



## Acquisition and Disposition Committee Meeting Minutes

October 9, 2018

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

Board attendance: Samuel Wells, Charles Touhey, Pastor David Traynham and Jeffery Collett

Staff attendance: Adam Zaranko, Amanda Wyckoff, Irvin Ackerman, Erica Ganns, and Andrea Gross

The meeting began at **3:30 pm**.

Minutes of the **September 2018** Meeting were reviewed and approved.

**Post Disposition Options:** Land Bank staff recommended the creation of Board of Directors Subcommittee to provide an objective review and guidance regarding enforcement related decisions. Enforcement related items are anticipated to include redevelopment timeline extensions, deeds in lieu of foreclosures/property recaptures, requests to change uses. A/D Committee approved idea and Executive Director to assist with creation of Enforcement Committee.

**Application/Reapplication Policy:** Pursuant to the Land Bank's existing policies, during the Land Bank's required property purchase application review process applicants who have negative real estate elements including tax delinquency or code violations are notified, and, depending on the severity and history of the violation, may have an opportunity address outstanding items. Such items are required to be disclosed on all applications and most are grounds for disqualification from purchasing property. Land Bank staff proposed application of the policy in a way that would be universally and fairly applied to applicants and address the subsequent actions in the event there are multiple occurrences of applicants applying with known or undisclosed negative real estate history. The proposed policy provides for a certain amount of time to address items such as tax delinquency or code violations providing applicants meet the following conditions; taxes are one (1) year or less delinquent and it is under a certain amount, and; the land bank received satisfactory evidence that the issue was addressed. If said applicant applies for another property and is found to have a 2<sup>nd</sup> identical or related offense, a subcommittee will review and determine how long an applicant will be banned from applying for any future properties. Time periods are expected to range from a minimum of one (1) year to permanently. A/D Committee approved Land Bank staff's recommendation and supported it being applied, effective immediately.

**City of Albany Microgrant (Green to own):** The Albany Community Development Agency (ACDA) has \$20,000 reserved for a microgrant program ("Green to Own") to support the maintained of Land Bank owned vacant lots in the City of Albany. Under the proposed program, grants of up to \$1,000 will be dispersed to eligible program participants to maintain and make improvements to a vacant lot. Participants are likely to be required to reside on the same block as the lot and provide a plan to beautify the lot for the term of the program to be eligible for the funds. The program will be one year in duration. A portion of the funds will be dispersed at the beginning of the program term and the remainder will be dispersed on a quarterly basis for participants to make improvements and maintain the lots. The Albany Community Land Trust has agreed to work with ACDA and the Land Bank to administer the grant and help identify participants. After the program, participants will be transferred ownership the property. Vacant lots will be selected primarily in the West Hill neighborhood. Land Bank will continue to work with ACDA and ACLT to refine aspects of the "Green to Own" program.

**Property Sale Review:** The following sales were reviewed, and following committee recommendations set forth:

- **Edwards Hill Road:**

Proposed Use: Yard expansion

Recommendation: Acquisition and Disposition committee will not advance sale forward. Applicant Joseph Dalessandro offer was too low, and the committee suggested we counter offer at \$60,000. If Mr. Dalessandro chooses not to increase purchase offer the Board suggested dropping price to \$60,000.

- **1 Louis Street:**

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Aleksandr and Angela Sushchik.

- **22 Hammond Road:**

Proposed Use: Greenspace

Recommendation: Acquisition and Disposition committee recommends that we that we ask applicant Mr. Owen Johnson to counter at \$65,000 as his proposed purchase offer was considerably lower than the asking price.

- **46 Swinton Street:**

Proposed Use: Greenspace

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Ms. Evelyn Fields.

- **49 Park Avenue:**

Proposed Use: Rental Property

Recommendation: Acquisition and Disposition committee recommended to advance sale to Joseph and Scosha Woolridge under the following conditions: applicants immediately meet with the City to discuss an emergency stabilization plan and have their engineer inspect property asap. Committee would like to see an expedited closing date as well. Latrice Kinard was not advanced due to a lack of experience and expressed loss of interest due to the large financial undertaking.

- **66 North Lake Avenue:**

Proposed Use: Greenspace

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Capital Roots.

- **69 Park Avenue:**

Proposed Use: Rental

Recommendation: Acquisition and Disposition committee recommends that we do not move forward on this sale to applicant Mr. Paul Cruise as his application was incomplete.

- **84 Central Avenue:**

Proposed Use: Rental

Recommendation: Acquisition and Disposition committee recommended to advance the sale to Mr. Samir Lukovic. William Jones would be the backup buyer. Mr. Shalhoub's application will not be advanced to the board due to her low purchase offer.

- **188 Swift Road:**

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommended Land Bank to ask applicants for their highest and final offer and make a final sales recommendation to the Board of Directors based on responses.

- **234 Livingston:**

Proposed Use: Greenspace

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Mr. Charles Cousin.

- **259 Livingston:**

Proposed Use: Greenspace

Recommendation: Acquisition and Disposition committee recommends asking applicant Justin Wallace to raise his offer to \$500.

- **283 and 285 Third Street:**

Proposed Use: Nursery Garden

Recommendation: Acquisition and Disposition committee recommends asking applicant Mr. Kirk Moore to increase his offer to \$1,000 for both properties.

- **309 Second Street:**

Proposed Use: Yard Expansion

Recommendation: Acquisition and Disposition committee recommends that we ask applicant Albany Community Land Trust to increase their offer to \$500

- **410 14<sup>th</sup> Street:**

Proposed Use: New Construction

Recommendation: Acquisition and Disposition committee recommends advancing sale to applicant Mr. Ashraf Malik under the condition that he shows us plans for the new construction and proof that he will build in the future.

- **450 Livingston:**

Proposed Use: Greenspace

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Mr. Patrick Waverly on the condition that he fence the lot within 1 year. Also, if needed we could lower price so he could use the money for fencing.

- **633 Clinton:**

Proposed Use: Owner occupy

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Ms. Cheryl Stephens. Mr. Ramon Reyes was not advanced as they were worried about his financial capacity to rehab the property.

- **783 Woodstock Road (Lot 78):**  
Proposed Use: Summer Camp  
Recommendation: Acquisition and Disposition committee recommended to ask applicants for their best and final offer and make a final sales recommendation to the Board of Directors based on responses.
- **783 Woodstock Road (Lot 127):**  
Proposed Use: Summer Camp  
Recommendation: Acquisition and Disposition committee recommended to ask applicants for their best and final offer and make a final sales recommendation to the Board of Directors based on responses.
- **1233 and 1235 Broadway:**  
Proposed Use: Greenspace  
Recommendation: Acquisition and Disposition committee recommends tabling the sale of the property.
- **1247 Broadway:**  
Proposed Use: Greenspace  
Recommendation: Acquisition and Disposition committee recommends tabling the sale of the property.
- **5565 Grant Hill Road:**  
Proposed Use: Primary Residence  
Recommendation: Acquisition and Disposition committee recommended to ask applicants for their best and final offer, and set a minimum base price that must be met in order to advance the property sale to the Board of Directors for approval.

The meeting adjourned at **5:05 pm.**

Respectfully submitted,

Andrea Gross  
Receptionist