

MICHAEL P. GALIME, MAYOR  
CITY OF UTICA



URBAN RENEWAL AGENCY  
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UTICA, NEW YORK 13502  
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**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 9<sup>th</sup> day of May, 2024 by Gene A. Allen