



# ALBANY COUNTY

## LAND BANK CORPORATION

### **Acquisition and Disposition Committee Meeting Minutes**

**November 13, 2019**

69 State Street, 8<sup>th</sup> floor

Albany, New York 12207

Board attendance: Charlie Touhey, Sam Wells, Todd Curley, Natisha Alexander (via phone) and Pastor David Traynham

Staff attendance: Adam Zaranko, Amanda Wyckoff, Erica Ganns, Charlotte O'Connor, Will Sikula

The meeting began at **3:05 pm**.

**1. Review of Minutes:**

**2. New Business:**

- a. Update on RFEI responses for development and next steps:** ACLB received 9 responses from community groups, funders, and developers large and small for the RFEI. There was interest in all three clusters included in the RFEI, with most interest in the South End. There was strong interest in the Arbor Hill/West Hill cluster and interest in the Ontario Street cluster if the included buildings were demolished. The focus will likely be on the South End first. Subsidy is needed and development will likely be a mix of housing typologies and some commercial space. ACLB is exploring a model to have the land bank, potential developer and community work together to get the most value out of the properties.
- b. Banked Properties: 1247 Broadway, Albany and 214 Sheridan Avenue, Albany**
  1. 1247 Broadway is a property in the Warehouse District of Albany and had been banked but staff would like to un-bank to market for sale.
  2. 214 Sheridan Ave is a vacant lot in the City of Albany that was banked. There has been interest to acquire the property and ACLB would like to un-bank it and market the property for sale.
- c. Request from Deutsche Bank to donate 346 Madison Avenue, Albany to ACLB**
  1. Deutsche Bank would like to donate 346 Madison Avenue to the Land Bank. The City of Albany completed a partial emergency stabilization in July. There is currently an outstanding code violation for the emergency stabilization. Recommendation for Deutsche Bank to pay the code violation and give funds to assist with stabilization and/or rehab of the property.
- d. Possible buyer re-acquisition (Dominski Lane, New Scotland)**
  1. ACLB does not own this property but it has been approved for acquisition by Albany County. The property was subdivided. Prior to subdivision, there was a delinquent tax bill which ultimately caused a tax-foreclosure. The Board suggested if ACLB acquires the property the previous owner is welcome to apply to purchase the properties but there is no guarantee that the previous owner would be selected to purchase.

**e. Property sale transaction fee discussion**

1. The office has been discussing a transaction/asset management fee ranging between 1-5% to help cover the costs of administrative time and holding costs between the time of sale approval and closing. More research will be done to determine viability and the most appropriate fee schedule.

**f. Spend a Little, Get a LOT! Discussion**

1. Overview of a proposed program change to Spend a Little, Get a LOT! to make it a permanent part of the disposition policy. The program would be expanded to include property owners/renters of 5+ years within a 500-foot radius of an eligible property. The program will be refined and likely brought to the December board meeting for review and adoption into the disposition policy.

**3. Sale Summaries Review:**

The following sales were reviewed, and following Committee recommendations set forth:

- **1101 Delaware Turnpike, New Scotland:**

Proposed Use: Redevelop and Resell

Recommendation: Acquisition and Disposition committee recommends requesting best and final offers from all applicants.

- **1290 Broadway, Albany:**

Proposed Use: Operate as a rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Fair Ride LLC.

- **9, 14, 16 S. Swan Street:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Housing Visions Unlimited.

- **2 Charles Street, Albany:**

Proposed Use: Parking Expansion

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Capital City Gospel Mission.

- **20 Osborne Street, Albany:**

Proposed Use: Operate as a Rental

Recommendation: Acquisition and Disposition committee recommends requesting best and final offers from all applicants.

- **21 Pennsylvania Avenue, Albany**

Proposed Use: Operate as a rental

Recommendation: Acquisition and Disposition committee recommends requests a counter offer for the applicant Secura Holdings Inc.

- **30 Simmons Lane, New Scotland:**

Proposed Use: New Construction

Recommendation: Review zoning and table property.

- **215 & 217 Colonie Street:**  
 Proposed Use: Primary Residence and Garden  
 Recommendation: Acquisition and Disposition committee recommends advancing the sale to Aung Thu Kyaw and Lin Lin Khaing.
- **311 Livingston Avenue, Albany:**  
 Proposed Use: Garden  
 Recommendation: Acquisition and Disposition committee recommends advancing the sale to adjacent property owner, Anthony Clark.
- **453 & 455 Second Street:**  
 Proposed Use: Maintain as is  
 Recommendation: The applicant is unable to show financial capacity to execute the plan. Acquisition and Disposition committee recommends requests denying the application.
- **279 Remsen Street, Cohoes:**  
 Proposed Use: Landscaping  
 Recommendation: Acquisition and Disposition committee recommends advancing the sale to Jane Wells for \$700
- **55 Emmet Street, Albany**  
 Proposed Use: Operate as a rental  
 Recommendation: Acquisition and Disposition committee recommends advancing the sale to Nyeshia Bates.
- **56 Beverly Avenue, Albany:**  
 Proposed Use: Garden  
 Recommendation: Acquisition and Disposition Committee recommends advancing the sale to the Walker Enterprises Unlimited LLC.
- **58 Columbia Street, Cohoes:**  
 Proposed Use: Commercial Business- Owner  
 Recommendation: Acquisition and Disposition committee recommends advancing the sale to ACC Fabric INC.
- **71 Lancaster Avenue, Colonie:**  
 Proposed Use: Maintain as is  
 Recommendation: Acquisition and Disposition committee recommends advancing the sale to adjacent property owner, Daniel and Joyce Micare.
- **73-75 Alexander Street, Albany:**  
 Proposed Use: Operate as a rental  
 Recommendation: Acquisition and Disposition committee recommends requesting best and final offers from all applicants.

- **Johnny Cake Hill Road, Westerlo:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends approving the sale to Terrance & Joanne Fraser.

- **River Road, Selkirk:**

Proposed Use: Driveway

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Suzanne Luraas.

- **199 Lark Street, Albany:**

Proposed Use: Commercial Resale

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Kim Kat Yeung.

- **116 Second Avenue, Albany:**

Proposed Use: Side Lot

Recommendation: Acquisition and Disposition committee recommends advancing the sale to adjacent property owner, Ellen Springsteen.

- **401 Wormer Road, Voorheesville:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Richard Dawson.

The meeting adjourned at **4:36 pm**.

Respectfully submitted,

Charlotte O'Connor

Neighborhood Planning & Program Coordinator