

GMVLB Project Selection Committee (PSC) Meeting Minutes

Location: 1 Kennedy Plaza, Urban Renewal Agency Office, Utica, NY
Date: **Monday, December 17th, 2018**
Time: **12:30PM**
Conf. Call Info: **NOTE CALL-IN #1-(563) 999-1074 with ID#756734**

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

Call-In: Cabryn Gurdo and Judy Pangman

-Call to order @ 12:33PM

-Confirm Recording of the Minutes

-Review prior meeting minutes (November 19, 2018)

David D. made a motion to adopt the minutes, Brian T. seconded, and the motion passed unanimously

Old Business:

- MOU Updates (Bob)
 - o Richfield Springs
 - Working on 5/50 Resolution from the Village and the school district
 - o Main Street First
 - Committee discussed local PSC
 - To ask alderman to appoint people from each ward
 - To provide them with a list
 - Asked Jeff Gressler not to join this committee as he is an alderman and will be making recommendations
 - Discussed the importance of process and procedures which needs to be followed by everyone

Properties:

-Herkimer County:

- Dolgeville
 - o 14 Spencer Street
 - Possible bank donation with cash concession
 - Board approved contingent on vote by PSC
 - Assessed by structural engineer
 - Repairable foundation issues
 - o Approximately \$15 for foundation costs
 - o \$7-10K for wall stabilization
 - Cash donation will help with rehab
 - Bob to follow-up with the bank and mortgage company once approved
- ** Tolga M. made a motion to accept the house with a \$25K cash concession and to provide necessary documentation to support need for funds, David seconded the motion. After a brief discussion regarding the engineering report, the motion was

amended to include receiving a quote from the engineer, CT Male to be able to compare bids going forward, and the motion passed unanimously**

- 156 S. Main St.
 - Village intends to use 19A
 - Currently working through the process
 - Owner of record cannot be found
 - Village to acquire property
 - Demo
 - High visibility
 - Dolgeville's top priority
 - Likely "hot" and will not be demoed through Bill Rabbia's program with OHSWA
- Office Space Purchase
 - On hold until after holidays
 - Owner unreachable after giving verbal agreement
 - John M. and Chris B. to visit him in person
- Trailer Park
 - Dina Levy from Homes and Community Renewal (HCR) called the office
 - State doing new program with trailer parks
 - Tenant owned vs. Landlord owned
 - Issues for tenants when landlord loses park or doesn't maintain it
 - Trailer park in Herkimer has space for 10 units
 - 6 currently occupied
 - Owner stopped paying taxes and water bills
 - Tenants could potentially take ownership of the property to prevent losing their homes
 - Trailer park needs help in the interim
 - To go into foreclosure in February
 - The State has requested that the land bank take temporary ownership to maintain the property and pay the outstanding bills
 - Potential reimbursement from the State for these fees
 - Small trailer park with positive revenue
 - Potential permanent acquisition should the tenants not want or lack ability to purchase the park on their own
 - Could potentially get back-taxes waived

Tolga made a motion to work with Herkimer County to sort out this issue, David D. seconded the motion, and the motion passed unanimously

-Otsego County:

- Oneonta

- Provided list of potential foreclosure properties
- Judy to review vacant property list
- Tolga spoke to Allen Ruffles
 - City Treasurer
 - Being deployed
 - Andrew Crisman, Deputy Treasurer, to take over while Allen is away
 - Tolga is trying to arrange a meeting with both of them before Allen leaves to establish agreement on procedures
 - Tarik and other members are considering attending
 - Need consistent practices
 - Tolga meeting with Karen Sullivan from solid waste tomorrow
- Richfield Springs
 - 26 Canadarago Street
 - Owner in Ohio
 - Waiting for donation documents
- Cherry Valley
 - 8 Lancaster St.
 - Sign-off from Judge pending
 - 19A
 - Next steps
 - MOU with Cherry Valley for clean-up
- Ilion
 - Lester Avenue
 - 19A paperwork signed
 - Pending response

-Schoharie County

- Jerrine C. and Peter J. meeting with Bill Cherry
 - Access to list of foreclosures

-City of Utica Properties

- 101 Matthews
 - City to follow-up with this property
- 1128 Hammond Ave.
 - John M. met with the neighbor
 - Neighbor still incorporative
 - Adamant for demo
 - Need HAZMAT report
 - Need to discuss with Helene from LISC
 - Received quotes for trees
 - John M. provided his recommendation for services
 - John to submit pro-forma budgets for each project to be approved

- Approval of the project budget will allow him to work and accept services within the parameters of the numbers noted in the budget

****Tolga made a motion to accept Dale Reese's proposal for tree services at 1128 Hammond Ave., David D. seconded, and the motion passed unanimously****

- 1201 Nielson St.
 - Demo
 - Vacant for 10+ years
 - Structural issues
 - Elderly owner was sent an intake form and has submitted a letter of intent to sell

****Tolga made a motion to accept this property as a donation, Brian T. seconded, and the motion passed unanimously****
- 1441 Sunset Ave.
 - Roof issue
 - Small kitchen fire
 - Rehab
 - Solid structure
 - Distressed area
 - Possible donation
 - Form pending

**** Tolga made a motion to accept this property as a donation, Brian T. seconded, and the motion passed unanimously****

-City of Rome Properties

- 119 Turin St.
 - No updates
- Closings
 - Checks sent
 - Paperwork submitted
- 102 Ft. Stanwix Park North & 115 ½ Turin St.
 - Water issues
 - John M. in discussion regarding this with Mark D. and Mike B.
 - Well installation vs. trench to drain
 - Neighbors potentially to contribute
- Signage
 - Signs ordered

-Montgomery County:

- Stone Lodge, Palatine Bridge
 - Potential Historic Tax Credit (HTC) May 2019
 - Stained Glass
 - Rich Struck from Windy Hill Restorations to take out and store to prevent damage
 - Stabilization quotes

- Very wide-spread
- Fort Plain
 - 63 Center St.
 - Residents to be out by early January
 - 150 Canal St. and 19 Douglas St.
 - Getting access for contractors for surveys

New Business:

- Voting on Pro-Formas @ PSC
 - To discuss at next meeting
- Intake forms needed for the following:
 - Banks
 - Private donors
 - Neighbors

-Set date and time for next meeting (01/28/19)

-Adjourn 1:44PM

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

Respectfully submitted by:
Jocelyn Mosher