



Enforcement and Compliance Committee Meeting Minutes

A meeting of the Enforcement and Compliance Committee of the Albany County Land Bank Corporation was convened on July 12 2023, via audioconference.

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

Staff attendance: Adam Zaranko (Executive Director), 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 4:04 PM.

Review of Minutes: The minutes from the June 14th 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.

41 Quail St, Albany: Buyer is requesting an extension until October 2023. They are close to completing the first floor, and they are waiting for final fixtures and final plumbing inspection. Staff recommends approving this request. The Committee recommends approving this request.

641 Broadway, Watervliet: Buyer is requesting an extension until January 2024. The second floor is complete and currently they are working on the first floor. Staff recommends approving this request upon proof of property tax payment. The Committee recommends approving this request.

117 Dove Street, Albany: Buyer is requesting an extension until October 2023. The organization who owns this property had a change in leadership and they are working through financing for the project. Staff recommends an extension through January 2024. The Committee recommends approving this request.

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

82 Grand Street, Albany: Staff is requesting a deed-in-lieu of foreclosure as the buyer has not responded to any staff requests. The Committee supports this request.



51 Westerlo Street, Albany: Staff is requesting to send legal letter of non-compliance to buyer. There has been sporadic communication with buyer. Buyer has finished the first unit and the buyer is living in that unit, however the second unit remains unfinished and the buyer has not indicated when they will finish the second unit. The Committee supports this request.

52 Delaware Street, Albany: The buyer provided an engineer's report that provided an observational overview of the condition of the property, but the report didn't provide a conclusion about the safety of the building. The report showed that the building has deteriorated under the buyer's ownership. Staff is concerned that the condition of the building will eventually damage the neighboring buildings. The Committee determined the report submitted by the buyer does not provide enough information to inform deliberations regarding reacquiring the property and, given the conditions expressed in the report submitted by the buyer, requested that the matter be referred to the City of Albany's Building's Department for further evaluation.

The meeting adjourned at 4:46 PM.

Respectfully submitted,

Susan Baker
Enforcement and Administrative Coordinator
Albany County Land Bank