



ALBANY COUNTY

LAND BANK CORPORATION

Meeting of the Board of Directors

December 19, 2019 | 5:30 PM

Minutes

200 Henry Johnson Blvd; First Floor Conference Room

Present: Charles Touhey, Samuel Wells, Pastor David Traynham, Christopher Spencer, Jeffrey Collett

Staff: Adam Zaranko, Amanda Wyckoff, Irv Ackerman, William Sikula

Counsel: Catherine Hedgeman

The meeting was called to order at 5:30pm by Chair, Charles Touhey, with a quorum of Directors present.

1. **Public Comment:** There was no public comment.
2. **Approval of Minutes:** Minutes of the November Board Meeting were approved as presented. The motion was approved unanimously. (J. Collett/S.Wells)
3. **Financial Statements:** The monthly financial statements as of 11/30/2019 were reviewed and provided to the Board. The Financial Statements were approved as presented.

Executive Director provided an update that the Land Bank is within budget overall although there are some budget lines that are below or over. Property maintenance is over budget, largely due to the recent snow storm which cost approximately \$19,000 for removing snow across the entire portfolio. Although sales revenue is tracking higher than expected, the volume of closed sales has been slightly lower than previous years. There are currently approximately 60 pending sales. Other cost centers that were discussed include demolitions, which cost approximately \$850,000 this year.

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. 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 20 properties over four municipalities, consisting of eight buildings and 12 vacant lots. 13 Spruce St, a single-family home was approved for sale to Sung Kim, who would use the property as their primary residence, and approved Manon Robichaud as a backup buyer. 171 Third Street is Albany was approved for sale to Cara Rives-Bart who would owner occupy the two-family home. 187 N. Lake Ave was approved for sale to Patrick Chiou, who would renovate the property and provide rental units as part

of a plan to get funding for a small building loan for approximately 40 units overall throughout the City of Albany. 202 Kent St was approved for sale to GSS Development Group, LLC, with Ha Pearl as the approved backup buyer. 23 Shepard Ave in Colonie was approved for sale to Marc DeRusso, the adjacent property owner, with Himmat Rathore as an approved backup buyer. 24 Van Zandt St and 27 Fulton St are two lots approved for sale to William Yager, the adjacent property owner to both parcels. 293 Second St is a two-family home in Albany that was approved for sale to Tameka Johnson who will rehab and rent out the units. 30 Simmons Lane was approved for sale to Ploutos Holdings, LLC who will build solar arrays on the property. 437 Clinton Ave and 446 Elk St were both approved for sale to the Albany Community Land Trust. 52 Amity St in Cohoes was approved for sale to Khalid Rasheed, Timothy & Virginia Ryan, and Rose Routier-Edwards were approved as first and second backup buyers respectively. Savitry Kola was approved for the sale of 770 & 772 Livingston Ave who plans to build a garden across the street from her father's house. 91 Krumkill Rd in Albany was approved for sale to Mr. Lawrence Warner who plans to build new construction. The executive director recommended that the enforcement of this property not be contingent on new construction. Mr. Clarence McCray was approved for the sale of 51-53 Watervliet Ave in Albany for the purposes of building retail using storage containers as a building material. It was recommended that the enforcement of this property also not be contingent on new construction. Habitat for Humanity was approved for the sale of 52 Delaware Avenue, which was part of the terms written in the co-development agreement with the Albany County Land Bank the rehab and resale of the property. The motion was approved unanimously (S. Wells/C. Spencer).

5. **Adopting a Resolution approving the sale of 2505 Western Avenue, Town of Guilderland:** The Executive Director requested that the Board of Directors approve a new resolution approving the sale of 2505 Western Avenue in the Town of Guilderland. The Land Bank's Counsel stated that the buyer's title company requested a new Resolution although property sale was already approved by the Board of Directors by Resolution in August 2019. More clarity by Members the Board and the item was tabled.

6. **Governance Update:** The Executive Director notified that the Annual meeting of the Board of Directors will be on January 21, 2020.

7. **New Business:** There was no new business.

8. **Executive Director Updates:** The first update from the executive director was that the Albany County Land Bank has contracted Brian Lawler to be counsel and consultant for the South End Redevelopment Initiative. Mr. Lawler has provided a template for a Request for Qualifications to be sent to developers who are interested in a partnership with ACLB. Executive Director clarified that the Land Bank is seeking Request for Qualifications instead of a Request for Proposals to allow for more flexibility in the final plan for the area and to allow the Land Bank to better steer the direction of the final design. The executive director informed the Board of Director's that the City Corporation Counsel has expressed interest in selling the vacant lots that it owns in the South End Redevelopment Area (16 vacant lots total) to the Albany County Land Bank. The Executive Director's second update was that he attended a breakfast hosted by John McDonald and through conversations with representatives from Hudson Valley Community College, verified that there is new interest in tiny home building in Albany and would be interested in pursuing a partnership with HVCC to build tiny homes. Chris Spencer verified that there is interest from the City and that the City is working on potential changes to code and zoning to allow for more options for tiny homes in Albany.

9. **Executive Session:** There was no executive session

Meeting Adjourned at 6:25PM

NEXT MEETING:

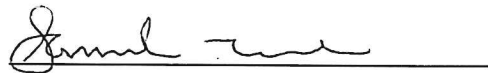
January 21, 2020 at 5:30 pm

Location: 200 Henry Johnson Boulevard, Albany NY

Respectfully submitted,
William Sikula
Planning and Projects Coordinator

Albany County Land Bank Corporation

Attested:

A handwritten signature in black ink, appearing to read "James", is written over a solid horizontal line.

Secretary