

## GMVLB Project Selection Committee (PSC) Meeting Minutes

Location: 1 Kennedy Plaza, Urban Renewal Agency Office, Utica, NY  
Date: **Monday, May 20th, 2019**  
Time: **12:30PM**  
Conf. Call Info: **NOTE CALL-IN #1-(563) 999-1074 with ID#756734**

Attendance: Brian Thomas, Mike Brown, Bob Albrecht, John Mazzarella, Tolga Morawski, David Dardzinski, and Jocelyn Mosher

Call-In: Cabryn Gurdo, Judy Pangman, Chris Brown, and Kristy Barhite

-Call to order @ 12:34PM

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

-Review prior meeting minutes (April 22, 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:**

#### **-Schoharie County**

- 3990 State Route 7, Schoharie
  - o NCST property
    - Freddie Mac/First Look
  - o Ranch style home
  - o John M. to inspect tomorrow
  - o Value undetermined
    - Offer will be needed

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

- Dolgeville
  - o 14 Spencer Street, Dolgeville
    - Bob A. in conversations with the Mayor
      - No response from Xome
  - o 156 Main Street, Dolgeville
    - Mark Rose working on 19A
      - Mark Rose to work with Hyde Clark to move forward
- Ilion
  - o 15 Montgomery St., Ilion
    - Three letters of interest from neighbors received
    - Property didn't sell at auction
    - Bank not interested in transferring the property
    - Neighbors have verbally committed to \$1K each, which would bring in a total of \$3K towards the project
    - To continue trying for a donation from the bank
  - o Duofold Building

- John Piseck and Jim Bono
  - May be interested in getting help from the Land Bank to address the environmental issues within this building
- Herkimer
  - 202 Zoller Ave, Herkimer
    - Bob A. wrote letter to request donation of this property
    - Neighbors interested in helping with demo and purchase of lot
  - 220 Main Road, Herkimer – Trailer Park
    - Tolga met with Jim Bono, who owns approximately 450 trailer park units, to discuss the trailer park project
      - Discussed ownership, septic, water, ROI, etc.
        - Helpful information
    - Rent checks have started coming in the mail
      - To create a separate checking account for rent checks, and a savings account for potential future security deposits
        - \*\*Mike B. made a motion to create these accounts for the purpose of rental income and security deposits incurred from 220 Main Road in East Herkimer and to use the same signatories as the main checking account for the GMVLB, David D. seconded, and the motion passed unanimously\*\*
    - Codes Violations
      - Tenants to be notified and asked to address violations
    - Researching Net Zero trailers
      - Tolga, Bob A., and David D. attended NYSERDA workshop
- Little Falls
  - 80-82 Furnace Street, Little Falls
    - Demo
      - Bad shape, water damage
    - Working on grant funding for 76-78 Furnace Street which needs parking
      - If this structure demolished, parking would be available for 76-78 Furnace Street
      - Furnace Street is a target area as it is one of the most blighted streets in Little Falls
        - We own 32 and 76-78 Furnace Street in Little Falls
          - Demoing 80-82 would greatly benefit the area
      - To inquire with bank/owners regarding donation
      - Unlikely to be eligible as a OHSWA project
      - Bob A. to file DFS complaint

### **-Otsego County:**

- Tolga, Meg K. and the Otsego County Admin Committee to meet Thursday at 9AM
- 18 Cherry Street, Oneonta
  - Single property of interest to be requested at auction from Otsego County

### **-City of Utica Properties**

- 2622 Dunham Road, Utica
  - Bob met with codes enforcement officer and neighbor
  - Bank pays maintenance fees
    - Boarded
    - Landscaping complete
  - Letters of interest from neighbors received
- 24 Grant Street, Utica
  - “Yucky” demo
  - City Mayor is interested in the property
  - Asbestos survey completed
  - City, GMVLB, and OHSWA to potentially partner to address and demo
- 1128 Hammond Avenue, Utica
  - Building permit received
  - Contractors have started work
    - Neighbor not happy
  - Joe M. met with Mike Ballman
    - Joe M. is happy with progress and outcome

### **-City of Rome Properties**

- 505 West Dominic Street, Rome
  - Located in a high profile area
  - Asbestos survey needed
    - Should be done prior to acquisition
    - City of Rome wants to process the asbestos report through the City to determine the liability
  - City of Rome has been helpful with other properties
  - Potential OHSWA project, if abated
  - To get clarification from the City of Rome regarding the asbestos report

**\*\*David D. made a tentative motion to acquire 505 West Dominic Street in Rome pending an update from Mark D. regarding the asbestos report, Mike B. seconded, Bob A. voted no, the remaining members voted yes, and the motion passed\*\***
- 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

- Neighbor told John M. to call our insurance company
- The tree is growing on his property and has caused damage to his foundation
  - Neighbor is unwilling to address
- How should we address this?
  - Document everything
  - Write letter to him
  - Hire someone to cut branches and send bill to Nick
    - Could cause tree to fall and cause more damage
  - Get codes involved

**-Montgomery County:**

- 6 auction properties for consideration
  - In discussions with the county to express interest
    - One has already been redeemed
    - 2 demos
    - 1 rehab in fultonville
    - 2 rehabs that are potential HCR Main Street grant projects
  - The Land Bank paid \$2100 per property last year
  - This year the county is requesting approximately \$3333 per property as the Land Bank is no longer required to pay back taxes and fees
    - John M. does not like the idea of paying for demos when it could cost \$30K to take them down
- \*\*David D. made a resolution to accept 5 auction properties for up to \$3333.00 per property, Bob A. seconded, and the motion passed unanimously\*\*
- 41 Hancock Street, Fort Plain
  - Ambulance Corp. went under in Fort Plain
    - They have land that they are willing to donate to the Land Bank and have already sent a donation agreement
    - Property is assessed at approximately \$40K
      - \*\*Mike B. made a motion to accept 41 Mohawk Street in Fort Plain as a donation, David D. seconded, and the motion passed unanimously\*\*

**New Business:**

-Set date and time for next meeting (06/24/19) @ 12:30 PM

-Adjourn @ 1:37 PM

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

Respectfully submitted by:  
Jocelyn Mosher