



ALBANY COUNTY LAND BANK CORPORATION

Meeting of the Board of Directors
July 21, 2020 | 10:00 AM
Minutes

(Regular meeting of the Albany County Land Bank Corporation' Board of Directors was convened in public session remotely in accordance with Executive Order 202.1 of New York State)

Present: Charles Touhey (Chair), Samuel Wells (Secretary), Jeff Collett, Todd Curley

Staff: Adam Zaranko (Executive Director), Amanda Wyckoff (Director of Operations), Erica Ganns (Assistant Director of Operations), Will Sikula (Planning and Projects Coordinator)

The meeting was called to order at 10:07 AM by Chair, Charles Touhey, with a quorum of Directors present.

1. Public Comment:

Two written public comments were received prior to the Board meeting and circulated to Board members by Land Bank staff prior to the Board meeting. Comments were received from Mr. Barry Esannason's and Ms. Jessica Gorman. Both comments were regarding the property purchase and application process for a cluster of vacant land owned by the Land Bank on Cherry Hill Street in the City of Albany. Samuel Wells suggested that the Board of Directors to review these comments at the next Acquisition/Disposition Meeting. Mr. Esannason, who was on the public access line, commented on a lack of communication from Land Bank staff regarding questions about the application and meeting schedule and process questions.

2. Review and Approval of June 2020 Minutes:

Minutes of the June Board Meeting were approved as presented. The motion was approved unanimously. (S. Wells, J. Collett)

3. Review of Financial Statements:

The monthly financial statements as of 6/30/2020 were presented to the Board of Directors by the Executive Director. They were reviewed and discussed at the Finance Committee on July 15, 2020. The income from property sales decreased in the month of June. This is largely attributed to COVID-19 and was expected as discussed in previous meetings. The gradual reopening of businesses and offices across NYS should hopefully propel the Land Bank through the end of the year. The Land Bank has received a grant for additional funding by \$425,000 for stabilizations and demolitions to support equitable development initiatives. Property sales revenue should help offset the impact of the Land Bank's grants being expended.

4. Adopting a Resolution to approve the sales of multiple properties:

Sales summaries include details for each property and have been reviewed by the Acquisition & Disposition Committee, which convened remotely earlier in the month in connection with NYS COVID-19 Executive Orders. During discussion, the Executive Director provided an overview of the review of the properties and the recommendations provided by the Acquisition and Disposition Committee for each property sale. The presentation includes 26 properties over seven municipalities, consisting of eight buildings and 18 vacant lots.

1082 County Route 411 in the Town of Westerlo was approved for sale to Nancy and James Malphrus for \$35,000. Matthew Weidman was approved as the first alternate buyer. 7,9, and 11 Sligo St, was approved for sale to Diana Wright for \$600 each for the creation of a garden. 1207 & 1209 Broadway was approved for sale to Paul Mendel who will operate it as a rental upon completion and will use it for apprentice training during the rehab. JAR Development was approved as the first alternate buyer for both properties. 1212 4th Ave in Watervliet was approved for sale to Manlio Carrasco Rodriguez for \$1,000 with Anthony Emanation as the first alternate buyer. 1366 Central Ave in Colonie was approved for sale to Mitchell Marcus for \$2,400 and will be required to demolish the property within three months. 144 4th Avenue in Albany was approved for sale to Sunsierre Atkinson for \$5,000 to rehab and operate the property as a rental. Fair Ride LLC was approved as the first alternate buyer. 151 Consaul Rd in Colonie was approved for sale to Frank Poletto for the use of providing a rental space for family for \$91,000. James Zhang dba Spark Innovations LLC was approved as the first alternate buyer with Sarah Dempsey as the second alternate buyer. 186 First Street was approved for sale to Debbie Brown & Charmaine McInnis as a side lot after this property is demolished. DanCountry LLC was approved to purchase the property at 198 Normanskill Rd in the Town of New Scotland with a plan to build a small house in the future. Christina Reyes was approved to purchase 219 Spruce St in Albany for \$5,000 with Mary Kittle as the first alternate buyer. Rita Mackey was approved for the sale of 3048 State Route 145 in Rensselaerville and is the adjacent property owner. Pedro Ceden0 was approved to purchase 48 Bassett Street and 50 Bassett Street in the City of Albany for \$5,000. First Hand Aid was approved as the first alternate buyer for these properties. 511 Bradford Street, a vacant lot in the City of Albany was approved for sale to Tim Stuto for \$5,000. Eden's Rose Foundation, owners of the Albany Victory Gardens in Albany's West Hill neighborhood were approved to purchase 56 Quail Street with the intention of integrating it into the existing gardens. 66 Fonda Rd in Colonie, a residential building, was approved for purchase to Jay Jiang and Eric Chen for \$88,000. Justin Luzians was approved as the first alternate buyer with James Zhang dba Spark Innovations LLC as the second alternate buyer. Theresa Rodriguez was approved to purchase the lots at 61, 63, and 69 Clinton Street for \$100 each for the purposes of creating a garden. 71 Morris Rd, an old horse training track in the Town of Colonie was approved for sale to Carol Meyer with Dave Adams Builders LLC as the first alternate buyer. Three lots on Monroe Avenue in Bethlehem were approved for sale to Frank Gallo for \$4,000 per lot. James and Michele Paige were approved as the first alternate buyers for these three lots.

The motion was approved unanimously as presented. (T. Curley, S. Wells).

5. Authorizing an agreement with Kingdom Services Unlimited, LLC for Property Clean Out and Junk Removal Services:

Kingdom Services responded to the RFP for Property Clean Out and Junk Removal Services. They are a minority owned business and have worked extensively with the Land Bank in the past on lot maintenance and building cleanouts. They are the lowest responsible bidder with \$38.26/cubic yard of junk removal.

