



# ALBANY COUNTY LAND BANK CORPORATION

## Acquisition and Disposition Sub-committee Meeting

### Minutes

January 11, 2018

69 State Street, 8<sup>th</sup> floor  
Albany, New York 12207

Board attendance: Charles Touhey, Samuel Wells, Pastor David Traynham, Natasha Alexander (conferenced)

Staff attendance: Adam Zaranko, Virginia Rawlins, Charlotte O'Connor, Amanda Wyckoff

AmeriCorps: Katura Vics

The meeting began at 3:00pm.

Minutes of the December Meeting were approved.

<u>PROPERTY ADDRESS</u>	<u>PROPOSED USE</u>	<u>DISCUSSION/ RECOMMENDATION</u>
• 14 Sherman St., Albany	Rental property	Approve, counter at \$10,000 – will accept \$5,000
• 20 Osborne St., Albany	Rental property	Don't approve yet, other applicants have shown interest in the property and should be granted opportunity to apply. Add property to February's sale cycle.
• 328 Consul Road, Colonie	New construction	Counter offer at \$550,000, advertise lot to other developers who may be interested
• 361 Orange Street, Albany	Rental property	Counter-offer at \$8,000 – will accept \$6,000
• 436 Elk Street, Albany	Rental property	Counter-offer at \$20,000 – will accept \$12,000
• 57 Cohoes Road, N. Colonie	Accessory structure	Cannot donate the property. Barriers to development prevent the application from advancing. The Maplewood Volunteer Fire Department does not own the lot adjacent to the property and cannot merge the lots as they have suggested. Because they cannot merge the lots, an accessory structure would not be a permissible use. The Land Bank will have to contact the adjacent property owner in accordance with Side Lot Policy. The committee recommends contacting the fire department to inform them of the accessory structure and offer for purchase if the fire department is still interested.
• Glenmont Road, Bethlehem	Green Space (#1)	
• Glenmont Road, Bethlehem	New Construction (#2)	Ask for best and final offer from both applicants, recommend to advance applicant #2

### New Business:

- Discussion of Land Banked properties and suggested policy adjustment

<u>PROPERTY ADDRESSES</u>	<u>DISCUSSION/ RECOMMENDATION</u>
• 81 First St., 79/80/82 N Swan St.	Ask planning department for suggestions
• 7-11 Sligo Street	Keep banked in accordance with redevelopment plan

**PROPERTY ADDRESSES**

**DISCUSSION/ RECOMMENDATION**

- **Colonie Street Properties** Unbank properties to deter crime in vacant buildings, neighbors have shown interest in homes and lots
  - **Rainbow Park** Approach neighbors at 59 Clinton Street about acquiring 61 and 63 Clinton. Calculate losses from having the property banked and present to “A Village...,”.
  - **500 Block Clinton Avenue** Proposed co-development of 523-525 with Patrick Chiou. Without co-development, unbundle properties and return to market. High likelihood of demolition, within Clinton Avenue Historic District so would require SHPO and HCR approvals. Try to return to productive use in relation to local redevelopment plans.
  - **303 and 307 Clinton Avenue** Unbank and return to market, potential partnership properties with Saratoga National.
  - **2 Judson** Keep banked, will use Neighbors for Neighborhoods funding to rehabilitate property and sell it turn-key
  - **Lexington Avenue/Second Street Properties** Banked for Catholic Charities. Calculate losses from having the property banked and potentially request a deposit based on the losses to keep the properties off the market.
  - **Clinton Ave and First Street Properties** Banked for Habitat for Humanity. Calculate losses from having the property banked and potentially request a deposit based on the losses to keep the properties off the market.
  - **288, 290, 292 Orange Street** Banked for Habitat for Humanity and Land Bank co-development.
  - **115 Lark Street** Unbank and return to market.
  - **306, 310 Third Street** Banked for Land Trust.
  - **64 Alexander** Unbank
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- Discussion of Capitalize Albany Corporation acquisition of 60 Green Street.

The meeting adjourned at 4:50pm.

Respectfully submitted,  
Ketura Vics  
Community Outreach Coordinator