



ALBANY COUNTY
LAND BANK CORPORATION

MEETING OF THE BOARD OF DIRECTORS

MAY 21, 2019 | 5:30 PM

MINUTES

200 HENRY JOHNSON BLVD; 2ND FLOOR COMMUNITY ROOM

Present: Jeffery Collett, Philip Calderone , Charles Touhey, Todd Curley, Pastor David Traynham

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

Counsel: Catherine Hedgeman

The meeting was called to order at 5:33 pm by Chair, Charles Touhey, with a quorum of Directors present.

- 1. Approval of Minutes:** Minutes of the April 16, 2019 Board of Directors Meeting were approved as presented. (T. Curley/J Collett).
- 2. Financial Statements:** The monthly financial statements were reviewed and approved by the Finance Committee and provided to the Board.
- 3.** Adopting a Resolution to approve the revised public authority budget and finance place: The Executive Director presents a revision to the ACLB budget, in connection to the change of the fiscal year.
- 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. The presentation includes 16 properties over 5 municipalities, consisting of 10 parcels of vacant land and 6 buildings. 328 Consaul Road in Colonie was recommended for sale to the Capital District Celtic Cultural Association who will utilize the property as recreational fields with Mr Tong Zhang Chang as the alternate buyer. 192 and 198 Elk Street are two vacant lots in the City of Albany were recommended for sale to Lance Rider, who owns multiple parcels on this block. 1219 7th Ave, a residential building in the City of Watervliet was recommended for sale to Robert Irwin, who is proposing to rehab and resell the property. The new purchasers will need to be approved through the Albany County Land Bank Application Process. 369 First Street was recommended for sale to Dileep Rathore who owns the adjacent property and plans to rehabilitate the properties together. 316 Sheridan is a small residential building in the Sheridan Hollow neighborhood, this property is recommended for sale to Vernez Wilson who will occupy the property as her primary residence. 217 Livingston is a vacant lot in the City of Albany, recommended for sale to adjacent property owner Daise Melton. 48 Swinton Street was a structure that has since been demolished using Attorney General Grant Funds. The vacant lot is recommended for sale to Evelyn Fields, who owns the adjacent property, also purchased from the ACLB. 424R

Columbia Street is a land locked parcel in the City of Cohoes, the sale is recommended to Mr. & Mrs. Marra who would access the property through their parents bordering property. 5 Avenue A is a vacant lot in the city of lot, recommend to advance the sale to Robert Norton who owns the adjacent property. 500 13th Street, a small former convenience store in the City of Watervliet is recommended for sale to Jason LeBretch. 472 Second & 474 Rear Second Avenue is recommended for sale to George Ts. . 77 Karner Road is a small strip of vacant land in the Town of Colonie, recommended for sale to Momrow Associates, who is the adjacent property owner. , (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 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 6:13 pm.

Respectfully submitted,

Erica Ganns

Attested:



Secretary