



## Enforcement and Compliance Committee Meeting Minutes

A meeting of the Enforcement and Compliance Committee of the Albany County Land Bank Corporation was convened on January 10, 2024, via audioconference.

**Committee attendance:** Charles Touhey, Sam Wells, Joseph Seman-Graves

**Staff attendance:** Adam Zaranko (Executive Director), Amanda Wyckoff (Director of Operations), Erica Ganns (Assistant Director of Operations), Elista Gayle (Applications Coordinator), Susan Baker (Enforcement and Administrative Coordinator), Will Sikula (Planning and Projects Manager)

The meeting was called to order at 3:32 PM.

**Review of Minutes:** The minutes from the December 13, 2023, Enforcement and Compliance meeting were reviewed and approved as presented.

**Review of Enforcement and Compliance Actions:** The Director of Operations presented the following requests.

**Buyer Requests:** The following requests were submitted to the Land Bank for review.

**58A Arcadia Court, Colonie:** The buyers requested to sell this property, and the Land Bank staff has vetted the new buyers. The Committee recommends approving this request.

**340 Saratoga Street, Cohoes:** The buyer requests an extension until July 2024. Staff supports this request. The Committee recommends approving this request.

**41 Quail St, Albany:** The buyer requests an extension until July 2024. Staff supports this request. The Committee recommends approving this request.

Staff Requests:

**990 Thatcher Park Road, East Berne:** The Staff is looking for guidance, as the staff needs proof from the buyer that the Town has approved the structure that the buyer built. The buyer claims that the Town has not responded to their inquiries. After the Director of Operations reached out to the Town, the Town responded by saying the buyer built the structure with no permits, and as the current structure doesn't meet the code, the buyer cannot reside in that structure, and they need to vacate the property. Code enforcement hasn't responded to any further inquiries from the Director of Operations. The Committee recommended having Land Bank counsel reach out to the Town to get copies of any correspondence between the buyer and the Town.

**157 Homestead Avenue, Albany:** The staff is looking for guidance, as the buyer still needs to pay taxes, and work still needs to be completed on the property. A potential buyer for the property has tried to reach out to the current owner, but the current owner hasn't responded to the potential buyer and has reached out to the Land Bank for further guidance. The buyer hasn't responded to any staff correspondence. The Committee recommended having Land Bank counsel send a foreclosure notice to the buyer.