

MICHAEL P. GALIME, MAYOR
CITY OF UTICA

URBAN RENEWAL AGENCY
1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PHONE: (315) 792-0181
FAX: (315) 797-6607



Urban Renewal Agency Meeting Agenda September 26, 2024

1. Call to Order

2. Approval of Agency Minutes August 22, 2024

3. Old Business

4. New Business 1601 St. Agnes, 1603 St. Agnes, 1605 St. Agnes

5. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – August 22, 2024
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Michael P. Galime, Councilman Joseph Betrus, Councilman Venice Ervin, Joe Burke, Danielle Faulkner-Forgas, Marques Phillips, Nick Brindenbecker,

OTHERS ATTENDING: Assistant Corporation Council Stephanie DiGiorgio, Cathy Mack, Gene Allen

CALL TO ORDER: By Cathy Mack at 9:34 am

ITEM #1 Approval of Agency Minutes

Nick Brindenbecker made a motion to approve the minutes from the July 11, 2024 URA meeting. The motion was seconded Danielle Faulkner-Forgas and passed unanimously.

Old Business

Item #2 319.055-1-22 – Pellettieri Ave.

An offer was received from Seleiman Adan & Maka Haidar (who were not present at this meeting) in the amount of \$250.00 for the property at 319.55-1-22 Pellettieri Ave. The bidder plans to create additional parking for their property at 927 Catherine St. A second offer was received from Daniel Cornojo & Maria Cornojo (former owners) in the amount of \$250.00 + back taxes of \$571.09. The bidders plan to maintain the property which is fenced, paved and used as a driveway for their property.

At the July 11, 2024 meeting, the property had been tabled to allow engineering to determine potential subdivision of the lot and a new curb cut. Nick Brindenbecker (City Engineer) presented the subdivision/consolidation map to the board and bidders for their review.

Mayor Michael P. Galime, with the factors established by the Agency, made a motion to award the back portion of the subdivided parcel (awaiting new tax id #) to Bidder #1, Seleiman Adan & Maka Haidar for the amount of \$250.00 contingent on having the two properties consolidated at closing. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

Mayor Michael P. Galime, with the factors established by the Agency, made a motion to award the front portion of the subdivided parcel (awaiting new tax id #) to bidder #2, Daniel Cornojo & Maria Cornojo (former owners) in the amount of \$650.00 (\$250.00 for lot & \$400.00 in taxes as they are not purchasing the lot as a whole) contingent on having the two properties consolidated at closing. The motion was seconded by Councilman Joseph Betrus and passed unanimously

ITEM #3 123 Leah St.

An offer was received from Cameron McClain & Jenelle Gerling in the amount of \$250.00 for the property at 123 Leah St. The bidder plans to fence the property. In the course of the meeting the bidders amended their offer to include the adjacent vacant lot at 125 Leah with an agreed upon price of \$1.00.

The sale of this property was tabled at the July 11, 2024 meeting to allow the URA Marketing Director to reach out to the adjacent property owners to determine if they had an interest in purchasing the lot at 125 Leah Street, which is adjacent to their property. The Agency received no other offers on the lot at 125 Leah Street.

Mayor Michael P. Galime, with the factors established by the Agency, made a motion to award the lots at 123 Leah Street and 125 Leah Street to Cameron McClain & Jenelle Gerling in the amount of \$250.00 for 123 Leah St. and 125 Leah St. for \$1.00. The motion was seconded by Councilman Joseph Betrus and passed unanimously

New Business

No New Business

Item# 6 Adjournment

Marques Phillips made a motion to adjourn the meeting at 10:38am. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

Respectfully submitted this 22nd day of August, 2024 by Gene A. Allen

Old Business

New Business

ADDRESS OF PROPERTY:

1601 St. Agnes Ave.

1603 St. Agnes Ave

1605 St. Agnes Ave.

LOT SIZE: 120 x200

ASSESSMENT: \$398,900.00

LOT SIZE: 80 x 100

ASSESSMENT: \$143,200.00

LOT SIZE: 80 x 100

ASSESSMENT: \$4,600.00

City Acquired: 9-23--2022

PROPERTY CLASS: 620 Religious

1. BIDDER: Iglisia Cistiana Santidad y Restauracion Yisrael Inc.
BIDDER'S ADDRESS: 343 Bleecker St., Utica, NY 13501 (rent)
PURCHASE Price: \$100,000.00
REPAIR ESTIMATE: \$22,000.00
PLANS: Religious Activity, food pantry, clothing distribution, Bible Summer Camp, Community Service
FUNDS AVAILABLE: \$96,300.00 – (insufficient funds)
OTHER PROPERTY: NA
CODES & TAXES: NA
2. BIDDER: Shahin Ahmadov
BIDDER'S ADDRESS: 245 Main St. Apt. 1310, New York Mills, NY (rent)
PURCHASE Price: \$95,000.00
REPAIR ESTIMATE: \$200,000.00
PLANS: Occupy for Primary Residence, Tutoring Center
FUNDS AVAILABLE: \$336,158.78 (\$220,000.00 loan qualification)
OTHER PROPERTY: NA
CODES & TAXES: NA
3. BIDDER: Buena Vista Hispanic Seventh-Day Adventist Church
BIDDER'S ADDRESS: 5297 Keyes Rd. Utica, NY (own)
PURCHASE Price: \$100,000.00
REPAIR ESTIMATE: \$67,000.00
PLANS: Need larger space and want to be closer to Hispanic congregation
FUNDS AVAILABLE: \$277,214.55 (\$150,000 loan)
OTHER PROPERTY: NA
CODES & TAXES: NA
4. BIDDER: Muslim Community Association of Mohawk Valley and
Burmese Muslim Association of Utica
BIDDER'S ADDRESS: 1631 Kemble St. Utica (Own)
1129 Brinckerhoff Ave., Utica
PURCHASE Price: \$30,000.00
REPAIR ESTIMATE: \$450,000.00
PLANS: Combined space for both congregations, Educational, Cultural activities
Free Health Clinics, Family Day Care, ESL and citizenship training,
Youth activates Sports, Tutoring, Special Events
Possible apartments in rectory
FUNDS AVAILABLE: \$557,271.34
OTHER PROPERTY: 1629 Kemble St., Utica 1131 Brinckerhoff Ave. Utica
CODES & TAXES: NA

