

MICHAEL P. GALIME, MAYOR
CITY OF UTICA



URBAN RENEWAL AGENCY
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**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – June 27, 2024
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING, Councilman Joe Betrus, Councilman Venice Ervin, Joe Burke, Marques Phillips, Nick Brindenbecker, Danielle Faulkner-Forgas

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

EXCUSED: Mayor Michael P. Galime

ABSENT:

CALL TO ORDER: By Brian Thomas at 9:36 am

ITEM #1 Approval of Agency Minutes

Marques Phillips made a motion to approve the minutes from the May 9, 2024 URA meeting. The motion was seconded Joe Burke and passed unanimously.

Old Business

Item# 2 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

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.

Marques Philips, with the factors established by the Agency, made a motion to accept the proposed Option to Purchase by Masonic Medical Research Institute with a nonrefundable payment in the amount of \$7,500.00 credited against the purchase price for the lots at Division, Whitesboro and Water Streets. The purchase price shall be the average of the two appraisals with a maximum purchase price not to exceed \$300,000. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

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

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.

Councilman Venice Ervin, with the factors established by the Agency made a motion to approve the sale of these four lots in the application submitted by Impact Cornhill, LLC. The motion was seconded by Nick Bridenbecker and passed unanimously.

New Business

Item #4 Rescinding March 28, 2019 resolution re-naming Utica Business Park to Louis D. LaPolla/John C. Ford Business Park

A motion was made to rescind the March 28, 2019 resolution naming the Utica Business Park to Louis D. LaPolla/John C. Ford Business Park.

Marques Phillips, with the factors established by the Agency, made a motion to rescind the name of the Louis D. LaPolla/John C. Ford Business Park. The motion was seconded by Councilman Joseph Betrus and passed unanimously,

ITEM #5 Resolution re-naming Utica Business Park to Steven J. DiMeo/John C. Ford Business Park

Steven J. DiMeo 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. 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.

Nick Brindenbecker, with the factors established by the Agency made a motion to re-name the business park to the Steven J. DiMeo / John C. Ford Business Park. The motion was seconded by Councilman Joseph Betrus and passed unanimously.

Item# 6 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 27th day of June 2024 by Gene A. Allen