

## GMVLB Project Selection Committee Meeting Minutes

Location: 1 Kennedy Plaza, Urban Renewal Agency Office, Utica, NY  
Date: **Monday, July 30th, 2018**  
Time: **12:30PM**  
Conf. Call Info: **NOTE CALL-IN #1-(563) 999-1074 with ID#756734**

Attendance: Brian Thomas, Mark Domenico, David Dardzinski, John Mazzaella, Mike Brown, Jocelyn Mosher, Tolga Morawski (called-in, and arrived late due to MVEDD presentation), Chris Brown (called-in and arrived late due to car accident)

Call-In: Judy Pangman

-Call to order @ 12:30PM

**-Confirm Recording of the Minutes**

-Review prior meeting minutes (June 25, 2018)

\*Mark Domenico made a motion to approve the June 25, 2018 minutes, David Dardzinski seconded the motion, and it passed unanimously\*

### **Old Business:**

\*Skipped to Rome properties as Mike Brown had to leave for a funeral\*

-Rome, NY:

-Mike Brown believes signs should be bigger

-Suggested 4'x4'

-Political season is approaching

-Want our signs to stand out and be noticeable

-David Dardzinski suggested 36"x48" signs as the dimensions are proportional to the current template

-Mike Brown to install signs

-Mike Brown and John Mazzaella to discuss roles

-119 Turin St.

-M&T Bank attempting a short sale

-Will not discuss property with John Mazzaella

-Appraisal complete

-Results unknown

-John Mazzaella is expecting the appraisal to be higher than estimated value

-Estimates ~\$30,000.00

-Remaining properties in Rome (3)

-Require Environmental Review (LISC)

-Site Environmental Survey

-HSE Consulting has been contracted

-Contract pending

-Windy Hill Restorations sent clean-out quotes for these properties

-This was the last of the three proposals John Mazzaella is reviewing

-To compare proposals and move forward

-MOUs

-Main Street First

-Given to Tolga for review

-Meeting handouts

-Going forward the property inventory, FGU budgets, and outreach and engagement spreadsheets will be provided at every PSC meeting

**Properties:**

**-City of Utica Properties**

-111 Hawthorne Ave

-Bank interested in doing short sale

-Similar situation as with 119 Turin St.

-Bank will not discuss property until process with short sale is complete

-Property in poor shape

-1163 Mohawk St.

-Brian Thomas and Mayor of Utica working with property owner to address property

-Update on 613 Columbia Street (Brian)

-Brian Thomas and Tolga Morawski working on costs

**-Herkimer County:**

-Herkimer County Deeds from 11/28/17

-Pending

-Received resolution last month.

-503 Clapson

-Owned by the land bank

-Windy Hill Restorations doing clean-out

-Should be complete within next week

-To do scope following clean-out

-Could potentially be a rehab if the land bank could also acquire 501 Clapson

-501 Clapson has a private owner

-Interested in donation

-506 Clapson

-Demo

-Falling down

**\*\*Mark Domenico made a resolution to accept 501 and 506 Clapson as donations from the property owners, David Dardzinski seconded, and the resolution passed unanimously\*\***

-20-22 West Ave., Ilion

-Demo

-DPW wants the land bank to cut off the waterline at the water main as it will no longer be in use

-Construction being done next door

-Difficult to access site

-Curb box is broken

-We paid to have replaced, but it wasn't

-Water damage had been done to the property

-Copper line crimped in March 2018

-Mark Domenico mentioned having the water shut off at the curb box for now, and paying the FGU ~\$1000 to do the work the next time they are doing road/water work in that area as that is the process in the City of Rome

Mark to send John Mazarella the form that Rome uses

-Pre-Limbo List:

-David Dardzinski to talk with Mayor of Little Falls

-Mayor concerned about a distressed property

-Unowned by the municipality

-Owned by a Corporation

-Loomis St. Property

-Neighbor was going to put in an offer

-Recently suffered a seizure

-Dolgeville, NY

-John Mazarella's report notes properties to consider from Dolgeville Forward

-Zombie properties in Dolgeville

-Mark Domenico requested assurance that the municipality was putting pressure on banks to do something with the zombie properties in accordance with the recent zombie law, assuming there is mortgage interest

