



ALBANY COUNTY  
LAND BANK CORPORATION

## Acquisition and Disposition Committee

### Meeting Minutes

February 10, 2021

**(NOTE: meeting convened via conference call pursuant to Executive Order 202.1 of NYS in connection with COVID-19 restrictions)**

**Committee attendance:** Charles Touhey, Sam Wells, Natisha Alexander

**Staff attendance:** Adam Zaranko, Amanda Wyckoff, Erica Ganns, William Sikula, Elista Gayle

**The meeting began at 3:10 PM**

#### Review of Minutes:

The minutes from the December 2020 and January 2021 Acquisition and Disposition Committee meeting were reviewed and approved as presented.

#### **Request for proposals to purchase and redevelop 130 Ontario Street, 135 Ontario Street, 134 West Street and 154 West Street, Albany, New York:**

Land Bank staff has been working with Real Estate Development Counsel Brian Lawlor to draft an RFP for the two buildings and two vacant lots on Ontario Street and West Streets. The goal of the request for proposal is to find a qualified developer who will transform these parcels into a community asset. There will be points awarded through this RFP for developers who provide affordable housing as well as contract with M/WBE's. Other important evaluation criteria of the RFP are experience with similar projects, financial capacity, and economic benefit. This is the second of three cluster development projects that the Land Bank is working on. The first cluster redevelopment project is the South End Redevelopment Project of which the Land Bank recently approved a Master Development Agreement. This is a different project as we would be less involved after we choose a responsible developer for the project.

Charles Touhey asked whether people could submit a proposal for some of the properties or all of them. Sam Wells asked if proposals must meet all development goals or if they are general guidelines. The Executive Director explained that this RFP should cast a net as wide as possible to get the best proposal possible. The next step is to discuss next steps with full Board of Directors and begin reaching out to community stakeholders including neighborhood associations and elected officials.

#### **325, 329, 331 South Pearl Street & 56, 60, 62, and 64 Broad Street, Albany, NY:**

Land Bank staff previously met with Real Estate Development Counsel Brian Lawlor to discuss how seven lots on South Pearl and Broad Street these sites could be activated for use to the community while keeping control of the lots so that new construction could happen in the next couple of years. The committee requested additional information and to discuss it in more detail at a later meeting.

## **Sales Summaries Review:**

The following property sales were reviewed, and the recommendations of the Committee were set forth and to the full Board of Directors as follows (S. Wells, C. Touhey):

### **169 Second St, Albany:**

Recommended Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommends tabling the sale of this property for applicant to secure funding.

### **184 Third St, Albany:**

Proposed Use: Garden

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Aleesha Fiddemon and Julian Ford.

### **2638 SR 145, Rensselaerville:**

Recommendation: Acquisition and Disposition committee recommends advancing this sale pending a best and final offer from Douglas Angona and DanCountry LLC.

### **38 Morton Ave, Albany:**

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommends tabling the sale of the property until applicants can secure funding

### **417 First St, Albany:**

Proposed Use: Maintain As Is

Recommendation: Acquisition and Disposition committee recommends tabling this sale until applicant is eligible under Land Bank purchaser guidelines.

### **52 Albany St, Albany**

**Proposed Use: Primary Residence**

Recommendation: The Acquisition/Disposition Committee recommends tabling the sale of the property until applicants secure financing.

### **529 Clinton Ave, Albany:**

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition Committee recommends advancing the sale of this property to Patrick Chiou pending a counter offer for full price.

### **598 & 600 Third St, Albany:**

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition Committee advancing the sale of this property to Jermaine White and Alan Hughes.

**604 Clinton Ave, Albany:**

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition Committee recommends tabling the sale until the applicant can secure funding.

**8-10 Bleecker St, Green Island:**

Recommendation: Acquisition and Disposition Committee recommends advancing the sale pending a best and final offer from Robert Boudreau and Kirk J. Avery.

**Bullock Rd, New Scotland:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition Committee recommends tabling the sale of this property for further review.

**Gedney Hill Rd, Coeymans:**

Proposed Use: Maintain as Is

Recommendation: Acquisition and Disposition Committee recommends advancing the sale of this property to Dominic and Shana Ruggeri.

**1297 Broadway, Watervliet:**

Proposed Use: Commercial Use

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Brys Gem, LLC with CCNY Fund LLC as the first alternate buyer.

**158 Second Street & 62 Lark Street, Albany:**

Proposed Use: Garden

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Tamara Kitt.

**233 & 234 Colonie Street Albany:**

Proposed Use: Outdoor Recreation Space

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Shawn Henry.

**The meeting adjourned at 4:19 pm.**

Respectfully submitted,

Will Sikula

Planning and Projects Coordinator

Albany County Land Bank