



ALBANY COUNTY
LAND BANK CORPORATION

MEETING OF THE BOARD OF DIRECTORS

DECEMBER 18, 2018 | 5:30 PM

MINUTES

200 HENRY JOHNSON BLVD; 2ND FLOOR COMMUNITY ROOM

Present: Samuel Wells, Chris Spencer, Jeffery Collett, Pastor David Traynham, Charles Touhey, Todd Curley, Natisha Alexander

Staff: Adam Zaranko, Amanda Wyckoff, Irvin Ackerman, Charlotte O'Connor

Counsel: Catherine Hedgeman

The meeting was called to order at 5:30 pm by Chair, Charles Touhey, with a quorum of Directors present.

1. **Public Comment:** None
2. **Approval of Minutes:** Minutes of the November 27, 2018 Board of Directors Meeting were approved as presented. (T. Curley/C. Spencer)
3. **Financial Statements:** The monthly financial statements as of 11/30/2018 were reviewed and approved by the Finance Committee and provided to the Board. The Attorney General's Community Reinvestment Initiative grant should be available in beginning in January. The last Neighbors for Neighborhoods fund request was submitted, and funds will be used for the rehab of 95 Elizabeth Street in the South End as well as several demolitions of blighted buildings throughout the City of Albany. The Land Bank is scheduled to receive a \$250,000 operating check from Albany County later in the week. Another \$250,000 has been allocated for the 2019 Albany County budget. NYS Land Banks are still under consideration for funding through the state budget. The Exempt Upon Acquisition bill has been sent to the Governor's office for signature. The Governor will have until December 29, 2018 to veto or sign the bill. Pastor Traynham asked to clarify the difference between "property sale receivable" and "property sale income" on the financial statements. The Land Bank records all checks received from applicants and holds them in escrow until a sale is authorized. The funds are returned to the applicant if they are not selected to purchase the property.
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 sub-committee. During discussion, the Executive Director explained the review and approval process as well as the various resources like the Community Roundtable meetings to attendees. The Executive Director noted that there were 7 vacant lots and 5 buildings on the agenda for the Board's approval. The sale at County Route 352 is to the previous owner who will be responsible for paying all back taxes, interest, penalties and a fee to the Land Bank. The sale at 1619 5th Avenue is contingent upon the applicant meeting with

the City of Watervliet prior to closing. Pastor Traynham commended the applicant for 341 Sherman Street and the Land Bank staff for staying with the Land Bank through multiple sales cycles to find a property suited for their needs. A motion to approve the sales of multiple properties passed unanimously (J. Collett/ T. Curley).

5. **Adopting a Resolution to Enter into a Contract for Demolition and Abatement Services with Ditunno & Sons, LLC.:** The contract for Demolition and Abatement Services is for three dilapidated buildings located in the City of Albany. 48 Swinton Street, 281 Sheridan Avenue, and 174 Livingston Avenue will be demolished with asbestos in place, contingent upon approvals from the Planning Board later in December. The motion was approved unanimously (T. Curley, N. Alexander).
6. **Adopting a Resolution to Enter into a Contract for Demolition and Abatement Services with WPNT Construction, LLC.:** The contract for Demolition and Abatement Services is for one dilapidated building located in the City of Albany. 320 Second Street will be demolished with asbestos in place. The motion was approved unanimously (C. Spencer, T. Curley).
7. **Adopting a Resolution to Enter into a Contract for Demolition and Abatement Services with Cristo Demolition:** The contract for Demolition and Abatement Services is for two dilapidated buildings located in the City of Albany. 57 Libel Street and 446 Elk Street will be demolished with asbestos in place. The motion was approved unanimously (T. Curley, J. Collett).
8. **Governance Update:** Members of public authorities (board members) must take an oath of office and attest to be an officer of the Albany County Land Bank. The Land Bank is nearing 75 demolitions and will celebrate the milestone when it is reached. Pastor Traynham asked what typically happens to vacant land that is left after a demolition. Amanda Wyckoff noted that often, a neighbor will apply to purchase the vacant lot for personal use post demolition. Pastor Traynham encouraged the Land Bank to include stories from purchasers of properties that were previously demolished and focus on that positive outcome.
9. **New Business:** Charlotte O'Connor presented on a pilot program called Green to Own. The Albany Community Development Agency has funds earmarked for a pilot microgrant program with the Land Bank and Albany Community Land Trust. Grants of up to \$1,000 will be awarded to qualifying participants who live on the same block face as the vacant lot and are proposing to improve the lot. A scope of work must be provided to justify the amount of funding an applicant is asking for. A contract to purchase will be included in the application and participants will purchase the lot at the end of the program term—reduced closing costs will be offered in support of the program. The Albany Community Land Trust will administer the grant funds and ensure that participants are good stewards of the property and have improved upon the vacant land. The goal is to launch the program in March 2019 after all appropriate approvals and documents are in place. Pastor Traynham mentioned a series of properties in the South End neighborhood commonly referred to as Rainbow Park and if there were any prospective buyers. Adam Zaranko noted that there may be a pathway forward for Rainbow Park. There is a new Executive Director of the South End nonprofit AVillage, Jahkeen Hoke and there could be room for collaboration.
10. **Executive Director Updates:** Happy Holidays! The New York Land Bank Association conference will be hosted in the spring—location and dates are still being determined. There will be a separate advocacy day in Albany for members of the NYLBA to speak with their

elected officials. The Land Bank's recent hires at the front desk and in the field have been doing great work and have helped increase the team's capacity.

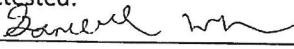
Adjournment

The meeting adjourned at 6:10 pm.

Respectfully submitted,

Charlotte O'Connor
Neighborhood Planning & Program Coordinator
Albany County Land Bank Corporation

Attested:



Secretary