



ALBANY COUNTY
LAND BANK CORPORATION

Board of Directors Meeting Minutes APPROVED

September 16, 2014, 5:30 pm

200 Henry Johnson Blvd., 2nd Floor

Albany, NY

Present: Duncan Barrett, Katie Bronson, Phil Calderone, Tammy Cumo, Todd Curley, Corey Ellis, Pamela Harper, Michael Jacobson, Charles Touhey

Excused: Mike Keegan, Steve Krokoff

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 (Obar) Robinson
 - i. Robinson noted that revitalization should start with the residents and expressed frustration about having worked on behalf of the community for years without receiving the guidance, support or resources he would like. Robinson mentioned his 30 block initiative and his vision for the neighborhood. Robinson also discussed fiber optic infrastructure, the preservation of brownstones, unemployment and community asset-building. Robinson requested the Land Bank's help as a partner in development.
- b. Roger Markovics
 - i. Markovics requested that while the Land Bank considers its mission, it asks the question "Who will benefit?" Markovics stated that homes must be affordable and available to those in need and that housing solutions must address permanent affordability through the Land Bank's policies and procedures.
 - ii. Jacobson noted that the NYS Office of the Attorney General (OAG) has put affordability restrictions in place already and that the Land Bank will discuss permanent affordability going forward.

II. Review and approval of minutes

- a. MOTION made by 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 August 19, 2014 meeting. Barrett seconded. Motion carried.

III. Resolution approving the mission statement

- a. Jacobson read the draft mission statement and said that his goal was to have a statement to submit with the OAG funding application that is consistent with that program's requirements. Jacobson acknowledged that it is a bit lengthy, and may be more narrowly focused than what the ultimate mission statement will be.
- b. MOTION made by Barrett to approve the mission statement for the purposes of moving forward with the OAG application.
- c. Calderone suggested adding the word "initially" to the sentence about the three target neighborhoods. Harper provided an edit to make the final sentence complete. With these amendments, the motion carried.

IV. Resolution approving slate of the Community Advisory Board members

- a. Jacobson read the list of names on the slate for the Community Advisory Board and stated that their first meeting will be held on September 23, 2014.
- b. MOTION made by Harper to approve the slate as presented. Curley seconded. Motion carried.

V. Acknowledgement of fiduciary duties and responsibilities

- a. Lisabeth Jorgensen presented a written acknowledgement of fiduciary responsibilities, noting that it is a requirement under the public authority and public officers regulations. Jacobson requested that Board members sign and return this document at the end of the meeting.

VI. Resolution authorizing the hiring of Executive Director

- a. Jacobson reported that the Board received over 60 resumes and conducted 12 interviews to fill the position of Executive Director. Jacobson announced the Board's decision to hire Kathleen (Katie) Bronson, the former Principal Planner and neighborhood liaison for the City of Albany's Department of Development and Planning.
- b. MOTION made by Touhey to authorize hiring of Katie Bronson as the Land Bank's first Executive Director. Calderone seconded. Motion carried.

- c. Bronson expressed her eagerness to continue working with the Board, the Community Advisory Committee, the City and County and community residents to move the Land Bank forward towards its mission of combating blight. Bronson submitted her resignation from the Board of Directors; Jacobson accepted. Bronson will start her new position on September 29.

VII. Resolution supporting the filing of a grant application to the Attorney General

- a. Jacobson asked the Board to support a grant application to the OAG for \$3.48 million to acquire 20 properties; fund 20 demolitions; remediate and stabilize 40 buildings; prepare, clean and secure 40 vacant lots; and rehabilitate 12 buildings for resale. The application includes information collected and generated through Joe Fama's analysis team. There is no staffing or administrative costs included in this proposal. Jacobson has letters of support from Mayor Sheehan, County Executive McCoy and the Community Voice for the Land Bank of Albany. The OAG expects to have awards signed in mid-October with contracts executive on January 1, 2015. Jacobson wants the Land Bank to be ready to act the day after the contract is ready.
- b. MOTION made by Barrett to approve a resolution supporting the filing of the grant application to the Attorney General. Harper seconded. Motion carried.

VIII. NYS Land Bank Conference

- c. Jacobson reported that the first NYS Land Bank Conference is being held October 23-24 in Syracuse, which will be the first meeting of the nine land banks. Conference is open to Board members and staff. Jacobson asked that Board members who are interested in attending let him know.

IX. New Business

- a. Obar Robinson asked whether Bronson's position on the Board would be filled. Jacobson responded that the Mayor had recommended Bronson for the Board initially and will be submitting another recommendation for the Board to consider shortly. The County Legislature will still need to approve the new member.
- b. Jacobson announced that Amanda Savarese from the Albany County Executive's office has offered to clerk for the Board. Jacobson thanked Christine Hmiel Schudde for her willingness to help out during the Board's initial meetings.
- c. Jacobson noted that Article 16 of the Land Bank statute allows for tax revenue sharing and that Mayor Sheehan has endorsed the plan and directed her staff to

begin to put it into action. Jacobson is hopeful the county and school board will follow suit.

X. Adjournment

- a. MOTION made by Barrett to adjourn. Touhey seconded. Motion carried.

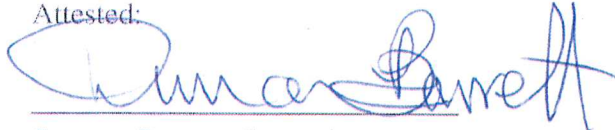
Next meeting

October 21, 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:

A handwritten signature in blue ink, appearing to read "Duncan Barrett", written over a horizontal line.

Duncan Barrett, Secretary

Approved October 22, 2014