



# ALBANY COUNTY

## LAND BANK CORPORATION

### **Acquisition and Disposition Committee Meeting Minutes**

**February 13, 2019**

69 State Street, 8<sup>th</sup> floor

Albany, New York 12207

Board attendance: Charles Touhey, Sam Wells, Jeff Collette, Pastor David Traynham and Todd Curley phoned in to meeting.

Staff attendance: Adam Zaranko, Amanda Wyckoff, Irvin Ackerman, Erica Ganns, and Zachary Kogut

The meeting began at **3:10 pm**.

#### **Old Business:**

**4646 Western Turnpike:** ACLB staff presented a purchase application from the Town of Guilderland that would help accomplish a project to create public access to the Watervliet Revisor among other passive and recreational opportunities for nearby residents and visitors. ACLB staff noted that the Board had previously approved sales to a buyer and 2 alternates in June 2017 Sales Cycle, prior to the Town of Guilderland expressing interested in the property. ACLB staff noted that the first two buyers approved in June 2017 failed to close on the property and the e 3<sup>rd</sup> alternate was not contacted due to an administrative oversight. third approved buyer from June 2017 - Mr. Lavafre - recently contacted ACLB staff to inquire about the availability of the property transaction. In the interest of fairness ACLB staff committed to present both applications to the Committee. The Committee selected the Town of Guilderland's application given the significant public benefit and alignment with the core principles of the ACLB's mission to support municipal redevelopment efforts and suggested that ACLB staff offer to assist with locating another parcel if Mr. Lavafre was interested.

**77 Alexander Street:** This property was deeded back to the Land Bank by the previous owner in lieu of foreclosure pursuant to the terms of the former owner's Redevelopment and Enforcement Mortgage. Applicant, Mr. Nash, presently resides in Garden City, NY and also owns property at 62 Alexander and 29 Stephen St. as well as 8 other properties in NYS. Committee recommended advancing sale to Mr. Nash.

**511 Bradford Street:** This small lot (0.15) was acquired and is presently being used by the company, National Business Technologies, for additional parking for their employees. Amanda Wyckoff will contact National and speak to them about leasing the parking spaces for a fee of \$500-\$800 a month. It was discussed that once we accept monies we are no longer under the status of tax exempt and would have to pay water and sewer bills.

The following sales were reviewed, and following Committee recommendations set forth:

- **10 Hall Place, Albany:**  
Proposed Use: Primary Residence  
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Mizan Ayers.
- **34 Stephen Street, Albany:**  
Proposed Use: Operate as a Rental  
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Shawn Douglas.
- **69 Second Street, Albany:**  
Proposed Use: Operate as a Rental  
Recommendation: Acquisition and Disposition committee recommends advancing the sale to TJS & KS LLC subject to them attaining a ACLB approved local property management company.
- **77 Sherman Street, Albany:**  
Proposed Use: Parking lot  
Recommendation: Acquisition and Disposition committee recommends that we table pending and not accept future applications to purchase this property until further notice.
- **91 Krumkill Road, Albany:**  
Proposed Use: Primary Residence  
Recommendation: Acquisition and Disposition committee recommends that we require the applicant provide proof that lot is buildable prior to approval.
- **94 Clinton Street, Albany:**  
Proposed Use: Garden  
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Empire City Lots.
- **158 Camp Medusa Road:**  
Proposed Use: Recreational Use  
Recommendation: Acquisition and Disposition committee recommends that we advance sale to Darryl Kniffen.
- **193 Livingston, Albany:**  
Proposed Use: Operate as a Rental  
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Robert C. Field, as he is the adjacent property owner.
- **297 Ontario/ 485 Yates Street, Albany:**  
Proposed Use: Rental  
Recommendation: Acquisition and Disposition committee recommends that we table this property for further legal research, while continuing to market and accept application on properties.

- **391 Third Street, Albany:**  
Proposed Use: Operate as a Rental  
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Patrick Chiou.
- **641 Broadway, Albany:**  
Proposed Use: Redevelop and Resell & Operate as a Rental  
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Alberto Aviles with Madassar Munir selected as a backup buyer.
- **3120 & 3140 Troy- Schenectady Road, Colonie:**  
Proposed Use: Maintain As Is  
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Vly Pointe Condominium, being considered as a sale-back to prior owner.

The meeting adjourned at **4:45 pm.**

Respectfully submitted,

Erica Ganns  
Office Manager