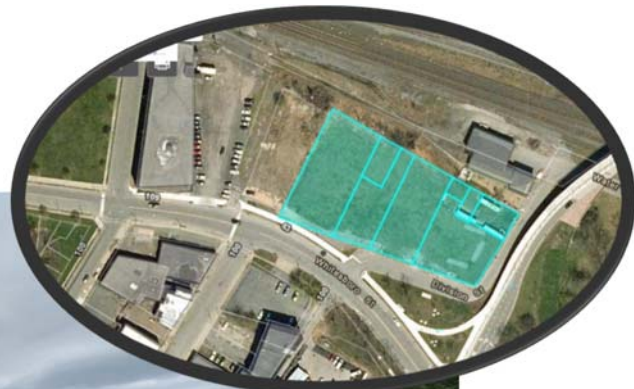
CITY ACQUIRED: 1-27-98 to 05-17-18

PROPERTY CLASS: 330 - Vacant comm

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|-------------------|---|
| 1. BIDDER: | Masonic Medical Research Institute (MMRI) |
| BIDDER'S ADDRESS: | 2150 Bleecker Street Utica, New York 13501 |
| OPTION TO BUY: | \$135,000.00 - \$7,500.00 deposit towards price |
| PLANS: | To construct a 100,000 square + research laboratory |

At its December 28, 2023 meeting, the Utica Urban Renewal Agency Board approved the sale of the above properties to Masonic Medical Research Institute (MMRI) for \$135,000 “contingent on the negotiation of a purchase/sale agreement that addresses all contingencies to the mutual satisfaction of both the buyer and the Agency.” As the contingencies sought by MMRI included modification of the reverter language and a timeline that allowed for the project to start within three years and be complete in five, legal counsel for both the Agency and MMRI agreed that an option was the most prudent way to proceed at this point, rather than a sale.

The proposed option will have a three-year term. If approved by the UURA and ratified by the Common Council after the required public hearing, MMRI will pay UURA a non-refundable option fee of \$7,500 which will be credited against the sale price if the option is exercised. As the value of the land could potentially change over the course of the option term, the option includes language that provides for both parties to obtain independent appraisals of the property within 30 days of MMRI's exercise of the option; the purchase price shall be the average of the two appraisals with a maximum purchase price not to exceed \$300,000.



ADDRESS OF PROPERTY:

**318.66-3-8 Miller St., 318.66-3-9 Miller St.,
318.66-3-41 Miller St., 318.66-3-42 Miller St.**

LOT SIZE: 40 x 118 each

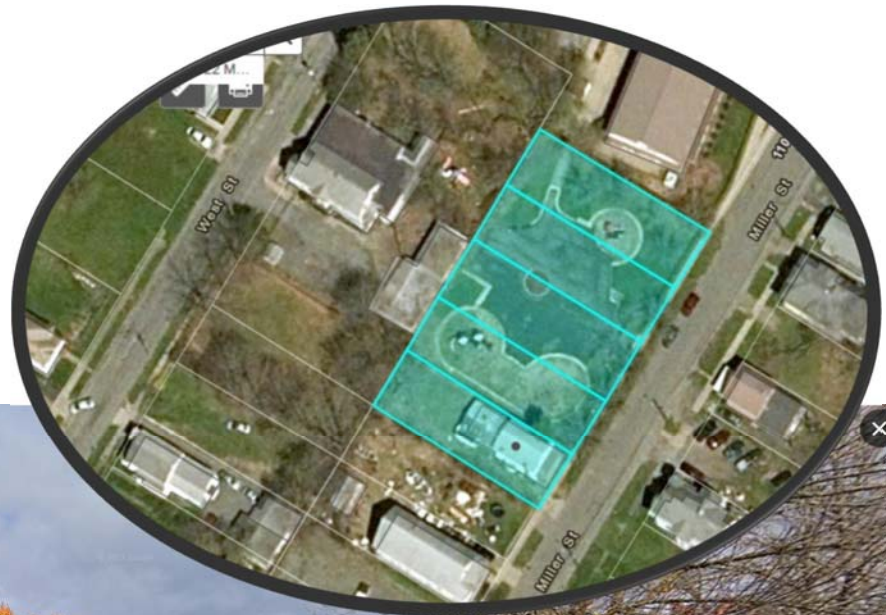
**ASSESSMENT: 318.66-3-8 - \$400.00
318.66-3-9 - \$400.00
318.66-3-41 - \$400.00
318.66-3-42 - \$400.00**

CITY ACQUIRED: 3/11/2020

PROPERTY CLASS: 311 – Res. Vac Land

- 1. **BIDDER:** IMPACT CORNHILL, LLC
- BIDDER’S ADDRESS:** 509 Second Street Utica, NY 13501
- OFFER:**
- CONSTRUCTION ESTIMATE:** \$30,000,000.00
- PLANS:** Construct a new mixed use multi story building (see presentation and renderings)
- FUNDS AVAILABLE:**
- OTHER PROPERTY** NA

The UURA Board approved the sale of 1122 Miller Street at its October 27, 2022 meeting for no consideration (\$0). Due to an oversight by UURA staff, these four additional lots were not included in the sale though they were included in the application submitted by Impact Cornhill, LLC. As such, formal approval is needed at this time by both UURA and the Common Council after the required public hearing.



Utica Business Park Name Change

Rescinding March 28, 2019 resolution re-naming Utica Business Park to Louis D. LaPolla/John C. Ford Business Park

Resolution re-naming Utica Business Park to Steven J. DiMeo/John C. Ford Business Park

Up until his untimely passing earlier this year, Steve DiMeo led regional economic development efforts for decades and was instrumental in numerous projects that will positively impact the lives of future generations of Mohawk Valley residents. Most notably among Steve's successes were: fighting the realignment of the former Griffiss Air Force Base; development and implementation of a plan for the creation of the Griffiss Business & Technology Park; and the creation of the Mohawk Valley Economic Development Growth Enterprise (EDGE). Perhaps most notably, however, was Steve's goal that the region be recognized at a global level as a leader in microchip manufacturing.

A native Utican that graduated from T.R. Proctor High School, Steve was a member of the city's Department of Urban and Economic Development beginning in 1984 and was appointed Commissioner of Urban & Economic Development in 1986, where he served until 1993. During that time, one of Steve's major economic development efforts was the creation of the Utica Business Park, on land that had previously served as Utica College's golf course. Today, the Park is home to dozens of businesses employing hundreds of Mohawk Valley residents. In commemoration of Steve's lifelong efforts toward the betterment of the entire Mohawk Valley and his hometown, in particular, it is proposed that the Utica Business Park be renamed the Steven J. DiMeo / John C. Ford Business Park.

Burrstone Rd. sign



French Rd. sign

