



ALBANY COUNTY
LAND BANK CORPORATION

Acquisition and Disposition Committee

Meeting Minutes

April 14, 2020

(NOTE: meeting convened via conference call pursuant to Executive Order 202.1 of NYS in connection with COVID-19 restrictions)

Board attendance: Charles Touhey, Pastor David Traynham, Todd Curley, Samuel Wells, Natisha Alexander

Staff attendance: Adam Zaranko, Amanda Wyckoff, Erica Ganns, William Sikula

The meeting began at 10:30 AM

Review of Minutes: The minutes from the March meeting were reviewed and approved.

New Business:

The Executive Director proposed an extension to the developers for the governor's motor and that have been working very diligently on their development proposal to demolish the building and redevelop it into self-storage. The developer's approached the executive director for a fair extension of their due diligence. Thus far they have dug several test pits. Many of their municipal approvals have been postponed due to Guilderland not being open due to COVID-19. The agreement that they came to for an extension to due diligence was six months. Todd Curley asked that the clarification be made that six months is appropriate for government approvals but not for simple due diligence. If it is for simple due diligence, then a shorter time should be proposed. No action was required to be taken.

The second item of new business was an approval for Arbor Hill Development Corporation to enter a contract with the Albany County Land Bank to have a purchase option for 15 vacant lots and one vacant building in the town of Albany between First and Second Streets and Henry Johnson Boulevard and Lexington Avenue. Arbor Hill Development provided the committee with additional information regarding their proposal including the timeline of the first of three phases, the availability of funding, and more information about the development team. The Executive Director suggested that the committee approve a contract to allow Arbor Hill Development site access, which will allow them to access funding and pre-development work for six months in exchange for maintenance fees the cover the Land Bank's maintenance expenses over that time period. Todd Curley suggested that the contract include a purchase option before the six-month time period. The Committee voted unanimously to have counsel draft a purchase option agreement and submit to Arbor Hill Development.

Finally, the Executive Director gave an update on the South End Development RFQ. The Land Bank received multiple proposals and qualifications from qualified developers. All the respondents were still

interested in the project after the COVID-19 shutdown. Therefore, we will be approaching the developers for more information through electronic and virtual means.

Sales Recommendations:

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 advancing the sale to Jermaine White and Rene Gabino.

- **184 Second Street, Albany:**

Proposed Use: New Construction

Recommendation: Acquisition and Disposition committee recommends tabling the sale for further review.

- **186 First Street, Albany:**

Proposed Use: Driveway/Parking

Recommendation: Acquisition and Disposition committee recommends tabling the sale for further review.

- **19 Mt Riga Avenue, Colonie:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Robert & Theresa Welsh.

- **197 & 199 North Lake Avenue, Albany:**

Proposed Use: Operate as a rental and Maintain as is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Patrick Chiou.

- **202 15th Street, Watervliet:**

Proposed Use: Driveway/Parking

Recommendation: Acquisition and Disposition committee recommends tabling the sale for further review.

- **21 Lexington Avenue, Albany:**

Proposed Use: Operate as a rental

Recommendation: Acquisition and Disposition committee recommends tabling the sale for further review.

- **219 Spruce Street, Albany:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends tabling the sale for further review.

- **30 Simmons Lane, Menands:**

Proposed Use: Garden

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Eden's Rose Foundation.

- **311 Clinton Avenue, Albany:**

Proposed Use: Operate as a Rental

Recommendation: Acquisition and Disposition committee recommends tabling the sale for further review.

- **315 Clinton Avenue, Albany:**

Proposed Use: Operate as a Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Clare O'Connell.

- **48 Judson Street, Albany:**

Proposed Use: Operate as a Rental

Recommendation: Acquisition and Disposition committee recommends tabling the sale for further review.

- **60 Sargent Street, Cohoes:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Kenneth O'Melia

- **623 Washington Avenue, Albany**

Proposed Use: Operate as a Rental & Primary Residence

Recommendation: Acquisition and Disposition committee recommends requesting best and final offers from applicants who will utilize this property as their primary residence.

- **9 First Street, Coeymans:**

Proposed Use: Landscaping

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Coeyman's Recycling Center LLC.

- **RT 156, Knox:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Michael Moolick.

- **50 Swinton Street, Albany:**

Proposed Use: Fence

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Louis Williams.

The meeting adjourned at 12:24 pm.

Respectfully submitted,

Erica Ganns
Assistant Director of Operations
Albany County Land Bank