



Enforcement and Compliance Committee Meeting Minutes

A public meeting of the Enforcement and Compliance Committee of the Albany County Land Bank Corporation was convened on April 13, 2022, via audioconference in accordance with New York State law.

Committee attendance: Charles Touhey, Sam Wells

Staff attendance: Adam Zaranko (Executive Director), Amanda Wyckoff (Director of Operations), Erica Ganns (Assistant Director of Operations), Will Silkula (Planning and Projects Coordinator), Elista Gayle (Applications Coordinator), Susan Baker (Enforcement and Administrator Coordinator)

The meeting began at 4:38 PM

Review of Minutes: The minutes from the March 9, 2022, Enforcement and Compliance meeting were reviewed and approved.

Review of Enforcement and Compliance Actions: The Director of Operations presented the following requests:

Buyer Requests:

The following requests were submitted to the Land Bank for review and consideration:

55 Emmet Street, Albany: Request to extend rehab completion date to 9/30/2022. Committee approved extension contingent on payment of taxes.

270 Third Street, Albany: Request to extend rehab completion date to 12/31/2022. Committee approved.

633 Clinton Avenue, Albany: Request to extend rehab completion date to 6/1/2022. Staff has found owner is occupying building without Certificate of Occupancy. Committee recommended sending a legal non-compliance letter and notifying the City Codes Department.

199 Lark Street, Albany: Request to extend rehab completion date to 11/30/2022. Committee approved extension and requested staff inform any further extension will require a Deed-in-lieu of foreclosure be held in escrow.

2996 State Route 145, Rensselaerville: Request to extend rehab completion date to 9/27/2022. Request tabled. Committee recommended staff request more information regarding revised construction schedule and revisit the request in May.

131 Sherman Street, Albany: Request release of reverter in order to transfer the property to public school for playground. Committee approved request.



2 Judson Street, Albany: Owner requested the Land Bank consider purchasing back the building as the tenant has not been paying rent. The request was denied. Staff was asked to offer to work with owners to find viable buyers that would purchase the property from the owners and assume the program terms.

Staff Requests:

The following requests were submitted by Land Bank staff for review and consideration:

254 Yates Street, Albany request: Approval to send legal letter of default, non-responsive to staff requests. Committee approved.

29 Alexander Street, Albany request: Approval to send legal letter of default, unpaid taxes and non-responsive to staff requests. Committee approved.

250 Clinton Avenue, Albany request: Approval to send legal letter of default, unpaid taxes and non-responsive to staff requests. Committee approved.

150 Fourth Avenue, Albany request: Approval to send legal letter of default, unpaid taxes and non-responsive to staff requests. Committee approved.

82 Grand Street, Albany request: Approval to send legal letter of default, unpaid taxes and non-responsive to staff requests. Committee approved.

50 Emmet Street, Albany request: Approval to send legal letter of default, unpaid taxes and non-responsive to staff requests. Committee approved.

453 Elk Street, Albany request: Approval to send legal letter of default, unpaid taxes and non-responsive to staff requests. Committee approved.

The meeting adjourned at 5:04 PM.

Respectfully submitted,

Susan Baker
Enforcement and Administrative Coordinator
Albany County Land Bank