



ALBANY COUNTY
LAND BANK CORPORATION

BOARD OF DIRECTORS MEETING

JULY 17, 2018 | 5:30 PM

MINUTES

200 HENRY JOHNSON BLVD; 2ND FLOOR COMMUNITY ROOM

Present: Charles Touhey, Samuel Wells, Natisha Alexander, Todd Curley, Chris Spencer, David Traynham, Jeffery Collett, Phillip Calderone

Staff: Adam Zaranko, Irvin Ackerman, Virginia Rawlins, Charlotte O'Connor, Erica Ganns, Amanda Wyckoff

Americorps: Katura Vics

Counsel: Catherine Hedgeman

The meeting was called to order at 5:32pm by Chair, Charles Touhey, with a quorum of Directors present.

- 1. Public Comment** Abdul Wasey, applicant for 633 Clinton Ave, introduced himself to the Board and expressed his interest in restoring the property. He indicated he will be a first-time home buyer and plans to work on the property while attending school part time.
- 2. Approval of Minutes:** Minutes of the June 19, 2018 Board of Directors Meeting were approved as presented (N. Alexander/ T. Curley)
- 3. Financial Statements:** The monthly financial statements as of 6/30/2018 were reviewed and provided to the Board. The financial statements were approved as presented. (T.Curley, N. Alexander)
- 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. Calderone/ S. Wells).
- 5. Adopting a Resolution to Approve the Acquisition of 495 2nd Street Albany NY 12206:** Executive Director informed the Board of Directors that 495 2nd Street, a vacant lot, was made available to the Land Bank through the National Community Stabilization Trust (NCST). NCST helps responsibly dispose of REO properties. The acquisition of 495 2nd Street is in one of the Land Bank's focus neighborhoods. The contract for acquisition is presented and passes unanimously. (P. Calderone/ T. Curley).

6. New Business

- Executive Director proposes that Spend a Little Get a Lot Program be extended, and applications be accepted through September 28, 2018. The extension will only apply to those lots that have not yet received applications.
- The Executive Director presented a request from the approved buyer of 328 Consaul Road in Colonie to amend the purchase price after the buyer conducted a wetlands delineation which showed a larger presence of wetlands than originally anticipated. The Board of Directors asked the Executive Director to present the buyer with a purchase price structure based on a base development scenario of three single-family lots and an additional cost for each additional lot approved by the municipality thereafter.

7. Executive Director Updates:

- a) Executive Director announces that the morning front desk position has been filled by Zachary Kogut. Zachary has been training with the afternoon front desk staff member, Andrea Gross and Office Manager, Erica Ganns.
- b) A pilot Community Roundtable meeting was held on July 10th and the window for public feedback remains open. Executive Director will incorporate feedback into a final recommendation of the model at a future Board of Director's meeting.
- c) The municipal engagement procedure to date has been to inform municipalities of sales proposal moving forward prior to the monthly Acquisition and Disposition Committee meetings when practicable. Level of feedback/interest in providing feedback varies by municipality and is inconsistent. Several municipalities have provided little to no feedback, perhaps because many property sales and recommendation conform with local land uses and supported outcomes. The Executive Director reported that soliciting municipal feedback under the current model is intensive and has not yielded a substantial return. Going forward, Land Bank staff will notify municipalities when properties are acquired rather than when sales proposals are received. Municipalities will have an opportunity to provide any feedback/guidance on specific properties for the Land Bank staff to consider earlier on in the process of returning properties back to productive use.

- d) The Equitable Ownership Pilot Program was created by Land Bank Staff in response to ongoing conversations regarding equity in the local and statewide housing market. The Executive Director explains that the Land Bank has received positive feedback from the community regarding the pilot program and the Land Bank's efforts. While the program remains in the pilot stage, he hopes to bring the first round of sales to the Board in August or September.

Adjournment

The meeting adjourned at 6:17pm to go into Executive Session.

NEXT MEETING:

August 21, 2018 at 5:30 pm

Location: 200 Henry Johnson Boulevard, Albany NY

Respectfully submitted,

Erica Ganns
Office Manager
Albany County Land Bank Corporation

Attested:

Secretary