

## GMVLB Project Selection Committee (PSC) Meeting Minutes

Location: 1 Kennedy Plaza, Urban Renewal Agency Office, Utica, NY  
Date: **Monday, April 22th, 2019**  
Time: **12:30PM**  
Conf. Call Info: **NOTE CALL-IN #1-(563) 999-1074 with ID#756734**

Attendance: Brian Thomas, Mark Domenico, Bob Albrecht, John Mazzarella, Tolga Morawski, Sam Russo, and Jocelyn Mosher

Call-In: Judy Pangman and Chris Brown

-Call to order @ 12:40PM

### **-Confirm Recording of the Minutes**

-Review prior meeting minutes (March 25, 2019)

**\*\*Mark D. made a motion to adopt the minutes, Sam R. seconded, and the motion passed unanimously\*\***

### **Old Business:**

- MOU Updates
  - o Schoharie County
    - Town of Summit
      - Has a Worthy Partner
      - Resolutions pending
    - Town of Conesville
      - Bob is working with them and making progress
  - o Oneida County
    - Village of Whitesboro
      - Bob going to tonight's meeting to discuss plans
    - Bob working to get Oneida County to sign-on
  - o Attorney Sidd working on revisions for MOU for demolitions
    - Separating financial reimbursement from the work

### **Properties:**

#### **-Schoharie County**

- Jocelyn read an email received from Jerrine C. regarding Schoharie's Blighted Property Committee which is fundraising to hire an intern

#### **-Herkimer County:**

- Dolgeville
  - o 14 Spencer Street, Dolgeville
    - Bob A. is having conversations with Xome
    - Dolgeville working on maintenance fees
  - o 156 Main Street, Dolgeville
    - 19A
    - 3 certifications for vacancy obtained
- Ilion
  - o 15 Montgomery St., Ilion
    - Xome put property up for auction

- Starting bid is \$4K
- Bob trying to get into contact with someone to take action
- 2 letters of interest from neighbors received
  - Metal flying from the building onto neighboring properties
- New Code Enforcement Officer
  - Doesn't know how to condemn a building
- What to do next?
  - Discussed condemnation process
  - Bob A. to contact the realtor to try to get John M. inside to do an assessment
- Herkimer
  - Zollar Avenue
    - Tolga and John M. spoke to neighbors
    - Received 2 calls regarding this house
      - In very rough shape
      - Neighbors potentially willing to help demolish it
      - Neighbors to form a proposal
  - 220 Main Road, Herkimer
    - 6 trailers owned by 5 people/families
    - David D. and Bob A. have interviewed 3 and to meet with another tomorrow
    - New meter needed
    - Infestations:
      - Beetles
      - Rats
    - Cars on the lot which do not run and are filled with garbage
    - New water line needed
      - Current line freezes in the winter while water is running
  - 459 East Main Street, West Winfield
    - Received bids from Amish company
    - Discussed hiring Amish contractors with Amish insurance
      - Insurance consists of a cash pool within their Church
      - Tolga and John M. have been in conversations with John Sidd and the insurance company to get their input
        - Attorney and Insurance company both note this as a potential risk despite being reputable companies which provide good work

- Tolga and John M. would like to be able to use Amish companies as an option when few to no competing bids are received
  - Amish companies are common in rural areas
  - Would like to test with a small project
- Discussed assured access to their insurance pool
  - To receive a letter from their Board noting current funds available in the event of a claim

**\*\*Bob A. made a motion to discuss this further at the next Board Meeting, Sam R. seconded, and the motion passed unanimously\*\***

**-Otsego County:**

- Oneonta
  - 18 Cherry Street, Oneonta
    - Demo
    - Tolga spoke to Deputy Treasurer, Andrew Chrisman, regarding trying to get the County to forego tax
    - Last year Otsego County didn't transfer the properties that they had committed to
- Roseboom
  - John M. assessed 4 properties which are included in this report
  - "Roseboom needs help."

**-City of Utica Properties**

- 2622 Dunham Road, Utica
  - 3 frustrated neighbors filed DFS complaints
    - All rejected
  - Neighbor has been sending emails to Joe M.
  - Rehab
  - Nice neighborhood
  - 3 Bedrooms
  - To discuss with Codes and follow-up with the Bank
- 24 Grant Street, Utica
  - Homeownership Center asked Land Bank to look at the property
    - Willing to donate
    - Demo
      - Rot and foundation issues
      - Roof replaced poorly
      - Junk cars on the lot without registration
      - Gutted poorly

- Potential OHSWA project for next year
  - Environmental testing needed
- 12 Grant Street, Utica
  - Urbarn Renewal property
  - Potential Rehab
  - Brian to look into it
- Knights of Columbus Building
  - Sam R. inquired about the property
  - Brian T. directed him to inquire with the owners

**-City of Rome Properties**

- 505 West Dominic Street, Rome
    - Discussed process of having properties transferred from the city of Rome
    - Property viewed by John M. and Mark D.
      - Big building
      - Destroyed
      - \$600-700K to rehab
        - Demo
      - Not in the best neighborhood
- \*\*Mark D. made a motion for John M. to complete a preliminary cost estimate for environmental and demo work, Sam R. seconded, and the motion passed unanimously\*\***

**-Montgomery County:**

- Nadler House, Town of Florida
  - Bob wrote to the Town Supervisor and Karl G. followed up
  - Discussed Wissert Firm
    - Bob A. to follow up with Wissert's and Rich Strunk
  - 44-46 Center Street, Fort Plain
    - Gutted
      - Poor condition, poor roof repair
    - Owner wants to sell property as a package deal with another property
      - Is requesting offers
    - John M. to let property owner know that the Land Bank is not interested at this time

**New Business:**

-Set date and time for next meeting (05/20/19) @ 12:30PM

-Adjourn @ 1:43PM

**\*\*Sam R. made a motion to adjourn, Brian T. seconded, and the motion passed unanimously\*\***

Respectfully submitted by:  
Jocelyn Mosher