



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 May 11, 2022, via audioconference in accordance with New York State law.

Committee attendance: Charles Touhey, Sam Wells, Joe LaCivita

Staff attendance: Adam Zaranko (Executive Director), Amanda Wyckoff (Director of Operations), Erica Ganns (Assistant Director of Operations), Will Sikula (Planning and Projects Coordinator), Elista Gayle (Applications Coordinator), Susan Baker (Enforcement and Administrator Coordinator)

The meeting was called to order at 3:03 PM.

Review of minutes:

The minutes of the April 13, 2022, Acquisition and Disposition Committee meeting were reviewed and approved.

1. Pre-closing Requests:

Land Bank Staff presented the following pre-closing requests:

459 and 461 North Pearl Street, Albany, NY: Approved buyer has requested that the vacant lots be acquired by the Albany Community Land Trust so that the buyer can participate in the City of Albany's "Mow to Own" program which is being administered by the Albany Community Land Trust. The Land Trust has agreed to acquire the lots and permit the buyer to participate in the Mow to Own Program and has submitted the required documentation to the Land Bank. The Committee approved the request. The item will be included on the Board of Directors meeting agenda for review and consideration.

13 Conway Circle, Loudonville, NY: Family members of the holdover occupant have approached the Land Bank about purchasing the property. The Committee and Land Bank Staff discussed the request. It was determined that purchase prices should include the market value of the property plus the base taxes, penalties and interest extinguished by Albany County under the tax-foreclosure as well as all related eligible fees and costs.

2. Acquisition of 601 23rd Street, Watervliet

The Albany County Legislature has authorized the conveyance of 601 23rd Street in Watervliet, NY to ACLB Holdings, LLC. Acquisition of the property requires approval by the Board of Directors of ACLB Holdings, LLC. A Board meeting of ACLB Holdings, LLC will be convened on Tuesday, May 17, 2022 and the property acquisition will be presented to the Board for review.



3. 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 for review and consideration as follows:

6 Alexander Street, Albany:

Acquisition and Disposition Committee does not recommend advancing the sale of this property to Kirlyn Joseph

12 West Street, Voorheesville:

Acquisition and Disposition Committee recommends advancing the sale of this property to Vincent Perry with no back up buyers

53 Rapp Road, Albany:

Acquisition and Disposition Committee recommends tabling the property sale for one month and reaching out to the Rapp Road Historical Society to determine whether they are interest in applying to purchase the property.

145 Grand Street, Albany:

Acquisition and Disposition Committee recommends tabling the sale for one month to obtain more information from the applicant.

268 Sheridan Avenue, Albany:

Acquisition and Disposition Committee recommends tabling the sale of this property for one month.

4. Updates/Discussion:

Sam Wells inquired about the Land Bank's vetting process for property managers in connection with the Land Bank's policy that requires non-locally based applicants to engage local property managers on rental properties to reduce instances of absentee landlordism. Mr. Wells had additional suggestions regarding ways to streamline vetting,

The Albany Community Development Agency's Board of Directors approved a conditional designation of Home Leasing, LLC for the joint ACLB-ACDA Henry Johnson Boulevard / Clinton Avenue redevelopment project. The pre-proposal meeting for the Ontario and West Street Request for Qualifications was help and was well attended. The Land Bank's new "Lots for Less" program is expected to go live next week.

The meeting adjourned 3:52 PM.

Respectfully submitted,

Susan Baker
Enforcement and Administrative Coordinator
Albany County Land Bank