



Enforcement and Compliance Committee Meeting Minutes

A meeting of the Enforcement and Compliance 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), Elista Gayle (Applications Coordinator), Will Sikula (Planning & Projects Coordinator), Susan Baker (Enforcement and Administrative Coordinator)

The meeting was called to order at 4:02 PM.

Review of Minutes: The minutes from the September 13, 2023, Enforcement and Compliance meeting were reviewed and approved as presented.

Review of Enforcement and Compliance Actions: The Director of Operations presented the following requests.

Buyer Requests: The following requests were submitted to the Land Bank for review:

21 Lexington Avenue, Albany: Buyer is requesting an extension until 2024. Staff is asking for guidance as the buyer has made little progress as of the last staff visit, and school taxes are unpaid. The Committee recommends approving this request contingent on school taxes being paid and proof of significant work being done (electric, plumbing).

144 Fourth Avenue, Albany: Buyer is requesting an extension until March 31, 2024. Staff recommends this extension. The Committee recommends approving this request.

480 Elk Street, Albany: Buyer is requesting an extension until March 31, 2024. Staff recommends this extension. The Committee recommends approving this request.

510 Kenwood Avenue, Bethlehem: Buyer is requesting an extension until April 30, 2024. School taxes are unpaid. Staff recommends extension contingent school taxes being paid. The Committee supports Staff recommendation.

Staff Requests:

108 Second Avenue, Albany: Buyer has been nonresponsive to numbers staff requests and property has accumulated unpaid taxes. Staff is seeking guidance as they've sent a legal demand letter with no response and the last inspection was February 2022. City code enforcement is involved. The Committee



ALBANY COUNTY
LAND BANK CORPORATION

recommends sending another notice letter from Land Bank's attorneys and requests a title report to better understand the full financial impact of recapturing the property. Staff will also meet with City of Albany code enforcement regarding the property as well.

The meeting adjourned at 4:14 PM.

Respectfully submitted,

Susan Baker
Enforcement and Administrative Coordinator
Albany County Land Bank