



Acquisition and Disposition Committee Meeting Minutes

A meeting of the Acquisition and Disposition Committee of the Albany County Land Bank Corporation was convened on October 11, 2023, via audioconference.

Committee attendance: Charles Touhey, Sam Wells, Joseph Seman-Graves

Staff attendance: 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 Administrative Coordinator)

The meeting was called to order at 3:02 PM.

1. **Review of minutes:** The minutes of the September 13, 2023, Acquisition and Disposition Committee meeting were reviewed and approved as presented.
2. **Amending the Master Development Agreement for the Redevelopment of Ontario Street:** This Director of Operations recommended amending the Master Development Agreement for the Ontario Street redevelopment project to add 260 Bradford Street into the development agreement. The Committee supports amending the agreement and recommends advancing the recommendation to the Board of Directors.
3. **Sales Summaries Review:** The following property purchase applications were presented to the Committee for consideration:
 - a. **22 Richmond Street, Cohoes (vacant lot):** Two property purchase applications were received. Applicant 3334 would like to build a garden, and Applicant 3446 would like to use the parcel for recreation uses including camping. If that use isn't permissible, Applicant 3446 would like to keep the lot as is. Both applicants reside outside Albany County. The Committee did not recommend advancing either application. The Committee noted that Applicant 3334 does not reside in the region and would be unlikely to maintain a garden sufficiently due to the distance, and that the use proposed by Applicant 3446 is likely impermissible under City of Cohoes land use ordinances and that Applicant 3446 would need to clarify what other purpose they would retain the lot for for their application to be considered.
 - b. **54 James Street, Green Island (vacant lot):** One property purchase application was received. Applicant 3342 proposed to acquire the lot a new construction of a commercial storage facility. This applicant owns both 56 and 29 Arch Street, which surrounds this parcel. The Committee requests that the applicant submit their best and final offer for the parcel and confirm with the municipality that the proposed use is permissible.
 - c. **54 North Swan, Albany (vacant building):** Two property purchase applications were received. Applicant 3349 would like to owner-occupy and rent out the property. The applicant is a first-time homebuyer and has obtained letters of support from community members. The applicant was referred to Home HeadQuarters for additional funding, but they currently as they did not present



financial capacity sufficient to acquire and rehabilitate the building. Applicant 3350 proposes to operate the property as a rental. The applicant's proposed investment is low, and staff is concerned that their financial source will not be viable. The Committee recommended tabling both applications and requesting updated scopes of work, proposed investments, and financial resources from both applicants. Will Sikula also noted that a contractor has also shown interest in this property as a participant in NYSHCR's Legacy Cities rehab program.

- d. **352 First Street, Albany (vacant building):** One property purchase application was received. Applicant 3351 proposes to operate the property as a rental. Staff raised concerns regarding the proposed investment and scope of work presented by Applicant 3351. The applicant resides outside the region and owns properties in Albany County that appear to have current code violations. The Committee requested that these issues be addressed prior to considering Applicant 3351's application.

The meeting was adjourned at 3:26 PM.

Respectfully submitted,

Susan Baker
Enforcement and Administrative Coordinator
Albany County Land Bank