

## **GMVLB Project Selection Committee Meeting Minutes**

Location: 1 Kennedy Plaza, Urban Renewal Agency Office, Utica, NY  
Date: **Monday, October 22nd, 2018**  
Time: **12:30PM**  
Conf. Call Info: **NOTE CALL-IN** #1-(563) 999-1074 with ID#756734

Attendance: Brian Thomas, Chris Brown, Mark Domenico, Bob Albrecht, John Mazzarella, Jocelyn Mosher, and Tolga Morawski arrived late.

Call-in: David Dardzinski, and Jerrine Corallo

- Call to order @ 12:35PM

- Confirm Recording of the Minutes**

- Review prior meeting minutes (September 17th, 2018)

- Tabled

- Review Financial Statements

### **Old Business:**

#### **Partners & Organizational:**

- eProperty Plus Inventory Management Software update (John and Jocelyn)
  - Link for public site has been shared with all members of the committee
  - John M. and Jocelyn M. planning to make updates tomorrow

- MOU Updates (Bob)

- Dolgeville

- Most recent Worthy Partner to sign MOU

- Tolga to attend meeting in the Village to sign another copy and for a photo opportunity

- Ilion

- Very close to being ready to sign

- SALT (Jerrine)

- Insurance requirements concerns

- Currently unready to take action

- To look into insurance options offered through NYCON

- Bob met with Shane Nickle and Peter Johnson to discuss other options for Worthy Partners in Schoharie County

#### **Properties:**

- Review John's Report and Recommendation List (for updates on specific properties, please see the report)

- Discuss best method for conducting meetings, discussion of properties, and moving projects forward (i.e. resolutions) in the future.

- Tolga requests that committee members review John's report prior to the meeting, and to ask questions at anytime outside of the meeting

- This will help shorten meetings

**-Otsego County:**

\*177 Main Street, Richfield Springs

- Sold recently, but the sale fell through
- Owner wants to dispose of the property with the land bank
- Asbestos and oil tank present
- Demo project
- Approximately \$35-40K estimated costs
- Likely to demolish while still “hot”
- Great potential first demo project for Otsego County
- Richfield Springs
  - Engagement resolution present, however 5/50 still pending
    - Richfield Springs requested some clarification prior to signing the resolution
    - Bob A. to follow up
- Future Use
  - Side lot/green space
  - Sulfer water issues
  - Located on Route 20
  - Potential commercial site
  - Priority for the municipality

\*\*Chris B. made a motion to accept 117 Main Street located in Richfield Springs, NY as a donation with no cost to the land bank, Mark D. seconded, and the motion passed unanimously\*\*

-26 Canadarago Street, Richfield Springs

- Owner has been tracked down
  - Resides in Ohio
  - Wants to dispose of the property to the land bank
  - Donation packet has been sent
  - Response pending

**-Schoharie County:**

- SALT Meeting
  - Offered assistance with the Town of Wright
- NCST Access
  - John M. to update Jerrine on Schoharie properties
- Wright Property
  - DFS form submitted
  - RFP for environmental surveys closed 10/21/18
  - To be demolished
  - Estimated January 2019

**-City of Utica Properties**

- 111 Hawthorne Avenue, update?
  - Brian to follow-up
  - John M. not getting responses
- \*171 Victoria Drive initial assessment
  - Court ordered demo

-Utica Auction (URA)

-Wednesday

-Tolga inquired with Brian T. if we could be notified of these types of auctions and given an opportunity to participate going forward

-Brian T. noted that the properties provide a major source of revenue for the city and are generally in good condition

-He doesn't feel it would be a good source of projects for the Land Bank

-Tolga requested that we still be notified going forward and have the option of involvement

\*101 Matthews Avenue initial assessment

-Rot/Decay

-Floor falling

-Holes in roof

-4 large 2 bedroom apartments

-\$80-100K to demolish based on estimate from United Contractors

-Other Utica group has potential interest

-ArtSpace

-Potential partner

-David D. offered assistance with drawings.

-1163 Mohawk Street

-County and owner to work together on abatement and demolition

-Update on 613 Columbia Street (Brian)

-Reimbursement check pending

-1128 Hammond Avenue (see John's report), briefly discuss neighbor

-Neighbor being uncooperative with the land bank's efforts

-Wife recently passed away

-Giving time, and then will re-address

\*2622 Dunham Road & 2214 Pinnacle Drive

-Outreach letters sent

-Bank owned properties

-John M. to follow-up with Joe M.

**-City of Rome Properties**

-Tolga going to meet with Charles Englebrecht following committee meeting to finalize closings

-119 Turin St.

-Realtor requested HUD statement to see proceeds of transaction

-Low offer given

-Clean-outs complete

**-Herkimer County:**

-Office purchase 562-564 E. Main St., Little Falls

-Owner has been difficult to get ahold of

-We have an oral agreement, but need to get it in writing

-Business plan to be presented on next LISC call

-Pre-limbo list

\*82 Lester Ave., Ilion

- Attorney Rob Malone suggested this property to the land bank
- Wants to work on transferring multiple pre-limbo list properties at once to reduce the amount of work
- To get \$5k commitment from the Village of Ilion for demolition costs

\*\*Bob A. made a motion to acquire 82 Lester Ave., contingent upon written commitment of \$5k from the Village of Ilion, Mark D. seconded, and the motion passed unanimously\*\*

-Village of West Winfield

- 503 Clapson Circle – previously acquired
- 501 and 506 Clapson Circle have now been donated by the owners
- Paperwork complete and submitted

-Village of Dolgeville

- 156 N. Main St.
- Potentially unowned
- 19A

-Village of Ilion

- 20-22 West Ave.
- How to dispose?
- Is a separate committee needed?
- To discuss at next board meeting
- Offer received from Elk's Club for \$3K

\*\*Tolga M. made a motion to take steps to advertise property contingent upon review of the disposition policy, David D. seconded, and the motion passed unanimously\*\*

**-Montgomery County:**

-Tax Foreclosure Auction update

- Stone Lodge, Palatine Bridge
- Negotiating terms as there is concern regarding the time allotment for this project
- 63 Center St., Fort Plain
- Not yet closed
- Occupied by tenants
- Recent death in the family
- Giving the family a little time
- County working with Social Services

-Hoke House, Canajoharie

- Historic
- Civil War soldier lived here previously
- Privately owned
- Owner wants to sell
- County interested in partnership
- Wants to make this a visitors center
- \$17K Assessment value

-Potential funding from the County for stabilization and rehab  
\*\*Bob A. made a motion to acquire the Hoke house for up to \$17K contingent upon the County providing additional grants for stabilization and/or rehabilitation, Brian T. seconded, and the motion passed unanimously\*\*

New Business:

-Stabilization

-Discussion on whether it is more practical to put someone on retainer to do small projects that are difficult to get bids for, or to hire them as a part-time employee

-To be discussed at the next board meeting

-Snow Removal

-John M. to post RFP

-Set date and time for next meeting (11/19/18)

-Adjourn

\*\*Tolga made a motion to adjourn the meeting at 2:01 PM, and Brian T. seconded\*\*

Respectfully submitted by:  
Jocelyn Mosher