



Enforcement and Compliance Committee Meeting Minutes

A public meeting of the Enforcement and Compliance Committee of the Albany County Land Bank Corporation was convened on September 8, 2021 via audioconference in accordance with New York State law

Committee attendance: Charles Touhey, Samuel Wells, Natisha Alexander

Staff attendance: Adam Zaranko (Executive Director) Amanda Wyckoff (Director of Operations), Erica Ganns (Assistant Director of Operations), Will Sikula (Planning & Projects Coordinator), Elista Gayle (Applications Coordinator)

The meeting began at 4:57 PM

Review of August 2021 Minutes: The minutes from the August 2021 meeting were reviewed and approved as drafted.

Enforcement Actions

The following enforcement actions were reviewed, and following Committee recommendations were set forth:

171 Third Street, Albany Request: Extend enforcement for 1 year due to pandemic lack of contractors and funds.

The Enforcement and Compliance Committee recommended giving the buyer 30 days to become back in compliance with the enforcement mortgage or will ask for a deed in lieu of foreclosure so the Land Bank can recover the property.

15 Albany Street, Albany Request: Extend enforcement for 1 year due to pandemic slowing renovations. The Enforcement and Compliance Committee recommended extending the buyers enforcement for one year.

55 Emmet Street, Albany Request: Extend enforcement for 1 year due to pandemic slowing renovations. The Enforcement and Compliance Committee recommended extending the buyers enforcement for one year.

13 Maple Lane, Cohoes Request: Release of 5-year reverter to refinance with a banking institution. The Enforcement and Compliance committee recommended releasing the five-year reverter to refinance with a banking institution.

351 Clinton Avenue, Albany Request: Subordination of enforcement for bank loan. The Enforcement and Compliance Committee recommended subordinating the enforcement but not releasing it as the project has shown very little progress since it was sold in January 2019.

9 and 13 South Swan Streets, Albany Request: Request a release of the 5 year no flip clause to sell to Habitat for Humanity. Enforcement and Compliance committee recommended releasing the 5 year no flip clause.

510 Kenwood Avenue, Bethlehem Request: Request an extension for enforcement for 1 year. Enforcement and compliance committee recommended extending the enforcement mortgage for 510 Kenwood for 1 year citing progress on the rehab.



522 First Street, Albany Request: Release of 5 year no flip to merge parcel with home.

Enforcement and Compliance committee recommended releasing the 5 year no flip clause so that the buyer could merge the lot with his home.

New Business:

A public comment written by to the Land Bank was read to the committee from the buyer of 543 Clinton Avenue. The applicant asked the committee to reconsider allowing the buyer to sell the property without completing the rehab of the property so they could recoup their costs that went into the building. The committee denied the request to resell the property and recommended connecting the buyer with Home HeadQuarters and providing the buyer with a local contractor list to facilitate the buyer rehabbing the property. If the buyer does not demonstrate satisfactory progress in securing funding and engaging contractors within 60 days, the Land Bank will continue to proceed with reclaiming the property pursuant to the redevelopment agreement.

The meeting adjourned at 5:23 pm.

Respectfully submitted,
Will Sikula
Planning & Projects Coordinator
Albany County Land Bank