



ALBANY COUNTY
LAND BANK CORPORATION

MEETING OF THE BOARD OF DIRECTORS

MARCH 19, 2019 | 5:30 PM

MINUTES

200 HENRY JOHNSON BLVD; 2ND FLOOR COMMUNITY ROOM

Present: Jeffery Collett, Chris Spencer, Charles Touhey, Todd Curley, Natisha Alexander

Staff: Adam Zaranko, Amanda Wyckoff, Irvin Ackerman, Erica Ganns, Zachary Kogut

Counsel: Catherine Hedgeman

The meeting was called to order at 5:35 pm by Chair, Charles Touhey, with a quorum of Directors present.

- 1. Public Comment:** Tom McPheeters from the Mansion Neighborhood Association spoke regarding the importance of alignment between the multiple governmental and other entities involved in the demolition of blighted buildings throughout the City of Albany, including the South End Neighborhood. Mr. McPheeters noted the recent demolition of privately-owned vacant properties that were demolished by the City of Albany due to negligence on Eagle Street across from the Executive Mansion as an example of why a more coherent approach to demolition and coordination thereof is needed.
- 2. Approval of Minutes:** Minutes of the February 18, 2019 Board of Directors Meeting were approved as presented. (T. Curley/J Collett).
- 3. Financial Statements:** The monthly financial statements were reviewed and approved by the Finance Committee and provided to the Board. The Land Bank is awaiting its first disbursement of grant funds from Enterprise Community Partners and anticipates that it will arrive in April. The Land Bank's Executive Director is working with the New York Land Bank Association to support efforts for state funding in the upcoming State Budget. Although the Executive Budget did not contain funding for land banks, the NYS Assembly supports appropriating funds for land banks in NYS. The state budget is expected to be finalized by early April.
- 4. Adopting a Resolution to Approve the Sales of Multiple Properties:** Sales summaries include details for each property and have been reviewed by Land Bank staff as well as the Acquisition & Disposition Committee. During discussion, the Executive Director provided an overview of the application review and approval process. 10 Hall Place was recommended for sale to the Mizan Ayers who will utilize the property as her primary residence. 34 Stephen Street is recommended for sale to Shawn Douglas who will utilize the property as a two-family rental. 69 Second Street was recommended for sale to TJS & KS LLC, the owners will utilize the property as a rental. 94 Clinton Street was recommended for sale to Empire City Lots who plans to transform the lot to a community garden. 193 Livingston Avenue was recommended

for sale to Robert Field as he is the adjacent property owner. 391 Third Street was recommended for sale to Patrick Chiou. 641 Broadway was recommended for sale to Alberto Aviles with Munir Mudassar as the alternate. 158 Camp Medusa was recommended for sale to Daryll Kniffen. 3120 & 3140 Troy-Schenectady Road was recommended for sale to Vly Pointe Condominiums. (J. Collett/N. Alexander).

5. **Adopting a Resolution authorizing the acquisition of 490 Elk Street, Albany, NY 12206:** 490 Elk Street is a vacant lot located in the West Hill neighborhood of Albany, NY. The lot was foreclosed upon by a bank is made available to the Land Bank by the National Community Stabilization Trust. The lot is located within a Land Bank Focus Neighborhood, is being offered to the Land Bank for \$1.00 and is proximate to other Land Bank owned properties. The Acquisition and Disposition Committee recommended advancing the property acquisition. (C. Spencer/T.Curley).
6. **Adopting a Resolution to enter into an Option to Purchase and Maintenance Agreement with Habitat for Humanity for 243, 288, 290, and 292 Orange Street, Albany, NY:** Habitat for Humanity Capital District is developing several Land Bank owned vacant lots on Orange Street into single family homes in accordance with a co-development agreement approved by the Board in May 2017. Habitat for Humanity is seeking grant funds from New York State and requires an option to purchase the properties in order to secure the grant funds. In connection with the option to purchase, Habitat has agreed to preform maintenance on the lots until they close on the properties. Acquisition and Disposition Committee recommended advancing the option to purchase and maintenance agreements. (J. Collett/N. Alexander)
7. **Governance Update:** The Board Chair reminded Board Members that there is a vacancy on the Board of Directors and to forward any resumes from interested candidate to the Executive Director who is helping to organize meetings with the Board and candidates. The Executive Director reminded all Board members to take the Oath of Office at the County Clerk’s Office.
8. **New Business:** None
9. **Executive Director Updates:** The Land Bank staff expects to put in an acquisition request of nearly 100 properties from the 2012 City of Albany tax foreclosure list in April. Once this round of properties has been transferred from the County to the Land Bank, the Land Bank will be will be caught up on the County authorized property lists. The Executive Director noted that the Land Bank is expected to make its 1,000th property acquisition this year and close on over 400 property sales since being established in 2014 – making the Albany County Land Bank one of the largest and most active land banks in New York State.

Adjournment

The meeting adjourned at 6:25 pm.

Respectfully submitted,

Erica Ganns
Office Manager
Albany County Land Bank Corporation

Attested:

Secretary