The motion was approved unanimously as presented. (T. Curley, S. Wells)

6. Authorizing and agreement with Jaw Housing, Inc for Building Scopes of Work & Renovation Mentoring Services:

This contract was procured in a competitive open RFP. JAW Housing Inc is a minority-owned contractor in the Albany area. The services support our Equitable Ownership Program. The contractor will create a scope of work for buildings in our EOP program and may provide additional services to the selected buyer as a renovation mentor. The approved cost for the contractor was \$225 per scope of work. \$350 is the scope of work for renovation mentoring services and is based on milestones with the buyer.

The motion was approved unanimously as presented. (S. Wells, T. Curley)

7. Authorizing an agreement with Apex Environmental Consulting for Hazardous Material Testing, Design and Project Monitoring Services:

Environmental Consulting and Hazardous Material Testing, Design and Project Monitoring services support the Land Bank's grant funded demolition work. They monitor air quality after demolition and test for ACM and asbestos prior to the demolition. These are both required as part of our grant funding from the Attorney General's Office. They were the lowest responsible bidder and their services vary based on type of service.

The motion was approved unanimously as presented. (J. Collett, T. Curley)

8. Authorizing an agreement with Green 2 Green Consulting, LLC for Hazardous Material Testing, Design and Project Monitoring Services:

This organization was is better known and had very competitive pricing compared to others. Because of our extensive grant funded demolition work, the Board of Director's felt having multiple contractors for these services would be beneficial to the Land Bank's work.

The motion was approved unanimously as presented. (S. Wells, T. Curley)

9. Authorizing an agreement with Bronze Contracting LLC for Demolition & Abatement Services for 111 Third Avenue, Albany, New York:

The Executive Director explained that demolition services contractors respond to batches of demolition projects and the Land Bank chooses the best lowest responsible bidder. The Executive Director explained that this is the best way to get the lowest prices for multiple projects while providing work for multiple contractors. Bronze Contracting was the lowest bidder for 111 Third Ave in Albany, NY.

The motion was approved unanimously as presented. (S. wells, T. Curley)

10. Authorizing an agreement with DiTonno & Sons, LLC for Demolition & Abatement Services for 294A Colonie Street, 298 Colonie Street and 186 First Street in Albany, New York:

294A and 298 Colonie Street are the demolition of garages, and 186 First Street is a residential structure in Albany. The cost is \$4,500 for the garages on 294A Colonie, \$4,500 for the 298 Colonie Street and for \$34,500 for 186 Colonie Street.

The motion was approved unanimously as presented. (T. Curley, S. Wells)

11. Authorizing an agreement with Jackson Demolition for Demolition & Abatement Services for 52 Emmet Street and 354 Second in Albany, New York:

The executive director explained that through a competitive RFP, Jackson Demolition was the lowest responsible bidder on 52 Emmet Street with a bid of \$25,056 and 354 Second Street for a bid of \$30,442.

The motion was approved unanimously as presented. (S. Wells, T. Curley)

12. New Business: no new business.

13. Executive Director Updates:

The Executive Director provided an update on the land banks engagement of new counsel which includes Whiteman, Ostermann and Hannah as corporation counsel. Whiteman is currently looking at all of the land banks key corporate documents as part of their first assignment. Rohan & Delancy has also been engaged to assist the Land Bank with the back log of pending property sales. The motion was approved unanimously as presented. The Land Bank has also engaged Wallace Turner, a minority-women owned law firm that is supporting property closings and is assisting with working with the Community Loan Fund to create an equitable loan fund to provide assistance to buyers who have not been access capital historically.

The Land Bank is working with TRC/MGD and have completed a site tour recently as well as coming up with a list of key priorities for the development program. The Land Bank will be continuing to work on a Master Development Agreement with TRC/MGD for the redevelopment of the South End Cluster.

The Underserved Communities Committee and related equity work has been underway for the past several weeks. Recent work included convening a series of Working Groups consisting of local contractors, business owners, community representatives, and other representatives of underserved populations and communities along with representatives of the Land Bank to create a more equitable Land Bank. The Land Bank in addition to the Equitable Loan Fund, is working with the Upstate Black Chamber of Commerce to engage banks on increasing accessing to capital. Land Bank buyers historically have had trouble accessing capital, as only 10 out of 237 buyers have received bank funding and only two of them were in Albany's most distressed neighborhoods. In addition, the two properties that did receive funding were either full rehabilitation projects or had other subsidies.

Mr. Barry Esannason, who was listing in on the public line, commented that the Land Bank has not addressed all the questions that he submitted. Chairman Touhey stated that the Board of Directors has

approved the option agreement for the purchase of the cluster hill properties on Cherry Hill Street and noted that the option remains in place. Mr. Barry Esannason claimed that the Executive Director was “manipulating what we are saying” and intentionally causing confusion and suggested that the Executive Director was not providing comments submitted to the Board. Chairman Touhey, responded that Mr. Esannason’s feedback was not accurate, that all comments have shared with and received by the Board. The Chairman noted the Board has the comments and may take them into consideration at an upcoming Acquisition/Disposition meeting. Mr. Esannason stated that he believes the purchase application for the properties may have had incorrect information. Chairman Touhey stated that the Board of Director’s approval of the Option to Purchase stands and not be rescinded.

Meeting Adjourned at 10:59 AM

Next Meeting:

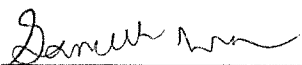
August 18, 2020

Location and Time: TBD

Respectfully submitted,
William J. Sikula IV
Planning and Projects Coordinator

Albany County Land Bank Corporation

Attested:



Secretary