



ALBANY COUNTY
LAND BANK CORPORATION

ANNUAL BOARD OF DIRECTORS MEETING

OCTOBER 17, 2017 | 5:30 PM

MINUTES

COMMUNITY ROOM, 200 HENRY JOHNSON BOULEVARD, ALBANY

Present: Charles Touhey, Pamela Harper, David Traynham, Samuel Wells, Jeffery Collett, Natisha Alexander, Philip Calderone

Staff: Adam Zaranko, Amanda Wyckoff, Irvin Ackerman, Virginia Rawlins, Christina Wiley

Counsel: Catherine Hedgeman

The meeting was called to order at 5:34pm by Chair, Charles Touhey, with a quorum of Directors present.

- 1. Public Comment** Charles Obar Robinson reported that his proposal to renovate his property on Lexington Avenue was approved by the City of Albany. Mr. Robinson requested assistance in getting the project started, and he would take an active part as a carpenter.
- 2. Approval of Minutes:** Minutes of the September Board Meeting were approved as presented (P.Calderone/N. Alexander).
- 3. Financial Statements**

The monthly financial statements were reviewed and approved by the Finance Committee and are provided to the Board. Operating funds are expected from Albany County in the amount of \$250,000. The County's generous, continued financial support was approved in the County Executive's 2018 budget and the Land Bank continues to make a significant return on that investment. Attorney General funds are expected soon which will retroactively fund emergency demolitions over the past couple of months. Analysis of demolition costs demonstrates that the Land Bank pays a premium for emergency demolitions versus proactively planned demos. At the current rate of demolitions, AG grant funding may be depleted as early as the second quarter of 2018. This information has been shared with our partners at the City of Albany and Albany County so that we may work together to find ways to solve for this. Public safety is paramount and a proactive stabilization program is an approach that is being explored. While reviewing proposed transfers of properties from Albany County to the Land Bank, between 5% - 10% of the buildings located in the City of Albany can be potential demolitions.
- 4. Adopting a Resolution to Approve the Sales of Multiple Properties**

Sales summaries include details for each property and have been submitted to local advisory groups as well as the Acquisition & Disposition sub-committee. A motion to approve the sales of multiple properties passed unanimously (P.Harper/N.Alexander).
- 5. Adopting a Resolution to enter into a Contract to Renovate 311 Clinton Avenue**

Albany County Land Bank was one of five land banks in NYS to be awarded Neighbors 4 Neighborhoods grant funding from the Office of the Attorney General to fully rehabilitate blighted structures and sell them to qualified buyers. The Land Bank selected properties in the Clinton Avenue corridor to compliment other improvement efforts by the Land Bank and the City. While the Land Bank is guiding the full rehabilitation, other funding sources are needed, including: vacant building rehab funds, lead funds, home funds, and bond funds that were made available to make this project viable. About a year and a half ago the Land Bank received approval to enter into an MOU with the City of Albany, where the City would invest \$368,000 to partially rehabilitate 311 and 315 Clinton Avenue and then convey them to the Land Bank to complete the

project. Enterprise, who is administering the grant, has reviewed the plans and budgets and approved moving forward with these properties under the N4N grant. The City of Albany put out a contractor RFP and the Land Bank is seeking approval to have the same contractor finish the rehabilitation projects.

A motion to approve a contract to complete the rehabilitation of 311 Clinton Avenue, Albany in connection with the Neighbors 4 Neighborhoods Program with Baker Contracting passed unanimously (P.Harper/N.Alexander).

6. Adopting a Resolution to enter into a Contract to Renovate 315 Clinton Avenue

A motion to approve a contract to complete the rehabilitation of 315 Clinton Avenue, Albany in connection with the Neighbors 4 Neighborhoods Program with Baker Contracting passed unanimously (P.Calderone/S.Wells).

7. Adopting a Resolution to enter into a Contract to Renovate 2 Judson Street

Under the Neighbors 4 Neighborhoods program, the Land Bank issued a contractor RFP for the full rehabilitation for this property. A motion to approve a contract to complete a full rehabilitation of 2 Judson Street in connection with the Neighbors 4 Neighborhoods program with Baker Contracting passed unanimously (S.Wells/N. Alexander).

8. Governance: NYS Authority Budget Office requires land banks to file annual reports with supporting documentation and post audited financial statements, which becomes public information. Albany County Land Bank has provided all required information and our website is being updated to ensure continued compliance.

9. Executive Director Updates:

- Our 2016/2017 Annual Report shows a record year for the Land Bank, tripling the amount of property sales than the previous year
- "Breathing Blocks," a neighborhood clean-up project borne of the Center for Community Progress' National Technical Assistance Scholarship Program, exceeded expectations for neighborhood participation. Land Bank and Land Trust employees, neighbors, stakeholders, local artisans and many others came out to clean up a vacant lot which created awareness of our proposed community stewardship program for vacant lots.
- The New York Land Bank Association has submitted a request to the Governor's Office for funding in New York State's Executive Budget to continue the work of land banks to improve blighted, vacant and abandoned properties that still negatively affect neighborhoods.
- As more people learn about the Land Bank, many of our property sales are multiple offer situations, and those who are not approved for a sale continue to work with Land Bank staff to see other properties.
- Currently interviewing for the new AmeriCorps position

Adjournment

The meeting adjourned at 6:21pm to go into Executive Session.

NEXT MEETING:

November 21st at 5:30 pm

Location: 200 Henry Johnson Boulevard, Albany NY

Respectfully submitted,

Christina Wiley
Executive Assistant
Albany County Land Bank Corporation

Attested:



Secretary