



ALBANY COUNTY
LAND BANK CORPORATION

Meeting of the Board of Directors
July 16, 2022 | 5:30 PM
Meeting Minutes

A public meeting of the Board of Directors of the Albany County Land Bank Corporation was convened on July 19, 2022, via audioconference in accordance with New York State law.

Present: Charles Touhey (Chair), Natisha Alexander (Treasurer), Sam Wells (Secretary), Mark Bobb-Semple, Anthony Capece, Juanita Nabors, David Rowley

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

Counsel: Nicole Green

The meeting of the public body was called to order at 5:33 PM by Chair, Charles Touhey. A quorum of Directors was present.

1. Public Comment: There were no public comments received by the submission deadline.

2. Review and Approval of Prior Meeting Minutes: Minutes of the June 14, 2022, Board of Directors Meeting were presented. A motion to adopt the minutes as presented was approved unanimously. (D. Rowley, N. Alexander)

3. Review of Financial Statements: The Executive Director informed the Board that the NYS Department of Homes & Community Renewal had published its first round of funding for New York State land banks. Under the funding guidelines the Albany County Land Bank is eligible for up to \$200,000 in funding per year for 3 years to support operations. It is anticipated that the second round of funding will include funding for capital expenses. The Executive Director presented an overview of the financial reports as of June 30, 2022. The reports were reviewed by the Finance Committee, which convened earlier this month. Board Member, David Rowley asked when the land bank expected to receive additional properties from Albany County. The Executive Director responded that it was subject to Albany County's tax-foreclosure process and at this time that the County will make properties available for acquisition towards the end of this year or early next year.

4. Adopting a Resolution to approve the sales of multiple properties (Resolution 25 of 2022)

The Executive Director presented a Resolution to approve the sale of multiple properties. Property purchase offers for this property sale presented to the Board of Directors this month have been reviewed and recommended to advance by the Acquisition & Disposition Committee, which convened earlier this month. During the discussion, the Executive Director recommended property dispositions based on recommendations provided by the Acquisition & Disposition Committee and staff review of the property purchase applications. This presentation includes six vacant lots in the City of Albany and one vacant lot in the Town of New Scotland.

- 18 Bohl Place, one residential vacant lot in the City of Albany, was approved for sale to Graceland Cemetery
- 71 Second Avenue, one residential vacant lot in the city of Albany, was approved for sale to Ana Miquelina Fabian under the Spend a Little, Get a LOT! Program



- 128 Kenosha Street, one residential vacant lot in the City of Albany, was approved for sale to Akosua Yeboah under the Lots for Less program
- 147 & 149 Lark Street, two residential vacant lots in the City of Albany, were approved for sale to Caitlin Waggoner and Nan Xia under the Lots for Less program
- 319 Sheridan Avenue, one residential vacant lot in the City of Albany, was approved for sale to Lawrence Kot under the Lots for Less program
- State Farm Road, one vacant residential lot in the Town of New Scotland, was approved for sale to John K Layaou Jr.

The motion was approved unanimously as presented. (N. Alexander, M. Bobb-Semple)

5. Underserved Communities Updates; The Executive Director reported the land bank has received multiple responses to the Request for Proposals to construct a small footprint infill home on a vacant lot owned by the Land Bank at 360 Sheridan Avenue in Albany and staff is working with the lowest qualified respondent to secure funding from a local financial institution as part of the pilot project.

7. Governance Updates: The Executive Director reminded Board Members to complete the required annual compliance documents and to refer to his email outlining detailed information regarding what is required.

8. Executive Director Updates: Land Bank staff continues to work with our co-development partners and the State of New York to finalize construction for the new construction of eleven affordable townhouses in the South End of Albany. Land Bank staff continues to coordinate with Home Leasing and various community stakeholders on a workforce development and job outreach strategy as well as ground floor programming opportunities in connection with the Henry Johnson Boulevard / Clinton Avenue redevelopment project. Responses to the Request for Qualifications for the Ontario and West Street project are due on Friday, July 22nd by 4:00 PM.

A motion was made to adjourn the meeting. The motion was approved unanimously (N. Alexander, M. Bobb-Semple).

The meeting was adjourned at 6:00 PM

Respectfully submitted,

Susan Baker
Enforcement and Administrative Coordinator
Albany County Land Bank Corporation

Attested:

A handwritten signature in cursive script, appearing to read "D. M. W.", is written over a horizontal dashed line.

Secretary