

## GMVLB Project Selection Committee (PSC) Meeting Minutes

Location: 1 Kennedy Plaza, Urban Renewal Agency Office, Utica, NY  
Date: **Monday, March 25th, 2019**  
Time: **12:30PM**  
Conf. Call Info: **NOTE CALL-IN** #1-(563) 999-1074 with ID#756734

Attendance: Brian Thomas, Mark Domenico, Kristy Barhite, Chris Brown, Bob Albrecht, John Mazarella, Tolga Morawski, David Dardzinski, and Jocelyn Mosher

Call-In: Cabryn Gurdo and Judy Pangman

-Call to order @ 12:39PM

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

-Review prior meeting minutes (March 4, 2019)

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

### **Old Business:**

- MOU Updates
  - o No new MOUs
  - o Schoharie Blighted Property Committee (SBPC) considering partnering to become Worthy Partner
    - To discuss at their next meeting
  - o Canajoharie Central School District
    - Passed 5/50 agreement
  - o Oppenheim-Euphrata-St. Johnsville School District pending
  - o Demo MOUs
    - Villages of Palatine Bridge, Ilion, Middleville, and Dolgeville
      - Discussed with LISC
      - Vacant lots will not sell for a large amount of money
      - Reimbursement acts as project incentive and therefore would be unrestricted
      - Palatine Bridge has already been executed and paid, but the attorney is reviewing for the other Villages

### **Properties:**

#### **-Schoharie County**

- 113 Holmes St., Richmondville
  - o Moving forward with private sale
- 135 N. Main St., Richmondville
  - o Shane N. and the SBPC suggested this property
  - o Demo
  - o The GMVLB is not going to pursue this property as a rehab is needed in Schoharie County rather than a demo
- Village of Summit
  - o Scheduled public meeting
  - o Prepared list of properties

- Village of Conesville
  - 3 properties of interest
    - John M. already viewed one
    - Resolutions from Conesville needed
    - Working on standard language for resolutions

**-Herkimer County:**

- Dolgeville
  - 14 Spencer Street, Dolgeville
    - Owned by HSBC or Dovenmeuhle Mortgage company
      - Village served order to remedy due 3/8
      - On 3/8 Xome asked regarding fines
      - Dolgeville now accumulating fines based on Vacant Property Law
  - 156 Main Street, Dolgeville
    - 19A
    - Village sent MOU
    - Wants us to take it and they have committed to an \$8K contribution
- Ilion
  - 15 Montgomery St., Ilion
    - Intake form provided
    - Vacant property
    - DFS complaint filed
    - Wrote letter to bank
      - No response
    - Ilion no longer has a codes officer
      - Using fire chief
    - Discussed access to Zombie Property database
  - Code enforcement officer quit
    - Struggling to get vacancy certifications
    - Projects on hold
- Herkimer
  - 330 N. Prospect Street, Herkimer
    - Asbestos in plaster
      - Small amounts
      - Discussed options for mitigation
      - Hiring contractors is expensive
      - Discussed selling to a contractor
      - Discussed encapsulation
        - Mitigate where necessary and encapsulate where it is not
        - Notice to buyer with reference to Law 56
      - To remediate pipe wrap
      - Discussed available Grants
  - 220 Main Road, Herkimer – Trailer Park

- HCR working on letter
  - To pay \$10K of back-taxes and unpaid water bills left by current owner
  - This is the first project like this, and HCR hopes to use it as a model for larger projects in the future
- County Attorney has agreed to waive fees and taxes if the property is donated by the owner
- A donation is preferred as the County then does not have the responsibility of transferring it and doesn't become the owner in the interim
  - April 10<sup>th</sup> meeting with County officials, HCR, and members of the Land Bank to discuss:
    - Capital Improvements
    - Environmental Fund
    - HOA
    - Septic Improvements

**\*\*David D. made a motion to accept the property as a donation, and not to spend Land Bank funds on the project, but to work with HRC, Herkimer County, and the Town of Herkimer until the property is sustainable financially, Brian T. seconded, and the motion passed unanimously\*\***

**-Otsego County:**

- Richfield Springs
  - 26 Canadarago Street, Richfield Springs
    - Closed
  - 177 Main Street, Richfield Springs
    - Possible deconstruction project
    - Rusty Weisert preparing a proposal

**-City of Utica Properties**

- 1201 Nielson Street, Utica
  - Our attorney has the donation agreement
  - Working on the property transfer documents
- 1128 Hammond Avenue, Utica
  - Proforma provided
  - Asbestos abatement bids higher than anticipated
  - David D. requested extra column on proformas with expended funds
  - John M. added column for 5/50 revenue
  - Neighbor's garage and fence is on the property
  - \*\*Mark D. made a motion to accept John M.'s updated proforma, Brian T. seconded, and the motion passed unanimously\*\***
- 1441 Sunset Avenue
  - No updates

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

- 505 West Dominic Street, Rome
  - Huge House
    - 4-family
  - Walking distance to downtown
  - City owned
  - John M. and Mark D. to view interior
  - Possibly located in historic district

### **-Montgomery County:**

- 219 Canal Street, Fort Plain
    - Disposition discussion
      - To be handled by PSC until another committee can be created
      - Board discussion needed
  - 42-50 Canal Street, Fort Plain – Tingue Building
    - To be foreclosed, potential transfer
    - Structure report provided
    - Not imminent risk of collapse, but the north facing wall is a concern due to water damage
    - To stabilize and then decide how to move forward
    - \$500-750K for renovation
      - Grants are available for this project
        - Downtown Anchor
        - Brownfields
        - National Grid
        - HCR
- \*\*David D. made a motion to accept this property as a transfer from Montgomery County and to stabilize it, Brian T. seconded, and the motion passed unanimously\*\*
- 44-46 Center Street, Fort Plain
    - Private citizen suggested the property
    - Poor roof repair
      - Still leaks
    - Located in target zone
    - So many Fort Plain projects
    - Tax status unknown
    - Owner bought at the last tax auction in 2012 for \$10K
      - Wants an offer
    - Also owns 56 Center Street
      - Discussed pursuing a package deal
      - To look into tax status

### **New Business:**

- Press conference for OHSWA
  - About to do 4 demos
  - All to be completed by the end of March

- Discussed photo opportunity at West Winfield

-Set date and time for next meeting (04/22/19) @ 12:30 PM

-Adjourn @ 2:14PM

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

Respectfully submitted by:  
Jocelyn Mosher