



ALBANY COUNTY
LAND BANK CORPORATION

Acquisition and Disposition Committee

Meeting Minutes

July 15, 2020

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

Board attendance: Charles Touhey, Samuel Wells

Staff attendance: Adam Zaranko, Amanda Wyckoff, Erica Ganns, William Sikula, Susan Baker

The meeting began at 2:40 PM

Review of Minutes: The minutes from the June meeting were reviewed and approved.

Updates

Request for sales price adjustment for Governor's Motor Inn

Per the Committee decision the Executive Director went back to the development team for the project that ACLB would not accept a lower offer price based on new findings on the site.

Notice of Award for the South End Development Cluster RFQ

There was a recent meeting with the development team for the South End Redevelopment Project. The Land Bank will be working on a lot of predevelopment items with the team and will begin developing a Master Development Agreement.

Sales Recommendations:

The following sales were reviewed, and following Committee recommendations set forth:

1082 County Route 411, Westerlo:

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Nancy and James Malphrus with David Sutton as the alternate buyer and Matthew Weidman as the second alternate buyer.

7,9,11 and Sligo Street, Albany:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Paul Mendel with JAR Development as the alternate buyer.

1207 Broadway, Albany:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Paul Mendel with JAR Development as the alternate buyer.

1209 Broadway, Albany:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Paul Mendel with JAR Development as the alternate buyer.

1212 4th Ave, Watervliet:

Proposed Use: Side Lot

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Manlio Carrasco Rodriguez with Anthony Emanation as the alternate buyer.

1366 Central Ave, Colonie:

Proposed Use: Demolition

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Mitchell Marcus pending a counter-offer.

137,139,141,143 Third Ave, Albany

Recommendation: The Acquisition/Disposition Committee recommends that these properties be banked for future development in the instance that additional sites are needed for the redevelopment of the South End Cluster.

144 Fourth Ave, Albany:

Proposed Use: Operate As Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Sunsierra Atkinson with Fair Ride LLC as the alternate buyer.

151 Consaul Rd, Albany:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Frank Poleto with James Zhang dba Sparks Innovations LLC as the first alternate buyer and Sarah Dempsey as the second alternate buyer.

186 First St, Albany:

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Debbie Brown & Charmaine McInnis pending the demolition of the structure.

198 Normanskill Rd, Albany:

Proposed Use: Maintain As-Is

Recommendation: Acquisition and Disposition committee advancing the sale to DanCountry LLC pending a counter offer.

219 Spruce Street, Albany:

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee advancing the sale to Christina Reyes with Mary Kittle as the alternate buyer.

255 First Street, Albany:

Recommendation: Acquisition and Disposition committee recommends tabling the sale of this property until a later date.

29 Normanside Dr, Albany:

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends advancing the sale of this property pending an offer to purchase the adjacent properties or 23 Normanside Dr.

3048 SR 145, Rensselaerville:

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommends advancing the sale pending a best and final offer to two applicants.

405 Sand Creek Rd, Albany:

Recommendation: Acquisition and Disposition committee recommends tabling the sale of this property.

43 Lark Street, Albany:

Recommendation: Acquisition and Disposition committee recommends tabling this property and asking the City of Albany if they are interested in this property and the adjacent property.

48 Bassett St, Albany:

Proposed Use: Operate As Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Pedro Cedeno with First Hand Aid as the alternate buyer.

511 Bradford St, Albany:

Proposed Use: Maintain As Is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Tim Stuto.

56 Quail St, Albany:

Proposed Use: Garden

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Eden's Rose Foundation.

66 Fonda Rd, Albany:

Proposed Use: Redevelop and Resell

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Jay Jiang and Eric Chen with Justin Luzunas as the first alternate buyer and James Zhang dba Sparks Innovation LLC as the second alternative buyer.

61, 63, 69 Clinton Street, Albany:

Proposed Use: Garden

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Theresa Rodriguez.

71 Morris Rd, Colonie:

Proposed Use: Operate As Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale pending a best and final offer from the two applicants.

Monroe Ave (3 Lots), Bethlehem:

Proposed Use: Maintain As-Is

Recommendation: Acquisition and Disposition committee recommends advancing the sale pending a best and final offer from the two applicants.

The meeting adjourned at 4:15 pm.

Respectfully submitted,

Will Sikula

Planning and Projects Coordinator

Albany County Land Bank