



# ALBANY COUNTY

## LAND BANK CORPORATION

Meeting of the Board of Directors  
August 18, 2020 | 10:00 AM  
Minutes

*(Regular meeting of the Albany County Land Bank Corporation' Board of Directors was convened in public session remotely in accordance with Executive Order 202.1 of New York State)*

**Present:** Charles Touhey (Chair), David Traynham (Vice Chair), Natisha Alexander (Treasurer), Samuel Wells (Secretary)

**Staff:** Adam Zaranko (Executive Director), Amanda Wyckoff (Director of Operations), Erica Ganns (Assistant Director of Operations), Will Sikula (Planning and Projects Coordinator)

**Counsel:** Nicole Green

**The meeting was called to order at 10:11 AM by Chair, Charles Touhey, with a quorum of Directors present.**

**1. Public Comment:**

No public comments were received.

**2. Review and Approval of July 2020 Minutes:**

Minutes of the July Board Meeting were approved as presented. The motion was approved unanimously. (D. Traynham, N. Alexander)

**3. Review of Financial Statements:**

The monthly financial statements as of 7/31/2020 were presented to the Board of Directors by the Executive Director. They were reviewed and discussed at the Finance Committee on August 12, 2020. Highlights include that the office is still operating at 50% capacity in accordance with the COVID-19 Health and Safety Plan. The Land Bank is not over capacity for being able to show buildings. Property sale income is down about 30% from previous year-to-date. The Land Bank still has over 100 pending sales as new properties are approved for sale each month. The investment in initial lot cleanups is lower than the previous year because fewer lots were acquired this year than 2019. Full Rehabs are greater this year than last year because due to the rehabilitation of 95 Elizabeth Street. Demolition costs are on pace to exceed last year and the Land Bank will likely draw down all remaining demolition grant funds this year. Stabilization expenses are approximately the same as 2019. Snow removal expenses this year to date are less than 2019.

#### **4. Adopting a Resolution to approve the sales of multiple properties:**

Property purchase offers for each property presented to the Board this month have been reviewed by the Acquisition & Disposition Committee, which convened remotely earlier in the month in connection with NYS COVID-19 Executive Orders. During discussion, the Executive Director provided an overview of the review of the properties and the recommendations provided by the Acquisition and Disposition Committee for each property sale. The presentation includes 25 properties over seven municipalities, consisting of 13 buildings and 12 vacant lots.

154 Clipp Road in the Town of New Scotland was approved for sale to Juan & Cori Rodriguez for \$31,000 with Luke and Beth Ann Billotto and Vincent and Deborah Spinosa as alternate buyers and Kacey & William Bonagura as second alternate buyers. True Blue Properties, LLC was approved for sale for the two buildings at 188 & 190 Delaware Ave and two lots at 194 & 196 Delaware Ave. 19 Bradford Street was approved for sale to Ripon Roy with Pearl Ha as alternate buyer and Larry Tune and Larry E. Tune as second alternate buyer. 21 Judson Street in the City of Albany was approved for sale to Pavel Karakalchu. 259 Livingston Ave was approved for sale to Justin Wallace to extend yard space for tenants at the adjoining property. 259 Myrtle Ave, a building put forth under ACLB's Equitable Ownership Program, was approved for sale to Aprecia Cabey pending approval of loan funds with Elita and Klajdi Frahollias as alternate buyers. 286 Rock Road in the Town of Berne was advanced for sale to Russell and Colleen DeMuth. 313 and 315 Orange Street in the City of Albany was approved for sale to Kizzy Williams and Holly Francisco for a garden. TAGA Associates was approved to purchase 336 Clinton Avenue with Albany Community Land Trust as the alternate buyer. 372 County Route 412, a building in the Town of Westerlo was approved for sale to Rebecca and Brendan Dillon with James Yienger and Christine Pepe as alternate buyers. Daniel & Theresa Keenan were approved to purchase the two-family building at 4 Sparkill Avenue in Albany, with Bashir Ullah as a first alternate and Lucho Lora as a second alternate. 48 Elizabeth Street, a vacant lot in the City of Albany was approved for sale to Iglesias Pentecostal Damasco, Inc. 510 Kenwood Ave in the Town of Bethlehem was approved for sale to Manon Robichaud to rehab and be their primary residence. Norma & Parrish Johnson, primary residents in West Hill, were approved for sale of 525, 527, and 529 Second Street. 569 Clinton Avenue in the City of Albany was approved for sale to Devon Skeine to operate as a rental. 901 12<sup>th</sup> Street in the Town of Colonie was approved for sale to Faisal Iqbal with Donald Fandl as the alternate buyer. Mr. Iqbal is required to demolish the structure within 12 months. Fish Road in Rensselaerville was approved for sale to Mr. Gadson pending proof of acquisition of the property with Melissa Lupo as alternate buyer. A Block At a Time, was approved for sale of 19 Charles Street, 20 Myrtle Ave, and 159 Eagle Street to create a neighborhood garden.

The motion was approved unanimously as presented. (N. Alexander, S. Wells)

#### **5. Executive Director Updates**

The Executive Director introduced Nicole Green, Partner at Whiteman Osterman and Hanna, who is serving as counsel for corporate and related matters.

The Executive Director reported that the Land Bank continues to implement changes to practices that have emerged from discussions with participants from the Land Bank's Underserved Communities Committee. The Committee continues to look at aspects of the Land Bank's policies to find and recommend ways to create more equitable opportunities. The Executive Director has participated in a number of conversations with local governments and financial institutions, including the Albany County

Legislatures Blight to Betterment Committee, and the Land Bank continues to lend support to efforts to increase access to capital for underserved populations and communities.

The Executive Director reported that the Land Bank and the selected development partners for the redevelopment of the South End Cluster have drafted an initial version of a Master Development Agreement (MDA) which will ultimately guide key aspects of the partnership and project. The Executive Director would like to have the MDA finalized by the September Board meeting, but it will depend on the ability for the two parties to agree on the final terms within the MDA. Recently the Land Bank attended a South End Neighborhood Association to provide an update on the project and to gather community feedback.

Chairman Touhey reiterated that the Land Bank's Underserved Communities Committee is a true working committee and that everyone will continue to hear about the progress.

Samuel Wells asked if there was any update from the County Legislature regarding the two Board vacancy appointments the Land Bank sent to the County for consideration. The Executive Director reported that there has been no update. Pastor David Traynham asked that the Executive Director if he knew what the holdup was, and the Executive Director reported that he wasn't sure and would follow up. The Executive Director is working with Nicole to move things forward.

The meeting was adjourned at 10:43am. (S. Wells/N.Alexander)

**Next Meeting:**

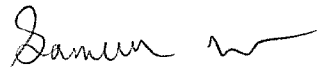
September 15, 2020

Location and Time: TBD

Respectfully submitted,  
William J. Sikula IV  
Planning and Projects Coordinator

Albany County Land Bank Corporation

Attested:



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Secretary