



Enforcement and Compliance Committee Meeting Minutes

A meeting of the Enforcement and Compliance Committee of the Albany County Land Bank Corporation was convened on April 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 4:33 PM.

Review of Minutes: The minutes from the March 15, 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.

270 3rd Street, Albany: Buyer is requesting an extension until March 31st, 2024. Staff supports the extension. The Committee recommends approving the request.

480 Elk Street, Albany: Buyer is requesting an extension until September 2023. Previous extensions for this buyer have expired, but the buyer has submitted permits. Staff did an inspection of the property and work was happening, and taxes are paid. Staff are seeking guidance to move forward. The Committee recommends tabling the request, pending inspection showing significant progress from previous inspection. The Director of Operations will follow up with the buyer in person and troubleshoot ways to help the buyer complete the property rehab.

68 North Lake, Albany: Buyer is requesting an extension of the enforcement mortgage until July 1st, 2023. The residential part of the project is finished; the restaurant portion needs to be completed. Staff supports this request. The Committee recommends approving this request.

9 Stephens Street, Albany: Buyer has reached out to the staff and requested to return the property back to the Land Bank. The property was sold to the adjacent property owner who has not actively worked on the property since the onset of COVID, despite multiple extensions. The Director of Operations reported that little work has been done since the last inspection. The buyer stated they are gearing up to continue work in Summer 2023. The buyer and municipal code enforcement had



disagreements that left both sides unsatisfied with the outcome. Staff requests guidance from the Committee on how to proceed. In taking the property back, Land Bank may be responsible for either stabilization or demolition of the property as it's not in resalable condition/acquired by another buyer. The Committee recommends reacquiring the property and deploying an engineer to assess the condition of the property upon re-acquisition. The Director of Operations will request that an attorney commence a deed-in-lieu.

34 Park Avenue, Albany: Buyer requests extension until August 2023. The buyer has made significant progress on the property. Staff would support the extension. The Committee recommends approving the request.

Updates: The Executive Director reported staff was working with real estate counsel Brian Lawlor to identify ways to strengthen the Land Bank's enforcement and compliance process.

The meeting adjourned at 5:08 PM.

Respectfully submitted,

Susan Baker
Enforcement and Administrative Coordinator
Albany County Land Bank