

GMVLB Project Selection Committee Meeting Minutes

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

Attendance: Brian Thomas, Mark Domenico, John Mazarella, Mike Brown, Jocelyn Mosher, Tolga Morawski, Joe Marino, Chris Brown, Sam Russo, David Dardzinski, Bob Albrecht,

Call-In: Cabryn Gurdo

-Call to order @ 12:39PM

-Confirm Recording of the Minutes

-Review prior meeting minutes (August 27, 2018)

-Minutes tabled for next meeting pending updates to yellow sections

Old Business:

- eProperties Plus Software
 - o Jocelyn and John M. to present demo at next meeting
- MOU Updates (Bob)
 - Dolgeville Forward signed MOU this week
 - Little Falls Main Street First has signed their MOU (update)
 - No action from SALT
 - Pat Clancy, Vice President of SALT was supposed to invite Bob to a meeting.
 - Bob to follow up with her about that.
 - Mark D. inquired about if the MOUs are standardized or individualized
 - Rome's MOU has the only variation
 - Rome agreed to the entire MOU, whereas the other groups have only agreed to "phase I" which is to observe and report on the properties that the land bank owns in their area.
- Signage
 - o Tolga making progress

Properties:

-Otsego County:

- Tolga discussed the meeting with Andrew Marietta
- Otsego County was supposed to hold and transfer properties to us prior to their foreclosed tax auction, but ended up auctioning the properties of interest.
- Tolga wants to have meetings with Otsego county as well as the other FGUs to implement a standardized process for transfers, instill confidence, and try to prevent future issues
- Tolga noted that Otsego County has a new treasurer
 - o Chris B. mentioned the issue of turn-over of elected officials
 - o Mark D. mentioned the need for a county law or code that would prevent turn-over issues and standardize processes

- 26 Canadarago
 - County wants this resolved
 - No updates

-Schoharie County

- Wright property
 - Shane N. provided John M. with a list of contractors
 - John M. has followed-up with all of them
- 113 Holmes St. Richmondville
 - Rehab
 - 2 Family
 - Foreclosure
 - Needs work
 - Potential HTC Project
 - 3 Part Application
 - Tolga working to consolidate applications

-City of Utica Properties

- 111 Hawthorne Ave
 - John M. called the owner
 - No response
 - Utica to put pressure on owner
 - Bank doing short sale
 - Owner has the keys
- 171 Victoria Dr.
 - Fire damaged several years ago
 - Demo
 - Located in a nice neighborhood
 - Joe M. recommended it to the land bank
- 101 Matthews
 - “Scary” building
 - Large building
 - Approximately 4 stories
 - 8 units
 - Industrial
 - Expensive rehab, approximately \$500K
 - City Owned
 - On the market, but has received little interest
 - City willing to partner with the land bank and donate the property to us
 - No parking currently, but potential parking in an adjacent lot
 - Brian T. mentioned the potential use of “Home Dollars”
 - John M. to do an assessment
 - Other funding discussed
 - CRI funds available
 - Potential funding from the Community Foundation

- 1163 Mohawk Street
 - Owner has given schedule for demo and reconstruction
- 613 Columbia St.
 - Brian T. to get voucher to Tolga
- 1128 Hammond Ave.
 - Quotes for rehab and demo received
 - John M. is weighing the options, but he feels the property should be rehabbed
 - Neighbor is adamant that the property be demolished
 - Neighbor is having personal issues, and is unwilling to cooperate
 - All other contractors have also noted their interest in rehabilitating the property
 - Environmental survey needed
 - John M working on getting quotes for tree removal
- 2622 Dunham St.
 - Property suggested by Joe M.
 - Nice location
 - Bank owned
 - Need mortgage owner information
- 2214 Pinnacle Dr.
 - Private owner
 - Good area
 - Need mortgage information
 - Not expected to easily acquire this property
 - More likely to sell on the market
- Utica committee needed to bring properties to the land bank
 - Sam R. to look into this

-City of Rome Properties

- Signage
 - Comparing bids
- Clean-outs
 - Being done by Oneida Square Projects
 - ½ way done
- 119 Turin St.
 - John M. spoke to realtor
 - HUD
 - Price lowers over time
 - John M. contacted the bank
 - Trying to get cooperation from someone
 - Approximately \$32,000 value
 - Owner has been in contact with John M. and is anxious to sell
 - Will cost approximately \$20-25K to rehab
 - Close in proximity to other projects
 - To offer \$18K

****Mark D. made a motion to offer \$18K to acquire 119 Turin St. in Utica, NY, Mike Brown seconded, and the motion passed unanimously****

-Herkimer County:

- 562 E Main St. Little Falls discussion
 - Received approval from the attorney, Mark Rose on our offer with contingency clause
 - To offer \$70K
 - Working on lining up funding
 - Next meeting with LISC in 2 weeks
- Ilion
 - 20-22 West Ave.
 - Tolga sent information to Spectrum News as they wanted to post our 1st demo/rehab in that area
 - Tolga met with Bill Rabbia
 - Inquired about reduced tipping and other fees
 - Wants a list of planned demos
 - Good potential partnership
- West Winfield
 - Still working to get deeds
 - Village offered to help
- Little Falls
 - 55 Glen Ave. & 208 Loomis St.
 - Resolutions signed and to be mailed to Mayor
- Dolgeville
 - Further along than all other municipalities
 - School board to do 5/50 resolution at next meeting
 - Great relationship being developed with Dolgeville Forward
 - 4 Properties Proposed
 - 154 N. Main St.
 - 156 S. Main St.
 - 98 S. Main St.
 - 14 Spencer St.
 - Bob A. working with Dolgeville
 - John M. to do a more thorough assessment

-Montgomery County:

- Stone Lodge, Palatine Bridge
 - Emergency work
 - John M. and Tolga working with contractor
 - Chimneys falling into building
 - 1 already collapsed and the limestone is sitting on the roof
 - Limestone could potentially fall and hurt someone
 - How to handle emergency work?
 - Tolga inquired if bids are needed?

- The board and committee were aware prior to acquisition that emergency stabilization would be needed
- A contractor has submitted bids
 - Purchases over \$5K require board approval
 - The contractor proposed up to \$3,800 to collect and number the limestone, and to stabilize the chimney
- John M. working on getting bids for the rest of the restoration
 - 1 received so far
 - Approximately \$56K

** David D. made a motion to approve \$3,800 for emergency work on the chimneys at the Stone Lodge for the Contractor that Tolga has been working with, Mark D. seconded, and the motion passed unanimously**

- Jocelyn wrote and sent out letters notifying the municipalities of property acquisitions
 - To do this with all acquired properties going forward
- Sales with Scope
 - To clean and secure properties
 - Not to put much investment into the structure
 - Roof, if necessary
 - Try to sell for a profit
- Demo's
 - How to handle salvaged items?
 - Case-by-case
 - Outlets for salvaged materials
 - Someone is interested in limestone from Wagner House
 - 3-4 pallets
 - Tolga was thinking of selling them for approximately \$400/pallet

**Mike B. made a motion to recommend to the board to authorize Tolga to negotiate with interested party to sell limestone for approximately \$400-500/pallet, Sam R. seconded, and the motion passed unanimously*

-Set date and time for next meeting (10/22/18)

-Adjourn 2:24PM

Tolga M. made a motion to adjourn, Brian T. seconded, and the motion passed unanimously

Respectfully submitted by:
Jocelyn Mosher