



ALBANY COUNTY
LAND BANK CORPORATION

**Meeting of the Board of Directors
June 14, 2022 | 5:30 PM
Meeting Minutes**

A public meeting of the Board of Directors of the Albany County Land Bank Corporation was convened on June 14, 2022, via audioconference in accordance with New York State law.

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

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

Counsel: Michele Marinello

The meeting of the public body was called to order at 5:32 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 May 17, 2022, Board of Directors Meeting were presented. A motion to adopt the minutes as presented was approved unanimously. (A. Capece, N. Alexander)

3. Review of Financial Statements:

The Executive Director provided an overview of the financial reports as of May 31, 2022. The reports were reviewed by the Finance Committee at the June meeting. The Executive Director informed the Board that the Land Bank continues to work with the State of New York to obtain the \$50 million dollars that was allocated to NYS land banks in the recent State Budget. The grant is expected to cover different expense areas than previous grants received. The City of Albany has awarded approximately \$485,000 American Rescue Plan Act (ARPA) funding to support the construction of affordable homeownership in connection with the Land Bank's co-development effort in the South End of Albany. The Land Bank also partnered with Habitat for Humanity of the Capital District on an application to build new affordable homes which was awarded \$3.79 million in ARPA funds by the City of Albany.



4. Adopting a Resolution to approve the sales of multiple properties (Resolution 23 of 2022)

The Executive Director presented a Resolution to approve the sale of multiple properties. Property purchase offers for each 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. This presentation includes one vacant building and six vacant lots in the City of Albany and one vacant lot in the Town of Guilderland.

- 53 Rapp Road, one residential vacant lot in the City of Albany, was approved for sale to Stacey Woodard
- 60.5 First Street, one residential vacant lot in the City of Albany, was approved for sale to Larry Lee McCallister
- 72 & 74 Onderdonk Avenue, two residential vacant lots in the city of Albany, were approved for sale to Eleftheria Properties, LLC
- 199 Clinton Avenue, one residential vacant lot in the City of Albany, was approved for sale to Paul Webster
- 259 Livingston Avenue, one residential vacant lot in the City of Albany, was approved for sale to Jah-Raii Gause with Karl Taylor as the 1st alternate
- 294 Lark Street, one residential building in the City of Albany, was approved for sale to Tarun Anand with Josephine Marquez as the 1st alternate and Dr. Shalini Ahuja as the 2nd alternate
- Dewberry Court (rear), one vacant residential lot in the Town of Guilderland, was approved for sale to Alaine Heritage & Jeremy Tynan

The motion was approved unanimously as presented. (J. Nabors, N. Alexander)

5. Adopting a Resolution approving 2021 IRS form 990 and 2021 CHAR500 Tax Filings

The Executive Director represented the 2021 IRS form 990 and 2021 CHAR500 tax filings. The Land Bank is required to the Form 990 with the Internal Revenue Service and CHAR500 with New York State Office of the Attorney General-Charities Bureau annually. The tax return documents were prepared by the Land Bank's accountants and reviewed by the Finance Committee and require review and approval by the Board of Directors prior to being filed.

The motion was approved as presented. (N. Alexander, J. Seman-Graves)



6. Underserved Communities Updates

The Executive Director reported that the Lots for Less vacant lot disposition program was underway and noted that the first two property sales through the new program were just approved. The Executive Director stated that the City of Albany's ARPA funding will enable the Land Bank and its partners to transform vacant property inventory into new affordable homeownership opportunities. The Land Bank's first application under New York's Legacy Cities program is waiting for approval by the State of New York.

7. Governance Updates

The Executive Director reminded Board Members to complete the required annual compliance documents. A discussion was held regarding changing the date of the July Board meeting, but the Board preferred to keep the current schedule.

8. Executive Director Updates

The Executive Director reported that the Land Bank has been working with Home Leasing on community and stakeholder engagement and outreach regarding the redevelopment of properties located at the intersection of Clinton Avenue and Henry Johnson Boulevard. Responses to the Ontario Street Request for Qualifications response is due in July. The project has received a substantial amount of interest. Representative from the Land Bank attended a joint conference hosted by the New York Conference of Mayors and the New York Land Bank Association. The conference included a focus on community revitalization and staff was among attendees that presented. The Albany County Land Bank has been invited to present on its cluster development strategy at the national Reclaiming Vacant Properties Conference this fall.

A motion was made to adjourn the meeting. The motion was approved unanimously (J. Nabors, A. Capece).

The meeting was adjourned at 6:13 PM

Respectfully submitted,

Susan Baker
Enforcement and Administrative Coordinator
Albany County Land Bank Corporation

Attested:

A handwritten signature in cursive script, appearing to read "James", written over a horizontal dashed line.

Secretary