



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 July 13, 2022 via audioconference.

Committee attendance: Charles Touhey, Sam Wells

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

The meeting began at 4:33 PM

Review of Minutes: The minutes from the June 8, 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:

1 Louis Street, Albany: buyer is requesting release of reverter to sell property as they are moving out of state. Committee recommends approving providing buyer furnishes satisfactory evidence that any property taxes owed are paid at the time of sale and providing Land Bank staff vets the new buyer pursuant to the Land Bank's purchase eligibility criteria.

110 Heartt Avenue, Cohoes: buyer is requesting to deed back the property due to illness and contractor issues. Committee recommends the buyer be provided an opportunity to sell the property and to contact the City of Cohoes to discuss ways to assist the buyer with finding an eligible buyer.

569 Clinton Avenue, Albany: buyer is requesting an extension to 8/10/2022 due to delays with the City's inspection schedule. Committee recommends approving the request.

82 Crudo Road, Town of Coeymans: buyer is requesting a release of their reverter to sell to immediate family member. Committee recommends approving the request subject to the family member meeting the Land Bank's purchase eligibility criteria.

435 Clinton Avenue, Albany: buyer is requesting a release of their enforcement mortgage and reverter to obtain their final financing. Committee recommends approving the request.



310 Third Street, Albany: buyer is requesting a release of the enforcement mortgage and reverter to obtain their final rehab financing. Committee recommends approving the request.

502 Second Street, Albany: buyer is requesting a release of their reverter to sell the lot with the adjacent home. Committee recommends approving the request providing Land Bank staff vets the new buyer pursuant to the Land Bank's purchase eligibility criteria.

152 Bradford Street, Albany: buyer is requesting an extension of rehab completion date to 2/04/2023. Staff advises buyer has been proceeding with rehab satisfactorily. Committee recommends approving the request.

38 Morton Avenue, Albany: buyer requested extension to 12/02/2022. Staff advises rehab progress has been unsatisfactory, but buyer has been demonstrating an increase in responsiveness. Committee recommends approving a six-month extension, provided the buyer submits monthly progress reports, copies of permits, pays any open taxes, and allows inspection.

24 Ten Broeck Place, Albany: buyer is requesting release of reverter to sell property as they are moving out of state. Committee recommends approving providing buyer furnishes satisfactory evidence that any property taxes owed are paid at the time of sale and providing Land Bank staff vets the new buyer pursuant to the Land Bank's purchase eligibility criteria.

153 Sheridan Avenue, 9 & 13 South Swan Street, Albany: buyer is requesting a release of their reverter to build new construction home. Buyer is a nonprofit affordable housing builder and has secured funding. Committee recommends approving the request.

376 Delaware Avenue, Albany: buyer is requesting a release of reverter to place property into a new entity with a partner. Staff advises that buyer has not finished rehab. Committee recommends approving the request but maintaining enforcement on the property until rehab is complete. Land bank staff will work with counsel to determine how to proceed as recommended.

Staff Requests:

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

53 Albany Street, Albany request: Requesting approval to send legal letter of default. Buyer has unpaid property-taxes, little to no work has been completed and buyer keeps delaying access to property for inspection. Committee recommends approving the request.



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19 Bradford Street, Albany: Staff is requesting approval to send legal letter of default. Buyer has completed little to no work and requests by staff for a revised construction schedule have been ignored. Request approved by Committee.

Updates: The Assistant Director of Operations reported documentation is with our attorney to take recapture 49 Park Avenue for failure for failing to rehab the building pursuant to the redevelopment mortgage. The Executive Director reported that the buyer of 1 Osborne Street is close to completing their renovation.

The meeting adjourned at 4:54 PM.

Respectfully submitted,

Susan Baker
Enforcement and Administrative Coordinator
Albany County Land Bank