



ALBANY COUNTY
LAND BANK CORPORATION

Acquisition and Disposition Committee

Meeting Minutes

June 10, 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, Jeffrey Collett, Natisha Alexander, Samuel Wells

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

The meeting began at 2:30 PM

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

New Business:

Request for sales price adjustment for Governor's motor inn

Last year the Land Bank entered into a contract for sale for \$150,000 with a restrictive covenant that requires the developer to abate and demolish the structure at Governor's Motor Inn and get approvals to build a self-storage facility. During due diligence a buried structure was found on the site that contains asbestos containing material (ACM). The developer is asking for a price reduction of \$5,000 that could be attributed at closing. C. Touhey, N. Alexander, and S. Wells expressed concern that the cost should be on the developer rather than the Land Bank to remove the ACM. A motion was made to deny the request (C. Touhey, J. Collette). Motion passed unanimously.

Albany County Conservation Alliance – Peasley Road

The Land Bank's executive Director was contacted by the Mohawk Hudson Land Conservancy and the Albany County Conservation Alliance, who represents sportsmen and fisherman on behalf of the New York State Department of Conservation (NYSDEC). NYS DEC is interested in acquiring the property but because of New York State due to COVID-19 NYSDEC is currently unable to submit a purchase offer. The parties requested that the Land Bank provide additional time for DEC to make an offer. This property is adjacent to more than 600 acres of conservation area owned by NYS known as Partridge Run. There is a potential public benefit if the land becoming publicly owned. C. Touhey & J. Collett recommended that we table the property until the State can formally apply. A motion was passed to table the property for 90 days until the State reopens and reevaluate offers then. (J. Collet, N. Alexander). Motion passed unanimously.

Notice of Award for the South End Development Cluster RFQ

The Land Bank's Executive Director recommended issuing a Notice of Award (NoA) to the highest-scoring respondent to the South End Cluster Co-Development Request for Proposals, which is comprised of Toporovsky Realty Corp. in partnership with MDG Design + Construction. The NoA will allow the Land Bank to negotiate a Master Development Agreement (MDA) with the selected developer for the revitalization

of the South End Redevelopment Cluster. The MDA is a comprehensive legal document that governs the terms, conditions, duties and responsibilities of the co-development project and is subject to approval by the Land Bank's Board of Directors. Once the MDA is signed, the Co-developers will begin working jointly on all aspects of the project, including community outreach, design/development and financing, in order to create a custom-tailored housing strategy consistent with the goals and priorities of the local community. A motion was passed to recommend Toporovsky Realty Corp. in partnership with MDG Design + Construction be issued a Notice of Award at the upcoming Board of Directors meeting. N. Alexander asked if the recommended developer was a MWBE organization. It was noted that the developer will be required to abide by MWBE thresholds for subcontractors. Motion to recommend issuing Notice of Award to Toporovsky Realty Corp. in partnership with MDG Design + Construction at the full Board passed unanimously. (J Collett, S. Wells).

Sales Recommendations:

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

- **1 Boh Ave:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Alicia Harrison.

- **108 Second Ave, Albany:**

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to David Medrano.

- **1293 Route 9W, Bethlehem:**

Proposed Use: New Construction

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Hieu Dang.

- **4 Madison Pl, Albany:**

Proposed Use: New Construction

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Tim Kelly. The committee recommended an enforcement to build new construction within 2 years of purchase.

- **40 Elm Ave East, Bethlehem:**

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Jill & Scott Leto with Daniel & Debbie Jackson as backup buyers

- **508 Clinton Avenue, Albany:**

Proposed Use: Yard Expansion

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Fabiola Sanders.

- **66 James St, Green Island**

Proposed Use: New Construction

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Robert Boudreau

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

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Christine Mallery.

- **663 Second Street, Albany:**

Proposed Use: Maintain As-Is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Peter Amorosa.

- **80-82, 79 Swan Streets, 81 First St, Albany:**

Proposed Use: Maintain As Is

Recommendation: Acquisition and Disposition committee recommends tabling until further review.

- **Hunter Road, Albany:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends counter-offering Allen Leavens at \$27,000

- **River Road, Coeymans:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to the highest offer price of the three applicants.

The meeting adjourned at 3:38 pm.

Respectfully submitted,

Will Sikula

Planning and Projects Coordinator

Albany County Land Bank