



ALBANY COUNTY
LAND BANK CORPORATION

Board of Directors Meeting Minutes
August 19, 2014, 5:30 pm
200 Henry Johnson Blvd., 2nd Floor
Albany, NY

Present: Duncan Barrett, Katie Bronson, Tammy Cumo, Todd Curley, Corey Ellis, Pamela Harper, Michael Jacobson, Mike Keegan, Steve Krokoff, Charles Touhey

Excused: Phil Calderone

Guests: Christine Hmiel Schudde (Habitat), Lisabeth Jorgensen (Office of the County Attorney)

Called to order at 5:37pm by Chair Mike Jacobson, with a quorum of directors present.

I. Public Comment

- a. Charles Robinson
 - i. Robinson stated that the community needs jobs; the community has assets, including youth. Youth should be taught trades through an inside-out approach. Robinson believes that Albany can provide hope and serve as a model to other cities. The Land Bank should help build a legacy in the City. Robinson noted that he is invested in the Land Bank's success and that he had submitted an application to ESD on his own, as a testament to his passion.
- b. Shadi Khadivi
 - i. Representing Historic Albany Foundation. Khadivi distributed Historic Albany's Oldest Building Survey that director Susan Holland had mentioned at the last Land Bank board meeting.
- c. Gene Solan
 - i. Representing the Neighborhood Resource Center. Solan highlighted an article from the Times Union about a gas explosion in Schenectady; in the article, officials noted that they didn't have the policies in place to deal with the emergency. Solan stated that it is important to have clear policies in regards to flooding and other emergencies. Solan also mentioned the severe damage at 1 Columbia Place, Albany, and noted that the Land Bank can make a real contribution through proper planning and the creation of sound policies. that those who have been following this process are

excited and cautioned that the Land Bank should be as transparent as possible.

- d. Roger Markovics
 - i. Representing Albany Community Land Trust. Markovics posed a question about who will be able to afford newly-rehabbed homes and how affordability will be preserved. Markovics offered that the CLT would love to be a part of that process.

II. Review and approval of minutes

- a. MOTION made by Ellis to waive the reading of minutes, as all Directors had adequate time before the meeting to review, and to approve the minutes of the July 15, 2014 meeting. Keegan seconded. Motion carried.

III. Update on property analysis field work—Joe Fama

- a. Fama presented on his work to date in analyzing properties made available by Albany County. There are 83 buildings that Fama and his team are visiting (39 buildings, 44 vacant lots). So far, they have visited 28 and that all buildings will be analyzed by September 1, 2014. Fama is accompanied by someone from Albany County on each visit and, when necessary, a structural engineer.
- b. Fama has divided buildings roughly into three categories: good and ready to rehab; salvageable; and failing or in crisis. Fama presented photos of three buildings as examples as well as excerpts from those building reports.
 - i. The next step after analysis will be for the community advisory committee to discuss reports and recommendations and decide how to proceed.
 - ii. The reports will be posted on the Albany County Land Bank website.

IV. Approval of bylaws

- a. MOTION made by Touhey to approve the bylaws of the Albany County Land Bank Corporation. Ellis seconded. Discussion: Cumo noted that there are minor inconsistencies to be corrected and a typographical error. Cumo proposed an amendment to the resolution to correct the error. Motion carried.

V. Discussion of Community Advisory Committee selection process

- a. Harper reported that the Board received 26 applications for the committee; 2 applicants did not meet the residency requirements and were removed from consideration. Harper said that all of the applications demonstrated great passion

and commitment towards the mission of the Land Bank. 41% of applicants are women and applications were submitted from residents in Arbor Hill, Delaware/Park South, West Hill, West End, Buckingham, Upper Washington, Center Square, New Scotland and Helderberg neighborhoods among other locations within Albany County.

- b. The selection committee will recommend a slate of candidates to the Board in Executive Session and then notify the selected applicants. There will be a minimum of nine candidates, but there is no maximum cap.

VI. Update on AG application

- a. Jacobson reported that there is a mandatory call for applicants on August 20, 2014, at which point the AG's office will answer questions and provide additional clarity. Jacobson will ask about the "Community Plan" that is referenced in the application. The Land Bank will include specifics from Joe Fama's building analysis in order to demonstrate the level of planning and preparedness that has gone into this process.
- b. Members of the Land Bank Board were invited to meet with representatives from NYS Homes & Community Renewal and Empire State Development on August 25, 2014 to discuss role of land banks in eliminating blight.

VII. Discussion on requesting additional properties from the County

- a. Jacobson reported that there are hundreds of additional properties available from Albany County and noted his concern that once the Land Bank is up and running, speculators will act quickly to buy nearby buildings. Jacobson would rather the Land Bank had control of those strategic properties but acknowledged questions of whether it can manage all of the buildings.
- b. Jacobson has requested an overlay of the additional properties with the already-identified holdings. Touhey noted that he originally favored a small acquisition but now sees a broader scope as the solution to prevent speculation.
- c. David Schachne commented about the need for affordable homeownership.
- d. Jacobson hopes that current homeowners will take ownership and pride in neighborhood, spurred by Land Bank investment and activities.

VIII. Adjourn

- a. MOTION made by Touhey to adjourn the meeting and reconvene in executive session to discuss the candidates for the Executive Director position and

Community Advisory Committee. Keegan seconded. Motion carried and the meeting was adjourned.

Next meeting

September 16, 2014 at 5:30 p.m.
200 Henry Johnson Blvd
Albany, NY

Respectfully submitted,

Christine Hmiel Schudde
Director of Development
Habitat for Humanity Capital District

Attested:

Duncan Barrett, Secretary

Approved September 16, 2014