



## Acquisition and Disposition Committee Meeting Minutes

*A public meeting of the Acquisition and Disposition Committee of the Albany County Land Bank Corporation was convened on August 10, 2022, via audioconference.*

**Committee attendance:** Charles Touhey, Sam Wells, Natisha Alexander

**Staff attendance:** Adam Zaranko (Executive Director), Amanda Wyckoff (Director of Operations), Erica Ganns (Assistant Director of Operations), Will Sikula (Planning & Projects Coordinator), Elista Gayle (Application Coordinator), Susan Baker (Enforcement and Administrative Coordinator)

**The meeting was called to order at 3:03 PM**

**Review of minutes:** The minutes of the July 13, 2022, Acquisition and Disposition Committee meeting were reviewed and approved.

**Review of pre-closing requests:** Land Bank staff presented the following pre-closing requests:

The approved applicant purchasing the lot at 31 Emmett Street in Albany has requested the lot be purchased under the terms of the “Spend a Little, Get a Lot!” program. Staff has reviewed the request and determined that the sale would be eligible under the terms of the program and recommended approving the request. The Committee supported the request.

The approved applicant purchasing the lot at 38 Ontario Street in Albany has requested the lot be purchased under the terms of the “Spend a Little, Get a Lot!” program. Staff has reviewed the request and determined that the sale would be eligible under the terms of the program and recommended approving the request with the provision that the approved buyer close within two weeks of executing the revised purchase and sale agreement due to the length of time the sale has been pending. The Committee supported the request.

**Discussion:** The Executive Director sought guidance from the Committee regarding the financial capacity portion of the Land Bank’s property purchase application and buyer eligibility requirements. Staff had been considering the challenges and opportunities related to requiring additional financial capacity for the purchase of vacant buildings, including but not limited to, requiring proof of financial capacity to pay one year of property taxes at the time of application. After discussion among the meeting participants regarding potential benefits as well as possible equity and financial impacts, it was decided to retain the current policy and continue to monitor property sales and applications to gather more data points to inform further exploration of any modifications to the requirement, if appropriate.

**Sales Summaries Review:** The following property sales were reviewed, and subsequent recommendations were set forth by the Committee as follows:

**5 Park Avenue, Albany:** Committee recommends advancing the sale of this property to Kon Go Bowen under the Lots for Less program



**6 Alexander Street, Albany:** Committee recommends advancing the sale of this property to Kon Go Bowen under the Lots for Less program

**41 Sloan Street, Albany:** Committee recommends advancing the sale of this property to Kon Go Bowen under the Lots for Less program

**30 Emmett Street, Albany:** Committee recommends tabling this property for one month to provide the applicant (Fruitasia Gause) time to provide proof of additional financial capacity

**76 and 78 Beverly Avenue, Albany:** Committee recommends advancing the sale of this property to Michael D LeFure and Anthony T LeFure

**98 Congress Street (Rear), Cohoes:** Committee recommends advancing the sale of this property to Chad Dehmler

**140 Main Street, Cohoes:** Committee recommends advancing the sale of this property to Sean Peabody under the Lots for Less program

**311 First Street, Albany:** Committee recommends advancing the sale of this property to Devon Palmer and Jama Graham

**516 Second Street, Albany:** Committee recommends advancing the sale of this property to Jama Graham

**319 Sherman Street, Albany:** Committee recommends contacting Habitat for Humanity before advancing the sale of this property as they own property proximate to the parcel

**378 Second Street, Albany:** Committee recommends advancing the sale of this property to Dawn Hewitt

**Project Updates:** The Executive Director informed the Committee that the Land Bank received multiple responses to the Ontario and West Street Request for Qualifications and that the Selection Committee — which consists of representatives from the Land Bank as well as the City of Albany and Albany County — have commenced their independent review and initial round of scoring. Sam Wells inquired about the status of the 11 new affordable homes proposed to be constructed in connection with the South End cluster redevelopment. The Executive Director responded that although the City of Albany, NYS Homes and Community Renewal and the Community Preservation Corporation have all agreed to allocate funding rising construction costs have required the project team explore minor revisions to the design. The affordable rental portion of the project has been focusing on scattered site townhouses and the Land Bank's development partners are working with the project architects to site the townhouses across the portfolio of project properties.

**The meeting adjourned 3:48 PM**

Respectfully submitted,

Susan Baker  
Enforcement and Administrative Coordinator  
Albany County Land Bank