

GMVLB Project Selection Committee (PSC) Meeting Minutes

Location: 1 Kennedy Plaza, Urban Renewal Agency Office, Utica, NY
Date: **Monday, January 28th, 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, David Dardzinski, Sam Russo, and Jocelyn Mosher

Call-In: Cabryn Gurdo, Jerrine Corallo, and Chris Brown

-Call to order @ 12:43PM

-Confirm Recording of the Minutes

-Review prior meeting minutes (December 17, 2018)

Sam R. made a motion to adopt the minutes, Brian T. seconded, and the motion passed unanimously

Old Business:

- MOU Updates (Bob)
 - o Saint Johnsville
 - Engagement resolution and 5/50 have been located
 - Previously adopted
 - o Roseboom
 - Meeting to discuss MOU was postponed due to weather
 - 5/50 resolution has passed
 - o Richfield Springs
 - Both resolutions have passed
 - Doesn't currently have the capacity for a Worthy Partner organization
 - o Bob to meet with Oneonta and Canajoharie School Districts
 - o Middleville
 - MOU finalized
 - Followed the Ilion model
 - Agreed to contribute \$4k per demo

Properties:

-Otsego County:

- Tolga has met with the treasurer 2-3 times
 - o Another meeting is coming up with members from the other land banks
 - o The treasurer is reluctant to transfer properties to the land bank despite the agreement
 - o The Treasurer is about to be deployed and the deputy Treasurer Andrew Crisman, will be taking over
 - Tolga wants to ensure that everyone is on the same page during this transition
- Richfield Springs
 - o 26 Canadarago St.

- Attorneys are waiting for the deed
 - John M. has secured the door
- 177 Main St.
 - Our Attorney is meeting with the owners on Tuesday to sign the paperwork

-Schoharie County

- Local Project Selection Committee
 - SALT's last meeting was held on 1/14/19
 - Discussed property assessments and code enforcement
 - Working on HSBC properties
 - Wanted to know how the Land Bank determines which properties are rehabs vs. demos
 - Tolga noted that the land bank uses a scoring system
 - Looking for a first rehab project in Schoharie County
- 934 St. Rte 443
 - The Treasurer was under the impression that the land bank would waiting until the foreclosure process has been completed before demolishing the property
 - There was a new law that recently passed which exempts land banks from all taxes and fees from the date of acquisition
 - The land bank wants to move forward with this project
 - Bill Cherry is retiring

-City of Utica Properties

- 111 Hawthorn
 - No updates
- 1128 Hammond Ave.
 - Approved for rehab
 - John M. met with the neighbor and clarified some of his confusion regarding the land bank and it's plans/processes
 - Joe Marino also toured the house and saw the benefits/features of the house
 - His original response was to complete the project by May, whether it is a demo or a rehab
 - Gave 10 days to make a decision, but then he changed his mind and decided that the property should be demolished
 - The land bank has already made great investments into this property, it would be a major loss to demolish
 - The land bank would not have spent these funds on this project if it had originally been scheduled for demolition
 - The project has a lot of potential and would be more beneficial to the land bank if sold
 - It is hard to change the status of a project with our grantor
 - Getting insurance verified to have trees taken down

- The mission of the land bank was discussed and it was decided that the needs of the building/community would be put ahead of the requests of the directors

****Mark D. made a motion to reconfirm the status of 1128 Hammond Ave. in Utica, NY as a rehab, Sam R. seconded, and the motion passed unanimously****

- Sealed bid discussion
 - John M. inquired if the sealed bid process was required for all bids moving forward or if there was a threshold limit
 - John M. wants to be able to move forward with bids and proposals as quickly as possible
 - John M. noted that contractors are not always as good with business aspects, but this isn't a reflection on their skills as contractors. He feels they should be given more than one opportunity to submit all of the correct documents before being discounted to ensure that the best contractors are being selected
 - Anything over \$5k should be sealed
- 1201 Nielson St.
 - Donation agreement sent
- 1441 Sunset Ave.
 - Donation agreement sent

-City of Rome Properties

- 119 Turin St.
 - Offer of \$18K was rejected
 - Property to be re-listed
 - The land bank will not continue to pursue
- Rome Main Streets Alliance
 - Wants to do a rehab for us
 - How to move forward?
 - They will have to submit bids

-Herkimer County:

- Herkimer Legislator
 - Unanimously approved the transfer of the Herkimer County Limbo List properties
 - Ray J. and Kurt A. were absent
 - Attorney Rob Malone, Bernie Peplinski, and John Stephens were all supportive
 - The delay in getting the transfer approved has hurt the land bank's arrangement with Oneida Herkimer Solid Waste Authority (OHSWA) for discounted tipping fees
- Office Space Purchase
 - John M. and Chris B. visited the owner at his home
 - The owner has been busy caring for his mother

- He was given the purchase agreement to sign and will review it with his attorney
 - Chris B. feels that if there is no response that it is time to move on to something else
- Trailer Park
 - Bob A. received information from HCR regarding the programs that they offer
 - Bob A. has been in contact with the tenants and is assisting them with legal aid
 - Foreclosure is scheduled for February
- Ilion
 - Code officer quit
 - Code enforcement grant discussion
 - Consolidated codes for rural areas
 - 15 Montgomery St.
 - Nice exterior, foundation issues
 - Neighbor filing DFS report
- Dolgeville
 - 14 Spencer Street
 - Mayor contacting DFS for update
 - 156 S. Main St.
 - Demo
 - Struggling to certify vacancy for 19A
 - Village to potentially work with the Fire Department
- Herkimer
 - 156 Main Rd.
 - Sewer line extension nearby, but will not impact this property
 - Demo
 - Easy asbestos report
 - Expensive septic issues prevent this property from being considered for rehab

Mark D. made a motion to reconfirm the status of 156 Main Rd. in Herkimer, NY as a demo, Brian T. seconded, and the motion passed unanimously

-Montgomery County:

- Presentation to update Montgomery County members went well
 - Tolga and John M. presented
- 11 Ann St., Fultonville
 - Was auctioned, but didn't sell
 - Demo
 - Building is leaning
 - Tax exemption law
 - Because we are now exempt from paying the taxes on the properties acquired from the last tax auction, we

could agree to demolish this property for the County to make up for their losses in revenue

****David D. made a motion to explore and investigate this project further, Bob A. seconded, and the motion passed unanimously****

- Stone Lodge, Palatine Bridge
 - Stained glass windows removed
 - To remove other windows to prevent breakage
- Hoke House, 131 Mohawk St., Canajoharie
 - Contract signed
- 110 Charleston St., Charleston
 - John M. working to get more quotes to remove the trailer

New Business:

-Set date and time for next meeting (02/25/19)

-Adjourn 2:21PM

****Mark D. made a motion to adjourn, Brian T. seconded, and the motion passed unanimously****

Respectfully submitted by:

Jocelyn Mosher