



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 October 12, 2022, via audioconference in accordance with New York State law.

Committee attendance: Charles Touhey, Sam Wells, Mark Bobb-Semple, Joseph Seman-Graves

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

The meeting was called to order at 4:32 PM

Review of Minutes: The minutes from the September 14, 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 request was submitted to the Land Bank for review and consideration.

50 West Street, Albany: Buyer is requesting release of the reverter to transfer the property to an immediate family member as buyer is moving out of the state. The buyer has completed the redevelopment of the property and the Land Bank has released the enforcement and compliance mortgage. Committee recommends approving the request.

Staff Recommendations:

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

19 Alexander Street, Albany: Staff reports that the structure on the property experienced a fire and subsequently required demolition. Consequently, there is no rehabilitation of a vacant structure to enforce through the redevelopment mortgage. Staff recommends releasing the enforcement mortgage but not the deed reverter. Recommendation supported by Committee.

582 Clinton Avenue, Albany: Buyer, which is a non-profit organization, has been non-responsive until recently when a new Executive Director was hired. Staff met with new Executive Director and reviewed what was needed to comply with the organization's redevelopment obligation. This included information that needed to be submitted by the organization to the Land Bank. Despite the meeting, the additional requested information was not provided by the buyer. Staff recommends issuing buyer a legal letter of default. Recommendation supported by Committee. If no response from buyer by next meeting, Committee requested additional enforcement action be considered.



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Discussion: The Committee and Staff had a discussion regarding the most efficient way to address future instances where the Land Bank has applied one or more enforcement and compliance instruments on a property sale to ensure a vacant structure is rehabilitated/redeveloped but that structure experiences and event such as a fire that results in its demolition or elimination. The Committee recommended that in those instances Staff should take the steps necessary to release the buyer from the appropriate obligation and forgo the need to present each instance to the Committee.

The meeting adjourned at 4:50 PM

Respectfully submitted,

Susan Baker
Enforcement and Administrative Coordinator
Albany County Land Bank