



ALBANY COUNTY

BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 21, 2014, 5:30 PM
200 HENRY JOHNSON BLVD. 2ND FLOOR, ALBANY, NY

Present: Mike Jacobson, Pamela Harper, Charles Touhey, Phillip Calderone, Tammy Cumo, Corey Ellis, Michael Keegan, Steven Krokoff, and Kathleen Bronson.

Excused: Duncan Barrett and Todd Curley.

Guests: Amanda Savarese (Albany County Legislature), Lisabeth Jorgensen (Office of the Albany County Attorney), and David Friedfel (Albany County Department of Management and Budget)

Called to order at 5:41 pm by Chair Mike Jacobson, with a quorum of Directors present.

I. Public Comment

a. Susan Holland

i. Ms. Holland stated that through Historic Albany foundation she would like to extend help, assistance and a partnership with the Albany County Land Bank.

b. Roger Markovics

i. Mr. Markovics represents the Albany Community Land Trust, he questioned the Board of Directors about the need for housing affordability and offered assistance in designing a long-term affordability model.

II. Review and Approval of September 16th Minutes

a. MOTION made by Mr. Calderone to waive the reading of minutes, as all Directors had adequate time before the meeting to review, and to approve the minutes of the September 16, 2014 meeting. Mr. Keegan seconded. Motion carried.

III. Adopting a Resolution, Approving an Email Policy – Lisabeth Jorgensen

a. MOTION made by Mr. Touhey to table vote. Ms. Harper seconded. *Discussion:* Ms. Jorgensen explained that by establishing an email voting policy, it would allow for the board to make decisions outside of scheduled meetings. As this option would be used infrequently, the vote must be unanimous to move forward with quick decisions. Motion tabled.

IV. Adopting a Resolution, Approving Acquiring Insurances

a. MOTION made by Mr. Calderone to acquire insurances. Mr. Keegan seconded. *Discussion:* Mr. Jacobson shared that the policy was fully vetted and reviewed by himself, Ms. Bronson, Charles Touhey, Pamela Harper. Ms. Bronson indicated that the Property Insurance Policy is pro-rated for as long as each property is acquired by the Land Bank. Motion carried.

V. Adopting a Policy Approving the Formation of Working Board Committees

a. Three Resolutions were presented to the Directors to vote on regarding Working Board Committees. The Committees include a Governance Committee, Audit Committee and Finance Committee, all comprised of three independent members. MOTION made by Mr. Keegan to form Working Board Committees. Mr. Ellis seconded. Motion carried.

VI. Board recommendation of Chris Spencer

- a. Ms. Bronson indicated that Mr. Spencer would be a good asset for the Board and has a strong architectural background, Mr. Jacobson agreed. Directors voted unanimously to recommend Mr. Spencer as new Director.

VII. Executive Director Update

- a. Ms. Bronson thanked the Board for submitting the application to the Attorney General, she discussed a timeline that needs to be established by January 2015. Ms. Bronson also indicated that over the next two years, the Land Bank will utilize City/County funding as well as other funding sources to reclaim vacant properties and continue moving forward with the Land Bank objectives as well as working with the Attorney General and Community Partners.
- b. Ms. Bronson shared that the first Advisory Committee Meeting was a success, with 24 members present. There were a lot of discussions and great ideas regarding vacant lots, acquisition and disposition, communication and community partners.
- c. Social Media outlets have been established: website: www.albanycounty.com/landbank; facebook: AlbanyCounty LandBank; twitter: @AlbanyCntyLandB
- d. Ms. Bronson indicated now that the Land Bank will be insured, bringing on a Construction/Property Manager would benefit the Land Bank greatly. Ideal to bring someone on within 30-45 days.
- e. Ms. Bronson and Mr. Jacobson shared that a meeting took place with the Mayor of the City of Albany to look at legislation that will allow the Land Bank to collect 50% of City taxes for the first five years once the property returns to the tax rolls. A meeting is also scheduled to meet with the School Board to discuss the same type of legislation.

VIII. New Business

- a. *Discussion about Property, "Take all or some?"*

The Directors had an in-depth conversation regarding properties that the Land Bank will be held accountable for. The Land Bank should be cautious about what properties to take from Auction processes as well as other sources and that a good property maintenance plan will be in place.

IX. Adjourn

- a. MOTION made by Mr. Keegan to adjourn the meeting. Mr. Ellis seconded. Motion carried and the meeting was adjourned.

Next Meeting

November 18, 2014

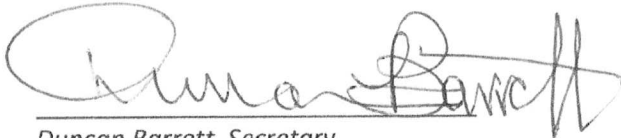
5:30 PM

200 Henry Johnson Blvd, Albany, NY

Respectfully submitted,

Amanda L. Savarese
Albany County Legislature

Attested:



Duncan Barrett, Secretary