

MICHAEL P. GALIME, MAYOR
CITY OF UTICA

URBAN RENEWAL AGENCY
1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PHONE: (315) 792-0181
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Urban Renewal Agency Meeting Agenda January 23, 2025

1. Call to Order

2. Approval of Agency Minutes September 26, 2024

3. Old Business

4. New Business

Adoption of 2025-2026 URA Budget
Approval of Annual URA Audit
Settlement of 319 Court Street eminent domain
Settlement of 500 Columbia Street eminent domain

5. Adjournment

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**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES –September 26, 2024
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

EXCUSED: Joe Burke

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

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

ITEM #1 Approval of Agency Minutes

Mayor Michael Galime made a motion to approve the minutes from the August 22, 2024 URA meeting. The motion was seconded Councilman Joseph Betrus and passed unanimously.

Old Business

No Old business

New Business

Item #2 1601 St. Agnes Ave., 1603 St. Agnes Ave., 1605 St. Agnes Ave.

An offer was received from Iglisia Cistiana Santidad y Restauracion Yisrael Inc. in the Amount of \$100,000.00. The bidder plans to use the properties for Religious Activity, food pantry, clothing distribution, Bible Summer Camp, and Community Service. A second offer was received from Shahin Ahmadov in the amount of \$95,000.00. The bidder plans to Occupy for Primary Residence, and to create a Tutoring Center. A third offer was received from Buena Vista Hispanic Seventh-Day Adventist Church. The bidder needs a larger space and want to be closer to Hispanic congregation. A fourth offer war received from Muslim Community Association of Mohawk Valley and Burmese Muslim Association of Utica. The bidders plan to combined the space for both congregations, and to provide: Educational activities, Cultural activities, a Free Health Clinic, Family Day Care, ESL, Citizenship training, Youth activities, Sports activities, Tutoring, Special Events and to create possible apartments in the rectory.

After coming out of Executive Session, Councilman Joseph Betrus, with the factors established by the Agency, made a motion to reject all offers and to cease marketing the property until such time as Corporation Counsel can ascertain how the agency can legally transfer ownership of tax foreclosed properties and new policy and procedures are created accordingly. The motion was seconded by Danielle Faulkner-Forgas and passed unanimously.

Item #3 Executive Session

At 10:17 am Marques Phillips made a motion to go into executive session to discuss the sale of 1601 St. Agnes, 1603 St. Agnes, 1605 St. Agnes Ave. The motion was seconded by Councilman Joseph Betrus and

passed unanimously. At 10:50 am Marques Phillips made a motion to come out of executive session. The motion was seconded by Councilman Joseph Betrus and passed unanimously

Item# 4 Adjournment

Councilman Joseph Betrus made a motion to adjourn the meeting at 10:56am. The motion was seconded by Mayor Michael Galime and passed unanimously.

Respectfully submitted this 26th day of, 2024 by Gene A. Allen

| Acct | No. | URBAN RENEWAL AGENCY REVENUE | FY 2023 ACTUALS | FY 2024 ACTUALS | FY 2025 REVISED BUDGET | FY 2025 ACTUALS YTD | DEPARTMENTAL REQUESTED | FY 2026 MAYOR APPROVED | FY 2026 E & A APPROVED | FY 2026 COUNCIL APPROVED |
|------------------------------------|--------|------------------------------|--------------------|--------------------|------------------------------|---------------------------|---------------------------|------------------------------|---------------------------|--------------------------------|
| CU400 | 128901 | DEVELOPMENT FEES | 9,000 | -15,000 | 7,500 | 0 | 0 | | | |
| CU400 | 240101 | INVESTMENT EARNINGS | 300 | -15 | 100 | 104 | 80 | | | |
| CU400 | 240104 | TRAMONTANE RENT REV | 7,000 | 2,400 | 0 | 0 | 0 | | | |
| CU400 | 241001 | RENTAL OF PROPERTY | 0 | -1,750 | 1,000 | 0 | 0 | | | |
| CU400 | 266001 | SALE OF REAL PROPERTY | 300,000 | -397,158 | 130,000 | -163,228 | 0 | | | |
| CU400 | 277001 | MISC REVENUE | 3,000 | -1,736 | 2,000 | 1,450 | 0 | | | |
| CU400 | 277002 | ADVERTISING REVENUE | 2,000 | -2,350 | 1,500 | 1,800 | 1,200 | | | |
| CU400 | 277003 | COMPLETION CERTIFICATIONS | 2,000 | 200 | 750 | 1,950 | 1,100 | | | |
| CU400 | 503120 | TRANSFER FROM FUND BALANCE | 0 | 0 | 210,352 | 0 | 176,011 | | | |
| TOTAL URBAN RENEWAL REVENUE | | | 323,300 | -415,409 | 353,202 | -157,924 | 178,391 | 0 | 0 | 0 |

