



ALBANY COUNTY
LAND BANK CORPORATION

Acquisition and Disposition Committee

Meeting Minutes

October 14, 2020

(NOTE: meeting convened via conference call pursuant to Executive Order 202.1 of NYS in connection with COVID-19 restrictions)

Board attendance: Charles Touhey, David Traynham, Samuel Wells, Natisha Alexander, Todd Curley, Jeffrey Collett

Staff attendance: Adam Zaranko, Amanda Wyckoff, Erica Ganns, William Sikula

The meeting began at 3:06 PM

Review of Minutes:

The Executive Director reported on the conclusion of his review of the comment from an applicant for 372 County Route 412 who asked for a review of the sale to ensure that the correct process was followed. The Executive Director reviewed the sale and concluded that the process was followed correctly and the addressed the matter with the applicant. The Executive Director also followed up with staff at the Albany County Executive's Office regarding 117 Clinton Avenue as requested to inform them that the Committee had decided not to acquire the property as it was believed to be occupied and that the Land Bank wouldn't object to a direct sale of the property by the County.

Land Bank staff also followed up with the approved buyer of 4 Madison Place and informed the buyer that changing the proposed use from construction to parking would not be a supported at the site. The Committee recommended that the Land Bank go back to the approved buyer and have the buyer submit a letter stating that he could not commit to building and if not parking, would use the lot for access to the side of his building.

The minutes from the September meeting were reviewed and approved.

New Business

Request to dispose of 35 Osborne Street to the approved buyer under the Spend a Little, Get a Lot! program terms:

The approved buyer of 35 Osborne Street asked for a price adjustment. Upon staff review the property and application would qualify for the Land Bank's Spend a Little, Get a Lot! program in a few months and staff suggested the property be sold under the program. The Committee approved the change unanimously.

Sales Summaries Review:

The following property sales were reviewed, and the recommendations of the Committee were set forth and to the full Board of Directors as follows:

123 4th Avenue, Albany:

Recommendation: Acquisition and Disposition committee recommends tabling the sale of this property for further review.

126 County Route 358:

Proposed Use: Maintain As Is

Recommendation: Acquisition and Disposition committee recommends approving the sale to Charles McArdle, the adjacent owner at 78 Lewisdale Rd with Sarah Manges and Joe Behaylo as first alternate and Jessica Bartoletti as second alternate buyers.

129 Sherman Street, Albany:

Proposed Use: Open Space

Recommendation: Acquisition and Disposition committee recommends donating the property to the City of Albany School District for open space.

13 Jeannette St, Albany:

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Jose Perez and Celia Morocho with Fritz Hyatt as first alternate buyer.

14 & 15 Lexington Ave, Albany:

Recommendation: Acquisition and Disposition committee recommends tabling the sale of this property because there is a lack of viable applications.

153 Sheridan Ave, Albany:

Recommendation: Acquisition and Disposition committee tabling the sale of this property for further review and propose an alternate lot for purchase.

169 Second Street, Albany:

Recommendation: Acquisition and Disposition committee recommends tabling the sale due to a lack of viable applications.

184 Third Street, Albany

Recommendation: The Acquisition/Disposition Committee recommends tabling the current sale due to the lack of viable applications.

185 Second Street, Albany:

Proposed Use: Redevelop & Resell

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Abdul Construction.

22 Richmond Street, Cohoes:

Recommendation: Acquisition and Disposition Committee recommends tabling the sale of this property because of the lack of viable applications.

247 Middle Road, Knox

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Duncan Morrison with Gerald and Patricia Irwin as backup buyers.

273 Northern Boulevard, Albany:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition Committee recommends requesting a best and final offer for all complete applications.

2996 State Route 145, Rensselaerville:

Proposed Use: Demolish and Clean Up

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Troy Hallenback & Leon Ellerson-Poirer and Martin Lloyd and as first alternate buyer.

3 & 4 McPherson Terrace, Albany:

Proposed Use: Maintain as Is

Recommendation: Acquisition and Disposition Committee recommends advancing sale to Linbert Johnson.

33 McCarty Avenue, Albany:

Proposed Use: Property Improvements

Recommendation: Acquisition and Disposition Committee recommends advancing the sale of this property to Aaron Babson and Demerise Marshall.

366 Sheridan Avenue, Albany:

Recommendation: Acquisition and Disposition Committee recommends tabling the sale of this property due to a lack of viable applications.

376 Delaware Avenue, Albany:

Proposed Use: Personal Business

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Michael Johnson with Laborde Dodard as first alternate buyer.

41 & 43 Lark Street, Albany:

Recommendation: Acquisition and Disposition Committee recommends tabling this sale for further review.

412 Third Street, Albany:

Proposed Use: Primary Residence and Rental

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Rene Green pending approval for an FHA 203K Loan within six months.

445 First Street, Albany:

Proposed Use: Operate as a Rental

Recommendation: Acquisition and Disposition Committee recommends tabling the sale due to a lack of viable applicants.

47 Clinton Street, Albany:

Recommendation: Acquisition and Disposition Committee recommends tabling the sale of the property for further review.

587 Clinton Avenue, Albany

Proposed Use: Garden

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Eden's Rose Foundation.

67 Southern Boulevard, Albany:

Proposed Use: Maintain as Is

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Raushena Morgan for \$100 and \$500 towards closing costs as part of the Spend a Little, Get a Lot Program.

783 Woodstock Rd, Lot 114, Berne:

Proposed Use: Seasonal Camp

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Michael and Jill Delaney.

936 Main Street, Rensselaerville:

Proposed Use: Artist's Studio

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to the highest offer pending a best and final offer.

Gedney Hill Rd, Coeymans:

Proposed Use: Maintain As Is

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to James and Michelle Paige pending a best and final offer.

River Road (122.00-1-18), Bethlehem:

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Malcolm Rowe.

River Road (122.00-1-19), Bethlehem:

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Malcolm Rowe.

Saratoga Street, Cohoes:

Proposed Use: Contractor's Yard

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Faisal Shehzad and Shebeena Naeem.

The meeting adjourned at 4:12 pm.

Respectfully submitted,

Will Sikula

Planning and Projects Coordinator

Albany County Land Bank