



Acquisition and Disposition Committee Meeting Minutes

A public meeting of the Acquisition and Disposition Committee of the Albany County Land Bank Corporation was convened on January 12, 2022, via audioconference in accordance with New York State law.

Committee attendance: Charles Touhey, Sam Wells, Joseph LaCivita

Staff attendance: Adam Zaranko, Amanda Wyckoff, Erica Ganns, Will Sikula, Elista Gayle, Susan Baker

The meeting was called to order at 3:07 PM

Review of minutes:

The minutes of the December 15, 2021, Acquisition and Disposition Committee meeting were reviewed and approved with one change: amending the title to correctly note that a public meeting of the "Acquisition and Disposition Committee" was convened, rather than "Finance Committee" as stated on the draft minutes.

New Business:

Multiple pre-closing requests received by the staff were presented to the A&D committee for consideration:

- a. 464 Elk Street approved buyer seeks a payment plan to purchase this lot. Buyer has pending issues, and this request was not considered this month
- b. 598 Third Street request from approved buyer to subordinate for a bank loan prior to closing, approved
- c. 35 Lark Street request from approved buyer to subordinate for a bank loan prior to closing, approved
- d. 45 Ontario Street request from approved buyer to subordinate for a bank loan prior to closing, approved
- e. 202 Myrtle Avenue, prior approved buyer that did not close, would like to reactivate and move forward. Does not have financing currently in place, rejected

Donation of 33 North Street, Albany, New York. A request for a property donation was received. The Committee agreed the land bank would see no value to accepting this donation and recommended that staff suggest the buyer seek out adjacent landowners for a possible disposition.

A new program structure was presented for discussion. It would encourage eligible buyers to purchase vacant lots for a fixed purchase price, not the offer price plus closing costs. Different ideas were discussed, and Land Bank Staff will continue to refine the proposed program based on the feedback received and program goals.



Updates:

The South End Co-Development Revitalization Initiative continues to move forward. The project team meets weekly. The project involves over 60 vacant lots with single family homes planned for Broad Street and Liebel Street and multifamily designs are undergoing final revisions before updates will be provided to elected officials, partners, and community stakeholders.

The responses to the Henry Johnson Boulevard / Clinton Avenue RFP have been review by the RFP Selection Committee which consists of Land Bank and City of Albany staff. The Selection Committee will continue to work together to advance the procurement process.

Staff continues to draft the Ontario and West Street redevelopment RFP. The RFP is expected to be released in late spring or early summer.

Old Business:

None discussed

Sales Summaries Review:

The following property sales were reviewed, and the recommendations of the Committee were set forth and recommended to advance to the full Board of Directors as follows:

2 Odell Street, Albany:

Acquisition and Disposition committee recommends not advancing the sale of this property to Ruth Dorval without more information regarding the home to be constructed

6 Alexander Street, Albany:

Acquisition and Disposition committee recommends not advancing the sale to Kirlyn H. Joseph

26 Pennsylvania Avenue, Albany:

Acquisition and Disposition committee recommends tabling this property for possible program review

26 Quail Street, Albany:

Acquisition and Disposition committee recommends advancing the sale to Universal Concepts ITP, Inc

34 Albany Street, Albany:

Acquisition and Disposition committee recommends tabling this property for 1 month to allow time to determine if this would be eligible for the EOP program and if Home Headquarters would be able to assist this applicant (A.W. will assist this Spanish speaking applicant)

38 North Swan Street, Albany:

Acquisition and Disposition committee recommends advancing the sale of this property to Claim Aim Obtain, LLC (Angelo Madox)

40 North Swan Street, Albany:

Acquisition and Disposition committee recommends advancing the sale of this property to Claim Aim Obtain, LLC (Angelo Madox)



73 Lancaster Street, Cohoes:

Acquisition and Disposition committee recommends advancing the sale of this property to Rochelle Sims, LLC

137 Third Avenue, Albany:

Acquisition and Disposition committee recommends not advancing the sale of this property to Deon Lowe or Claim Aim Obtain LLC

139 Third Avenue, Albany:

Acquisition and Disposition committee recommends not advancing the sale of this property to Deon Lowe or Claim Aim Obtain LLC

141 Third Avenue, Albany:

Acquisition and Disposition committee recommends not advancing the sale of this property to Deon Lowe or Claim Aim Obtain LLC

143 Third Avenue, Albany:

Acquisition and Disposition committee recommends not advancing the sale to Deon Lowe or Claim Aim Obtain LLC

202 Myrtle Avenue, Albany:

Acquisition and Disposition committee recommends advancing the sale of the property to Mohammed Ali

238 Colonie Street, Albany:

Acquisition and Disposition committee recommends advancing the sale of this property to Terry Lumpkin under the Spend a Little, Get a LOT! Program

311 First Street, Albany:

Acquisition and Disposition committee recommends not advancing the sale to Dream Property LLC (Joy Chowdhury)

State Route 143, Coeymans:

Acquisition and Disposition committee recommends advancing the sale of this property to Christopher Rees

The meeting adjourned 4:52 PM.

Respectfully submitted,

Susan Baker
Enforcement and Administrative Coordinator
Albany County Land Bank