

## GMVLB Project Selection Committee (PSC) Meeting Minutes

Location: 1 Kennedy Plaza, Urban Renewal Agency Office, Utica, NY  
Date: **Monday, June 24th, 2019**  
Time: **12:30PM**  
Conf. Call Info: **NOTE CALL-IN** #1-(563) 999-1074 with ID#756734

Attendance: Brian Thomas, Mike Brown, Chris Brown, Bob Albrecht, John Mazzaella, Tolga Morawski, Sam Russo, and Jocelyn Mosher

Call-In: Cabryn Gurdo, Judy Pangman, Jerrine Corallo

-Call to order @ 12:30PM

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

-Review prior meeting minutes (May 20, 2019)

**\*\*Bob A. made a motion to adopt the minutes, Brian T. seconded, and the motion passed unanimously\*\***

### **Old Business:**

- MOU Updates
  - o No updates

### **Properties:**

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

- Dolgeville
  - o No Updates
- Ilion
  - o 15 Montgomery St., Ilion
    - Owners not interested in donating
  - o Duofold Building
    - John P., John S., Mayor, Fire Department Chief, etc., did a walkthrough
    - 4-5 stories
      - Well built
    - Roof issues
    - Looked for visible asbestos and found a large amount in the boiler room
      - Due to limited number of renovations, asbestos testing should be relatively inexpensive due to the small number of samples needed
      - To request quotes for testing
        - o Municipality has funding for environmental testing
- Herkimer
  - o 202 Zoller Ave, Herkimer
    - Bob A. provided a map of the property

- Neighbor called the land bank after seeing news story to see if we could help with a partially collapsed property
- Bob A. wrote letter to request donation of this property
  - Owner responded and is interested in donating
  - Neighbor has expressed interest in purchasing the property following demolition
  - Neighbors have discussed contributing to the demolition
  - Bob to follow-up with neighbors to get firm commitments
    - Would like to get close to \$15K in commitments to help with the cost of the demolition so less land bank funds are used
    - Not a potential OHSWA project as it is already partially collapsed
  - Alternative option is to wait to get it at the tax auction
- 112 George Street, Herkimer
  - Referred by John P.
  - 2 family home located in a nice area
  - Fire – 7 years ago
  - Good foundation and framing
  - Properties only selling for \$40-50K in the area which would make this property a demo
    - Potential OHSWA project
  - Owners willing to donate
    - Tax issues would have to be resolved with Herkimer County
  - John M. to get numbers for next meeting and confirm with OHSWA
  - Future use could be parking lot for local agency
- 220 Main Road, Herkimer – Trailer Park
  - Code Enforcement Officer came back and spoke with tenants
    - 5/6 tenants have resolved the majority of their issues save for some weeds surrounding their trailers
      - The other tenant did very little, has not paid rent, and owns 2 trailers in the park
      - Bob A. sent tenant a reminder letter regarding unpaid rent
      - Codes officer to return to cite unresolved issues
      - Bob A. requested quotes for stump/brush/tree removal
      - To provide rollaway dumpster for 3 days for tenants to remove trash
      - Bob A. in conversations with neighbor to address concerns

- Chris B. inquired about handling unpaid rent
    - Tolga responded that he wanted to discuss with HCR
    - Bob A. mentioned creating a point system for tenants, and to set a limit before action is taken
  - Little Falls
    - 80-82 Furnace Street, Little Falls
      - 4-family
      - Partially collapsing
      - Would provide parking for 76-78 Furnace St and provide loop for Geothermal
      - Target area in Little Falls
      - Limbo list property
        - Property maintenance company still mowing
          - Bob A. to reach out regarding donation
    - Preserve our Past – Jacob House
      - Little Falls is considering moving a house near the bike path
        - Applying for grants
        - Little Falls asked if the land bank would be interested in participating
          - We have a similar plan for the Hoke House
            - Visitors center/Tourist point along the bike path and Mohawk River
            - “Pearls along the Mohawk”
            - To discuss at the next meeting

### **-Schoharie County**

- 3990 State Route 7, Schoharie
  - NCST property
    - Freddie Mac/First Look
    - Single family
    - Rural, 3.5 acres
    - Ideal hobby farm
    - Distressed building
    - NCST offer ~\$22,898
      - We have the option to accept, reject, or make a counter-offer
    - BPSC really wants the land bank to focus efforts on properties in the Village
      - Also prefers properties that will not be purchased and addressed through the private market
- \*\*Tolga made a motion to decline the property, as it doesn't align with the land bank's mission and goals, Sam R. seconded, and the motion passed unanimously\*\*
- 934 State Route 443, Wright
  - Town Supervisor is happy

- Property demolished last week
- GMVLB discussed the possibility of the Town purchasing the property
- Confirmation and agreement needed
- 762 Schoharie Hill Road., Schoharie
  - Closing pending
- Town of Summit
  - Tension between Summit Neighbors and Town Supervisor
  - Resolutions passed
  - Summit Neighbors provided list of properties of interest
    - To forward to BPSC for initial review

**-Otsego County:**

- 8 Lancaster Street, Cherry Valley
  - Awaiting decision from Judge regarding 19A
- 18 Cherry Street, Oneonta
  - No action

**-City of Utica Properties**

- 2622 Dunham Road, Utica
  - Property management company has boarded the windows and trimmed the shrubs
  - Secure and maintained
  - Bob A. to send follow-up letter to the bank
- 24 Grant Street, Utica
  - To be removed from the list
  - Utica to sell “as is”

**-City of Rome Properties**

- 505 West Dominic Street, Rome
- Mike B. reached out to Kim Rogers regarding walk through
- Mayor wants demo
- Kim wants to preserve the building
  - Pleading with Mike
  - Requesting to preserve the façade of the building
    - Suggested use as a home base for RMSA
  - Discussion of Pocket Park for the area
    - Tiny Houses for veterans
  - Over \$100K to demolish, but \$600-700K to rehab
  - Mike B. to follow-up with Kim
- 513 N. Washington Street, Rome
  - John M. had a conversation with the neighbor, Nick.
    - Big tree has partially blown down and is touching our property
    - No damage yet, but could potentially cause damage if not addressed

**-Montgomery County:**

- Karl and Tolga in discussions with Montgomery County
  - County allowed property owner to redeem a property after they agreed not to allow that and to transfer the property to the land bank
    - “Punting” risk
  - Also sold property at auction where the Mayor of Fort Plain fell through the floor
  - Owner of the property that was redeemed has owned the property for 30 years, and has been tax delinquent for 24/30
    - Not investing in the property

New Business:

-Set date and time for next meeting (7/22/19) @ 12:30 PM

-Adjourn @ 1:52 PM

\*\*Bob A. made a motion to adjourn, Mike B. seconded, and the motion passed unanimously\*\*

Respectfully submitted by:  
Jocelyn Mosher