



Enforcement and Compliance Committee Meeting Minutes

A meeting of the Enforcement and Compliance Committee of the Albany County Land Bank Corporation was convened on March 15, 2023, via audioconference.

Committee attendance: Charles Touhey and Sam Wells

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 4:35 PM

Review of Minutes: The minutes from the February 15, 2023 Enforcement and Compliance meeting were reviewed and approved as presented.

Updates: Sam Wells asked about the property at 49 Park Avenue in Albany. The Executive Director said the files have been transferred to Whiteman, Osterman & Hanna LLP, and are under review by counsel.

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.

1207-1209 Broadway, Albany: Buyer is requesting a 12-month extension. A considerable amount of work has been completed but has slowed down due to the pandemic and contractor issues but appear to be back on track. Staff clarified that buyer was looking for 24-month extension on 1209 Broadway, but staff supports the 12-month extension on both properties. Committee recommends approving the request.

366 Sheridan Ave, Albany: Buyer is requesting a 12-month extension. Staff requests counsel from committee. Architectural plans were presented by buyer, but little to no physical work was completed upon staff inspection. Staff has yet to see permit applications. Committee recommends 6-month extension, contingent on buyer providing necessary permits and construction schedule for property.

2996 State Route 145, Rensselaerville: Buyer is requesting release of reverter, to remove one person on the deed and add one new person. Renovations have been completed and are cleared with the town. Staff supports this measure. Committee recommends approving the request.



511 Bradford Street, Albany: Buyer is requesting release of reverter. This property is a piece of a larger property in which the buyer has obtained additional funding for the entire property, but funding is contingent on release of reverter. For context: Land Bank only ended up with 1/3 of the entire property due to environmental issues with the remaining 2/3 of the property, but the buyer worked with the county to obtain the remaining 2/3rds of the property. Staff supports this request, as the reverter is required for the buyer to close on the loan for additional funding. Committee recommends approving the request.

604 Clinton Ave, Albany: Buyer is requesting for Land Bank to take the property back. The buyer is a first-time homebuyer, and the buyer was ultimately unable to secure financing. Buyer completed as much work as financially possible, but without funding, and buyer's support network falling through, the property has fallen into further decay. Committee recommends approving the request and would like to keep buyer's name in mind for future projects, such as 360 Sheridan.

192 Orange Street, Albany: Buyer (Habitat for Humanity) is requesting release of reverter to sell property to new homeowner. Staff supports the request. Committee recommends approving the request.

The meeting adjourned at 4:55 PM.

Respectfully submitted,

Susan Baker
Enforcement and Administrative Coordinator
Albany County Land Bank