



BOARD OF DIRECTORS MEETING MINUTES

DECEMBER 20, 2016 | 5:30 PM

200 HENRY JOHNSON BLVD, 2ND FLOOR COMMUNITY ROOM, ALBANY, NY 12210

Present: Charles Touhey, Pamela Harper, Ralph Pascale, Sam Wells, David Traynham, Chris Spencer, Todd Curley

Staff: Adam Zaranko, Irvin Ackerman, Christina Wiley

Counsel: Catherine Hedgeman

The meeting was called to order at 5:34pm by Chair Charles Touhey, with a quorum of Directors present.

1. Public Comment

- **Vince Perry** Happy to that the City of Albany was responsive and is replacing the collapsed sewer pipes on Bleecker Place.

2. Approval of Minutes: Minutes of the November Board Meeting were approved as presented (C.Spencer/S.Wells).

3. Financial Statements

The financial statements were reviewed by the Finance Committee and are presented to the Board: There are no material changes to the financials; the request for an extension to the Attorney General grant has been approved. The remainder of funding is to be spent down in 2017.

4. Adopting a Resolution to Approve the Sales of Multiple Properties

Discussion:

- 124 Clinton Street: a side lot application was received to purchase the property to extend the yard of the applicant's rental property where his daughter resides. CAC and A&D recommend approval of the proposed use of the property.
- 184 3rd Street, Albany: one application was received to purchase this vacant lot. The applicant proposes to do landscaping in the front of the lot (street side) and store business equipment in the rear, including vehicles. The applicant has been advised to check with the City's planning/zoning department for permissible use of the property. CAC and A&D recommend approval of the proposed use of the property.
- 1214 8th Avenue, Watervliet: two side-lot applications were received from each adjacent neighbor. If the applicants are amenable, the A&D committee recommends having the neighbors apply together and subdivide after closing. Per the side-lot policy, the owner whose primary residence is the adjacent property is given priority over an investment property owner.

A motion to approve the sales of multiple properties passed unanimously (S. Wells/R. Pascale).

5. Governance Committee Update Pamela Harper, Chair

The following individuals have resigned from the Board: Ralph Pascale, Corey Ellis, and Michael Jacobson. The Chair recognized the commitment of these Board Members who served with sincerity and mutual respect, and complimented the Land Bank's efforts to return vacant and abandoned properties to productive use in a responsible manner. Board members are asked to submit recommendations of candidates for Board positions to the Executive Director who will forward them to the Governance Committee.

6. Executive Director Updates:

- Introductions of the AmeriCorps Service Members who started with the Land Bank on December 1st and were sworn into service last week at the conclusion of their orientation by the Mayor of Syracuse. All three positions are 10-month, full-time assignments and are comprised of: a Community Outreach Coordinator, a Housing Services Counselor and a Neighborhood Planning Coordinator. The Board gave a warm welcome to Sylvia Hahn Berman, Virginia Rawlins and Charlotte O'Connor.
- As the Breathing Lights art project concludes, the awareness of vacant buildings has increased which will likely translate to an increase in number of applications per property and hopefully an increase in home ownership.
- A recap of 2016 efforts and accomplishments of Land Bank staff and Board support
 - Extension of Attorney General funding into 2017
 - Albany County funding received in 2016 of \$500,000 and 2017 commitment of \$250,000
 - Property sales are increasing and the Land Bank is operating at less of a loss
 - By the numbers: held 12 Board of Director's meetings; 12 Community Advisory Committee meetings; over 100 meetings with community residents, neighborhood associations, nonprofit organizations, residents, state and local agencies, advocates and elected officials, including leadership from nearly all 18 municipalities in Albany County – consider all to be partners in the venture of fighting blight
 - Secured new office space to accommodate service workers and growing staff that includes an in-house, full-time real estate sales associate, all needed to continue to successfully strategically plan, improve, market and sell vacant & abandoned buildings throughout Albany County
 - 2016 Acquisitions of 186 buildings and lots pushes the number of Land Bank properties owned to over 300
 - 65 property improvements were improved through grant funds received
 - Incentivized \$1.5 million of private investment into properties
 - 30 closed sales
- Goals for 2017
 - Be facilitators of Economic Development in the Land Bank's focus neighborhoods and throughout Albany County
 - Increase focus on strategic opportunities for land banking and development opportunities when viable
 - Develop more partnerships
 - Exceed 600 property acquisitions from Albany County
 - Dispose of over 100 Land Bank properties
 - Participate/conduct community workshops for an open dialogue with neighbors/neighborhoods
 - Finish rehabilitation projects with Habitat for Humanity

7. Adjournment

The meeting adjourned at 6:25pm and went into Executive Session.

NEXT MEETING:

January 17, 2017 at 5:30 pm
200 Henry Johnson Boulevard, Albany, NY
Second Floor Community Room

Respectfully submitted,
Christina Wiley
Executive Assistant, Albany County Land Bank Corporation
Attested:

Ralph Pascale, Secretary

MINUTES APPROVED, SIGNATURE PENDING