



Acquisition and Disposition Committee Meeting Minutes

April 10, 2019

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

Board attendance: Charles Touhey, Pastor David Traynham, Sam Wells, and Jeff Collett.

Staff attendance: Adam Zaranko, Amanda Wyckoff, Irvin Ackerman, Erica Ganns, Blayne Williams and Zachary Kogut
Legal Council: Catherine Hedgeman

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

Approval of Minutes: Minutes of the March 13, 2019 Acquisition and Disposition Meeting were approved as presented.

Old Business:

Review of potential ACLB Holdings, LLC acquisitions:

The Executive Director has met with the Office of the County Executive and presented on properties that were approved by Albany County to for acquisition by the Albany County Land Bank. The properties are largely comprised of former (informal garages) and other nonresidential properties. In an abundance of caution Land Bank staff recommended requesting that the Albany County Legislature reauthorize these properties for acquisition by the Land Bank's LLC – ACLB Holdings, LLC. It was agreed that the Executive Director would request that the County authorize the following properties:

393 SHERIDAN AVENUE
88 ALEXANDER STREET
91 ALEXANDER STREET
228 ELK STREET
293 ORANGE STREET
295 ORANGE STREET
2638 SR 145
171 TROY-SCHENECTADY ROAD

The Land Bank is also working with Albany County, NYSDEC and the Comptroller's Oil Spill Fund to secure a multiparty agreement to further limit the Land Bank's potential exposure for acquiring such properties.

Land Banking Properties on Second Avenue:

The Executive Director presented the Acquisition and Disposition Committee with a map of the South End Neighborhood, specifically outlining and focusing on the properties held by ACLB. He explains that banking the properties at 34, 38, 45, 47, 50, 51 and 53 Second Ave until a development plan has been established would be more beneficial to the neighborhood than selling each property to individual owners. The Acquisition and Disposition Committee approves the banking of these properties.

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

- **1 Swartson Court, Albany:**
Proposed Use: Redevelop and Resell
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Ahmed Amer.
- **50 Second Ave, Albany:**
Proposed Use: Operate as a Rental
Recommendation: Acquisition and Disposition committee recommends banking this property in accordance with ACLB's Land Baking and Planned Development Policy.
- **267 Mount Hope Drive, Albany:**
Proposed Use: Primary Residence
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Travis Rumble.
- **77 Sherman Street, Albany:**
Proposed Use: Parking lot
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Legal Aid Society.
- **270 Third Street, Albany:**
Proposed Use: Operate as a Rental
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Albany Community Land Trust.
- **289 Third Street, Albany:**
Proposed Use: Garden
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Kirk Moore.
- **297 Ontario Street & 485 Yates Street, Albany:**
Proposed Use: Operate as Rental
Recommendation: Acquisition and Disposition committee recommends that we advance sale to Florida Santana-Johnas & Areopi Stathatos
- **309 Orange Street, Albany:**
Proposed Use: Operate as a Rental
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Chris Gardener & Randolph Rhyman.

- **310 Third Street, Albany:**
Proposed Use: Redevelop for single family use
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Albany Community Land Trust.
- **472 Second Avenue and Rear 472 Second Avenue, Albany:**
Proposed Use: Primary Residence
Recommendation: Acquisition and Disposition committee recommends tabling the sale while we can conduct legal research on the access to Rear 472 Second Ave.
- **Davis Street, Cohoes:**
Proposed Use: Redevelop and Resell & Operate as a Rental
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Robert and Debra Welcome as they are adjacent property owners.

(Committee Member, Jeff Collett, recuses himself from the below sale)

- **6 Maple Avenue, Watervliet:**
Proposed Use: Operate as a Rental
Recommendation: Acquisition and Disposition committee recommends advancing the sale to
- **22 Hammond Road, Delanson:**
Proposed Use: Operate As Is & New Construction
Recommendation: Acquisition and Disposition committee recommends
- **69 Park Ave, Cohoes:**
Proposed Use: Operate as a Rental
Recommendation: Acquisition and Disposition committee recommends
- **82 Crudo Road, Coeymans:**
Proposed Use: Primary Residence
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Benjamin Freitas. Acquisition and Disposition committee recommends Ezra O' Brien as back up buyer. Acquisition and Disposition committee recommends Amy & Kaleb Shader as third buyer.
- **101 Lancaster Street, Cohoes:**
Proposed Use: Operate as a Rental
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Michelle Lottiridge
- **328 Consaul Road, Colonie:**
Proposed Use: New Construction, Primary Residence and Open Space
Recommendation: Acquisition and Disposition committee recommends requesting best and final offers from all applicants.
- **433 Niles Road, Rensselaerville:**
Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommends advancing the sale to August Sagehorn. Acquisition and Disposition recommends Troy Hallenback as back up buyer.

- **936 Main Street, Rensselaerville:**

Proposed Use: Other

Recommendation: Acquisition and Disposition committee recommends a counter offer to Kenneth Starr Jr.

- **937 River Road, Selkirk:**

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Robin Davis and Rab Everitt Sr. Acquisition and Disposition committee recommends Anthony Geloso as backup buyer.

- **1101 Delaware Turnpike, New Scotland:**

Proposed Use: Operate as a Rental

Recommendation: Acquisition and Disposition committee recommends a counter offer to Lozier Property Management.

- **1104 6th Ave, Watervliet:**

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Daequan Woods. Acquisition and Disposition committee recommends John Berwick as back up buyer.

The meeting adjourned at **4:40 pm.**

Respectfully submitted,

Erica Ganns
Office Manager