| Acct | No. | URBAN RENEWAL EXPENDITURES | FY 2023 ACTUALS | FY 2024 ACTUALS | FY 2025 REVISED BUDGET | FY 2025 ACTUALS YTD | DEPARTMENTAL REQUESTED | FY 2026 MAYOR APPROVED | FY 2026 E & A APPROVED | FY 2026 COUNCIL APPROVED |
|---------------------------------------|-----|------------------------------|--------------------|--------------------|------------------------------|---------------------------|---------------------------|------------------------------|---------------------------|--------------------------------|
| CU58620 | 101 | SALARIES | 128,123 | 110,049 | 84,068 | 56,254 | 88,391 | | | |
| CU58620 | 202 | OTHER EQUIPMENT | 0 | 365 | 500 | 249 | 500 | | | |
| CU58620 | 203 | AUTOMOBILE EQUIPMENT | 0 | 0 | 500 | 0 | 0 | | | |
| CU58620 | 211 | CAPITAL OUTLAY | 5,000 | 30,630 | 0 | 0 | 0 | | | |
| CU58620 | 214 | COMPUTER EQUIPMENT | 1,243 | 2,558 | 0 | 0 | 600 | | | |
| CU58620 | 216 | PROPERTY ACQUISITION | 65,384 | 557 | 50,000 | 8,938 | 0 | | | |
| CU58620 | 401 | OFFICE SUPPLIES & MATERIALS | 0 | 338 | 500 | 0 | 150 | | | |
| CU58620 | 402 | OTHER SUPPLIES AND MATERIALS | 1,708 | 6,136 | 5,000 | 2,400 | 2,000 | | | |
| CU58620 | 403 | POSTAGE | 61 | 1 | 100 | 0 | 0 | | | |
| CU58620 | 404 | PRINTING | 0 | 52 | 100 | 11 | 0 | | | |
| CU58620 | 407 | ADVERTISING | 14,995 | 17,050 | 14,000 | 10,200 | 7,500 | | | |
| CU58620 | 408 | EDUCATION AND TRAINING | 155 | 400 | 0 | 0 | 0 | | | |
| CU58620 | 409 | TRAVEL | 400 | 0 | 0 | 0 | 0 | | | |
| CU58620 | 421 | HEAT | 12,000 | 0 | 2,000 | 0 | 0 | | | |
| CU58620 | 422 | ELECTRIC | 4,700 | 0 | 2,000 | 0 | 0 | | | |
| CU58620 | 423 | TELEPHONE | 0 | 0 | 0 | 0 | 0 | | | |
| CU58620 | 424 | WATER | 674 | 57 | 500 | 0 | 0 | | | |
| CU58620 | 431 | INSURANCE | 17,576 | 15,221 | 20,000 | 6,050 | 20,000 | | | |
| CU58620 | 433 | DEMOLITIONS | 0 | 155,499 | 0 | 0 | 0 | | | |
| CU58620 | 441 | CONTRACTED SERVICES | 50,155 | 28,616 | 0 | 1,350 | 1,000 | | | |
| CU58620 | 444 | LEGAL FEES | 7,668 | 4,746 | 25,000 | 1,339 | 25,000 | | | |
| CU58620 | 461 | REPAIRS | 0 | 650 | 4,000 | 0 | 1,000 | | | |
| CU58620 | 462 | VEHICLE MAINT/REPAIRS | 21 | 467 | 1,500 | 106 | 1,000 | | | |
| CU58620 | 463 | GASOLINE AND OIL | 3,084 | 3,228 | 3,500 | 2,494 | 3,750 | | | |
| CU58620 | 472 | INDIRECT COSTS | 0 | 97,000 | 115,000 | 0 | 0 | | | |
| CU58620 | 801 | RETIREMENT | 10,357 | 9,501 | 8,686 | 8,744 | 10,000 | | | |
| CU58620 | 802 | SOCIAL SECURITY | 7,889 | 8,417 | 6,325 | 4,211 | 6,500 | | | |
| CU58620 | 803 | HOSPITAL AND MEDICAL | 7,280 | 6,808 | 7,200 | -1,239 | 8,000 | | | |
| CU58620 | 806 | WORKERS COMPENSATION | 3,551 | 3,701 | 2,723 | 2,695 | 3,000 | | | |
| CU58620 | 999 | CONTINGENCY ACCOUNT | 0 | 0 | 0 | 0 | 0 | | | |
| TOTAL URBAN RENEWAL EXPENDITUR | | | 342,024 | 502,048 | 353,202 | 103,802 | 178,391 | 0 | 0 | 0 |