



ALBANY COUNTY
LAND BANK CORPORATION

**Acquisition and Disposition Committee Meeting Minutes
January 15, 2020**

69 State Street, 8th floor
Albany, New York 12207

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

Staff attendance: Adam Zaranko, Erica Ganns, Irvin Ackerman, William Sikula IV

The meeting began at 3:02 PM

1. **Review of Minutes:** Minutes of the December 2019 Acquisition/Disposition Committee were reviewed and approved by the Committee.
2. **New Business:**
 - a. **Vacant lot disposition strategy:** The Executive Director updated the committee on the land banks recent efforts to develop a new classification strategy for vacant land in the Land Bank's real estate portfolio, which total over 430 properties with more than 280 properties in the City of Albany. Vacant land is very challenging to reclaim and comprises the majority of the Land Bank's property acquisitions and portfolio. Lots located in urban areas are particularly expensive to insure and maintain and are a significant cost center. The Land Bank's new classification system aligns the respective properties with disposition strategies and is designed to help return ore land to productive use.
 - b. **Transfer of vacant lots to Albany Community Land Trust in support of "Mow to Own" Project:** Land Bank staff has been working with the City of Albany's Albany Community Development Agency (ACDA) and the Albany Community Land Trust to support a "Mow to Own" program. After reviewing the optimal role for the Land Bank it was determined that conveying the lots to the Land Trust so they could work in partnership with residents and ACDA was the most effective way to support the program. The Land Bank has requested a list of lots that ACDA and the Land Trust would like to use of the program and will review and recommend action to the Board accordingly. The Committee approved the recommendation to support the program.
 - c. **Amending Disposition Policy to include the Spend a Little, Get a LOT! Program as permanent disposition option:** In support of the Land Bank's efforts to dispose of more lots responsible the Executive Director recommended amending the Land Bank's Disposition Policy to make the Spend a Little Get a LOT! Program permeant. The program is designed to provide opportunities to tenured renters and nearby property owners to purchase vacant lots and has been offered on a temporary basis and met with a great response. The Committee approved the recommendation to adopt the program permanently.

- d. **Discussion regarding potential ACLB Holdings, LLC acquisitions:** Albany County staff contacted the Land Bank regarding interest in acquiring properties classified as “withdrawn” from tax-foreclosure into the Land Bank’s LLC. Withdrawn properties have known or are believed to be environmentally contaminated. After some discussion the Committee determined that at this time the Land Bank was not prepared to move forward with any acquisitions.

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

- **167 Second Avenue, Albany:**
Proposed Use: Operate as a rental
Recommendation: Acquisition and Disposition committee recommends tabling this property.
- **20 & 24 Lexington Avenue & 300 First Street, Albany:**
Proposed Use: Garden & Parking
Recommendation: Acquisition and Disposition committee recommends advancing the sale to New Church of Christ.
- **21 Lexington Avenue, Albany:**
Proposed Use: Operate as Rental/ Office Space
Recommendation: Acquisition and Disposition committee recommends tabling this property.
- **213 Sheridan Avenue, Albany:**
Proposed Use: Side Lot
Recommendation: Acquisition and Disposition committee recommends advancing the sale to adjacent property owner, Kaleaf Fiddemon with Housing Visions Unlimited recommended as the alternate buyer.
- **213 Sherman Street, Albany:**
Proposed Use: Maintain As Is
Recommendation: Acquisition and Disposition committee recommends
- **22 Albany Street, Albany:**
Proposed Use: Side Lot
Recommendation: Acquisition and Disposition committee recommends advancing the sale to adjacent property owner, Regina Burns.
- **22 Devlin Street, Cohoes:**
Proposed Use: Operate as Rental
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Samir Lukovic.
- **2638 SR 145, Preston Hollow:**
Proposed Use: Maintain & Future Build
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Peter Ebert.

- **92, 94 Henry Johnson Boulevard & 281 Sheridan Avenue, Albany:**
 Proposed Use: Redevelop for single family use
 Recommendation: Acquisition and Disposition committee recommends advancing the sale to David Warzek & Michael Warzek Sr.
- **282 & 284 Second Street, 2 & 4 Lexington Avenue Albany:**
 Proposed Use: Operate as a Rental
 Recommendation: Acquisition and Disposition committee recommends advancing the sale to Justin Wallace.
- **432 Elk Street, Albany:**
 Proposed Use: Operate as a Rental
 Recommendation: Acquisition and Disposition committee recommends a counter offer of 25,000 to applicant Samuel Win.
- **436 Third Street, Albany:**
 Proposed Use: Operate as a Rental
 Recommendation: Acquisition and Disposition committee recommends advancing the sale to adjacent property owner, Johanna Roman- Nazario.
- **509 Morris Street, Albany**
 Proposed Use: Operate as a Rental & Primary Residence
 Recommendation: Acquisition and Disposition committee recommends requesting a best and final offer from True Blue Properties LLC.
- **603 Clinton Avenue & 417 Sherman Street:**
 Proposed Use: Community Garden
 Recommendation: Acquisition and Disposition committee recommends advancing the sale to Eden's Rose Foundation.
- **61 Main Street, Cohoes:**
 Proposed Use: Operate as a Rental, Redevelop and Resell & Primary Residence
 Recommendation: Acquisition and Disposition committee recommends requesting a best and final offer from Pavel Sandul.
- **62 Shepard Avenue, Colonie:**
 Proposed Use: Maintain as is
 Recommendation: Acquisition and Disposition committee recommends advancing the sale to Joseph Ross.
- **68 N. Lake Avenue, Albany:**
 Proposed Use: Mixed Use
 Recommendation: Acquisition and Disposition committee recommends advancing the sale to Hector Hernandez & Gricelda Herrera.
- **72-74 Hurlbut Street, Albany:**
 Proposed Use: Playground & Garden
 Recommendation: Acquisition and Disposition committee recommends tabling this property.

- **809 & 811 Livingston Avenue, Albany:**
Proposed Use: Maintain as is
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Walker Enterprises Unlimited LLC.
- **93 Third Avenue, Albany:**
Proposed Use: Operate as a Rental
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Montgomery Family Realty LLC.
- **Beaver Dam Road, East Berne:**
Proposed Use: Maintain as is
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Vincent Perry Jr.
- **161 South Hawk Street, Albany:**
Proposed Use: Side Lot
Recommendation: Acquisition and Disposition committee recommends advancing the sale to adjacent property owner, Pedro Cedenó.
- **53 Broad Street, Albany:**
Proposed Use: Garden
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Shataya Scott.
- **91 Congress Street, Cohoes:**
Proposed Use: Maintain as is
Recommendation: Acquisition and Disposition committee recommends advancing the sale to ACC Fabrics.
- **13 South Swan Street, Albany:**
Proposed Use: Maintain as is
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Housing Visions Unlimited.

The meeting adjourned at **4:25 pm**.

Respectfully submitted,

Erica Ganns
Assistant Director of Operations