



# ALBANY COUNTY

## LAND BANK CORPORATION

### Acquisition and Disposition Committee Meeting Minutes January 8, 2019

69 State Street, 8<sup>th</sup> floor  
Albany, New York 12207

Board attendance: Charles Touhey, Sam Wells, and Jeff Collett

Staff attendance: Adam Zaranko, Amanda Wyckoff, Erica Ganns, Charlotte O'Connor, Irvin Ackerman, and Andrea Gross

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

#### Old Business:

Property located at 77 Alexander Street was sold to applicant Joshua Palumbo on May 15, 2017. Mr. Palumbo was to rehab and utilize this property as a rental. He claims he has invested \$40K into the property, however he is unable to complete the rehab and proactively contacted the Land Bank prior to his development enforcement mortgage deadline. Applicant has identified a buyer, Dillon Nash, for the property and Mr. Nash has been vetted by ACLB. Mr. Palumbo will deed the property back to the Land Bank. Acquisition and Disposition Committee recommended that in the event Mr. Nash, or any new buyer is approved to purchase the subject property, that buyer enter into an development enforcement mortgage to ensure the building is returned to productive use. Adam to discuss with Kate Hedgeman on how to proceed.

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

- **508 Clinton Avenue:**  
Proposed Use: Open Space  
Nicholas Kelly is the adjacent property owner and would like to utilize the space for a garden.  
Recommendation: Acquisition and Disposition Committee recommends advancing the sale upon review and discussion with the City on the \$35K Demo bill.
- **51 Westerlo Street:**  
Proposed Use: Primary Residence  
Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Robyn Payne-Cox. Board suggests paying the tax balance to give her additional funds for rehab. Robert Titov was approved as back-up buyer.
- **4646 Western Turnpike:**  
Proposed Use: Open Space  
Recommendation: Acquisition and Disposition Committee recommends advancing the sale to the Town of Guilderland so they might gain access to the Reservoir.

- **Travis Hill Rd:**  
Proposed Use: Primary Residence  
Recommendation: Acquisition and Disposition committee recommends advancing the sale to Kathleen Macrillo who plans on building a 2 BR 2000 sq. ft house.
  
- **17 Ulenski Drive**  
Proposed Use: Rehab and Resell  
Recommendation: Acquisition and Disposition committee recommends that we advance sale to Earth Safe, LLC. 2<sup>nd</sup> Alternate buyer would be Capital Region Construction and 3<sup>rd</sup> Back up buyer would be Andrew Besson.
  
- **103 Main Street:**  
Proposed Use: Rental  
Recommendation: Acquisition and Disposition committee recommends that we advance sale to 7 Rays Property.

The meeting adjourned at **4:00 pm.**

Respectfully submitted,

Andrea Gross