



ALBANY COUNTY
LAND BANK CORPORATION

MEETING OF THE BOARD OF DIRECTORS

JUNE 19, 2019 | 5:30 PM

MINUTES

200 HENRY JOHNSON BLVD; 2ND FLOOR COMMUNITY ROOM

Present: Jeffery Collett, Philip Calderone, Charles Touhey, Todd Curley, Pastor David Traynham, Natisha Alexander, Sam Wells,

Staff: Adam Zaranko, Amanda Wyckoff, Irvin Ackerman, Erica Ganns

Counsel: Catherine Hedgeman

The meeting was called to order at 5:33 pm by Chair, Charles Touhey, with a quorum of Directors present.

- 1. Public Comment:** None
- 2. Approval of Minutes:** Minutes of the May 18, 2019 Board of Directors Meeting were approved as presented. (S. Wells/J Collett).
- 3. Financial Statements:** The monthly financial statements were reviewed and approved by the Finance Committee and provided to the Board.
- 4. Adopting a Resolution to approve the revised residential side lot policy:** The Executive Director presents a revised residential side lot policy. The Executive Director provides an overview of ACLB's current side lot policy and explains that through reviewing applications and recommendations on sales, it has become clear that this policy more detail and clarification. The presentation includes tightening of the language from adjacent property owner to adjacent owner occupant. The lots that are currently held in focus neighborhoods would continue to be included in the side lot policy, with the future hopes of extending this option to other neighborhoods and cities. The ACLB will price the incoming lots in accordance with the pricing structure currently used. If the applicant is the adjacent property owner and the household income is above 50% area median income for Albany County, as determined on an annual basis by HUD, the applicant would be eligible for the \$500 side lot purchase price, plus additional fees and closing costs. If the applicant is the adjacent property owner and the household income is below 50% area median income for Albany County, the applicant would be eligible for the \$100 side lot purchase price, plus additional fees and closing costs. Final approvals will be for single lots only at the discretion of the Board. (P. Calderone/T.Curley).
- 5. Adopting a Resolution to Approve the Sales of Multiple Properties:** Sales summaries include details for each property and have been reviewed by Land Bank staff as well as the Acquisition

& Disposition Committee. During discussion, the Executive Director provided an overview of the application review and approval process. The presentation includes 15 properties over 4 municipalities, consisting of 14 parcels of vacant land and 1 building. 74 Lark Street, a vacant lot in the City of Albany with a proposed use of green space or parking, is recommended to be sold to Albany Housing Authority, as they own properties on both sides of this lot. 136 Lark Street, a vacant lot in the City of Albany is recommended to be sold to Mary Kittle, as she is the adjacent property owner. 69 Grand Street, is a vacant lot in the City of Albany is recommended to be sold to The Community Builders as they are adjacent property owners and the sale of this parcel would grant them the access needed to develop ADA modifications. The sale of 176 Orange Street, a vacant lot in the City of Albany is recommended to adjacent property owners, Tina & Talbot Robinson. 57 Cohoes Road, Colonie is recommended for sale to Robert Nichols. 531 First Street, a vacant lot in the City of Albany is recommended to be sold to Phillip Guerra. 171 & 173 3rd Avenue, two lots in the City of Albany are recommended to be sold to adjacent property owner Frank Wa-Mpezya. 26 Sherman Street a lot in the City of Albany is recommended for sale to Roy Conrad III. The sale of three contiguous, land locked parcels, identified as Fuller Station Road and West Lydius Street are recommended for sale to Edward Glenning. 67 George Street, a vacant lot in Green Island is recommended for a sale to Joseph & Roseann Domey. 350 Livingston Avenue, a building in the City of Albany is recommended for sale to EFN Properties, who plans to operate this property as a rental. 389 Orange Street is recommended for sale to TAGA Associates who currently own 370 & 372 Clinton Ave. The purchase of this lot would allow rear access to the Clinton Street properties. (S.Wells/T. Curley).

6. **Adopting a Resolution approving a license agreement between the Albany County Land Bank and Habitat for Humanity Capital District for the temporary use of 216 Orange Street:** A draft of a revocable license agreement is presented by the Executive Director. The agreement would allow Habitat for Humanity Capital District to utilize the lot for construction equipment, while upholding the maintenance responsibility of the property. ACLB has no interested applicants for this property, and other license agreements between ACLB and Habitat for Humanity have proved to be successful. (T. Curley/T. Curley).

7. **Adopting a Resolution approving a property maintenance agreement between Albany County Land Bank and Home Leasing Construction, LLC for 133, 303 and 307 Clinton Avenue, Albany, NY:** The Executive Director explains that the sales of 133, 307 & 303 Clinton Avenue were previously approved by the Board of Directors but have yet to close. Home Leasing is unable to close on these properties until funding has been released for the Second Phase of their Clinton Avenue Redevelopment Project. The Executive Director explains further that a date of closing has not yet been determined as while ACLB has extended the deadline for closing, to make this viable for all parties, Home Leasing LLC will need to absorb the maintenance responsibility until the sale has closed.

8. **Governance Update:** The Executive Director explains there are several people interested in serving on the ACLB Board of Directors and there is currently one vacancy. A candidate committee has been established and individual discussions with the candidates will be scheduled.

9. **New Business:** The Executive Director presents Board with a strategy to activate multiple properties acquired by the Land Bank. One of the reasons Land Banks were created was to acquire, identify, assemble and maintain clusters of vacant, abandoned tax-foreclosed properties so that they can be returned to productive use. Over the last few years the Land Bank has assembled several clusters of real property and wishes to engage a consultant to assist with evaluating the opportunities to support existing and encourage new redevelopment efforts. Three main clusters have been identified by the Land Bank: Cluster #1 is in the South End Neighborhood, Cluster # 2 is identified as the Henry Johnson BLVD/ Clinton Ave and the First Street Corridor. Cluster #3 consists of some of ACLB's newer inventory, 130 & 135 Ontario, and 154 West Street. The Executive Director hopes to release an RFP for professional services to assist the ACLB in identifying optimal development scenarios and opportunities.
10. **Executive Director Updates:** None.

Adjournment

The meeting adjourned at 6:07 pm.

Respectfully submitted,

Erica Ganns
Office Manager
Albany County Land Bank Corporation

Attested:



Secretary