



## 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 12, 2022, via audioconference.*

**Committee attendance:** Charles Touhey, Sam Wells

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

**The meeting was called to order at 3:06 PM**

**Review of minutes:** The minutes of the September 14, 2022, Acquisition and Disposition Committee meeting were reviewed and approved.

**Review of a real property donation:** The Executive Director presented a donation request for a building at 261 Elk Street. The Executive Director and the Director of Operations have made a visit to this property. The building has experienced significant deterioration and the amount of resources necessary to return it to productive use exceed available resources. The Committee determined it would not be in the Land Bank's interest to accept this donation.

**Submitting a sealed bid to Albany County for the Purchase of 260 Bradford Street, in Albany, NY:** The Executive Director presented a draft of a seal bid offer for a property at 260 Bradford Street in the City of Albany under the jurisdiction of Albany County. Albany County has offered the property for purchase under their seal bid process. Given its classification Albany County was unable to transfer the property directly to the Land Bank. The property is adjacent to 135 Ontario Street, which is a building owned by the Land Bank and part of a four-property cluster that the Land Bank is actively working to redevelop into a mixed-use affordable housing development with a community hub. Gaining Site control of 260 Bradford Street would increase the number of vacant properties that could be returned to productive use and expand the redevelopment opportunities presented through the redevelopment cluster. The Committee recommended submitting and advancing a purchase offer under ACLB Holdings, LLC.

**Update:** The Executive Director informed the Committee that the Land Bank has received and accepted a request to sign onto a letter of support for a grant application to the federal Reconnecting Communities program. The effort is being led by the Albany Riverfront Collaborative, a volunteer group working to reconnect neighborhoods in Albany by reclaiming and redeveloping the space occupied by Interstate 787 and related structures. The grant would enable the expansion of community outreach and community development aspects of the larger effort.



**Sales Summaries Review:** The following property sales were reviewed, and subsequent recommendations were set forth by the Committee as follows:

**98 Third Avenue, Albany:** Committee does not support the property purchase application due to the applicant's proximity to the lot in relation to the proposed use and due to the development potential of the lot in connection with future affordable homeownership opportunities. The Committee recommends land banking this lot for future development and working with the applicant to find a more suitable lot closer to their primary residence.

**217.5 Sherman Street, Albany:** Committee recommends advancing the sale of this property to Nicholas Kelley.

**257 Third Street, Albany:** Committee recommends advancing the sale of this property to Kingdom Services Global Outreach.

**267 Second Street, Albany:** Committee recommends not advancing the sale of this residential building as none of the applicants demonstrate the financial resources necessary to fully rehabilitate the building.

**502 Hudson Avenue, Albany:** Committee recommends advancing the sale of this property to Noriyuki Uruga & Dylan Budhoo provided satisfactory evidence of a corrected code violation is provided.

**579 Third Street, Albany:** Committee was recommends not advancing the sale of this residential vacant lot.

**601 23<sup>rd</sup> Street, Watervliet:** Committee recommends tabling the sale of this property and coordinating with the City of Watervliet to verify that the proposed uses are permissible.

**612 Third Street, Albany:** Committee recommends advancing the sale of this property to Peter Amorosa.

**The meeting adjourned 3:49 PM**

Respectfully submitted,

Susan Baker  
Enforcement and Administrative Coordinator  
Albany County Land Bank