-Does not want to move forward with Dolgeville until this has been done

-10 Van Buren

-Historical

-John Mazarella predicts that this will sell privately

-14 Spencer

-David Dardzinski and John Mazarella viewed this property

-Foundation has shifted

-John M. recommended input from experienced engineer

-Otherwise not in bad shape

-John M. to give intake form to all Dolgeville properties

-Needs to be updated

-eProperties Plus software should help us to know the fields of information needed

-New Mayor

-To commit to taking on 1-2 properties in Dolgeville pending information and funding

-Dolgeville less time bound than Montgomery and Otsego Counties due to upcoming tax auctions

-562 E Main St. Little Falls discussion

-Chris Brown concerned with the lack of movement on this

-To discuss at the board meeting

**-Montgomery County:**

-Tax Foreclosure Auction

-2 lists provided at the meeting

-From the 2015 and 2016 foreclosure lists

-2017 tax auction did not occur as a result of faulty documents

-Montgomery County will transfer 3 rehabs and 4 demos from each list

-Highest priority properties included in John M.'s report and colored spreadsheets

-Green = most developable

-Tolga Morawski has a meeting with members of Montgomery County on August 21<sup>st</sup>

-Wants to be able to give them our list prior

-CRI III

-Received 1<sup>st</sup> disbursement in the 4<sup>th</sup> quarter of 2017

-Plan to get next disbursement before grant deadline to be able to move forward more quickly with rehabs

-Sept 7<sup>th</sup> deadline

-Need to spend fund from last award before applying for more to show that we are making progress and moving forward with projects

**\*\*Brian made a motion for Tolga M. and John M. to negotiate with Montgomery County on properties from the 2015 and 2016 tax foreclosure lists, Mark seconded and the motion passed unanimously\*\***

-Discussion included:

-To be discussed further at the upcoming board meeting

-To propose a spending cap for project costs

-Need market value of properties to show to board

**-Otsego County:**

-Tax Foreclosure Auction

-August 15<sup>th</sup>

-Judy Pangman and John Mazzarella toured 3 properties to be included in the auction

-39 Cherry St.

-Rehab

-10 Division St.

-Rehab

-5 Wells St.

-Demo

-Land bank has support from the City of Oneonta to move forward

-Written letter pending

**\*\*David Dardzinski made a motion to recommend to the board to acquire these 3 properties from Otsego County, contingent upon receiving written support from the City of Oneonta and Otsego County's expressed**

commitment to evict residents, Mark Domenico seconded, and the motion passed with Tolga Morawski opposed\*\*

-Discussion included:

-5/50 resolution

-No resolution yet

-39 Cherry St.

-Good condition

-Unfinished restoration

-Vacant

-10 Division St.

-Occupied

-Multi-family home

-Good location

-5 Wells St.

-Squatter

-Rough shape

-Rough location

-Could potentially sell as a side lot

-Land bank could be responsible for evictions

-County to do due diligence

-CRI III

-Sept 7<sup>th</sup> deadline

-Next 2 years of funding

-Need shovel ready projects

-Moving slow with prior projects

-Need to show progress

-20 Lancaster

-On foreclosure list

-County willing to transfer to the land bank prior to the auction

-Vacant

\*\*Mark Domenico made a motion to accept this property as a donation, David Dardzinski seconded, and the motion passed unanimously\*\*

-117 Main St., Richfield Springs

-Owner given in-take form

-Owner has changed their mind and decided to redevelop property

-26 Canadarango

-No update

-Set date and time for next meeting (8/27/18)

-Adjourn 2:00PM

\*\*Tolga Morawski made a motion to adjourn, Mark Domenico seconded, and the motion passed unanimously\*\*

Respectfully submitted by:

Jocelyn Mosher