



## Acquisition and Disposition Committee Meeting Minutes

*A meeting of the Acquisition and Disposition Committee of the Albany County Land Bank Corporation was convened on February 14th 2024, via audioconference.*

**Committee attendance:** Charles Touhey, Sam Wells, Joseph Seman-Graves

**Staff attendance:** Erica Ganns (Assistant Director of Operations), Will Sikula (Planning and Projects Manager), Susan Baker (Enforcement and Administrative Coordinator), Elista Gayle (Applications Coordinator)

**The meeting was called to order at 3:04 PM.**

1. **Review of minutes:** The minutes of the January 10<sup>th</sup> 2024, Acquisition and Disposition Committee meeting were reviewed and approved as presented.
2. **Sales Summaries Review:**
  - a. **7 Third Avenue, Albany:** There are nine applications for this property.
    - **Applicant 3371** has previously purchased property from the Land Bank and would like to use this property as a garage. Applicant 3371 owes taxes on other properties and has not yet closed on a Land Bank-approved sale.
    - **Applicant 3372** would like to use the property to store and service vehicles.
    - **Applicant 3373** has previously purchased property from the Land Bank and would like to utilize the property for storage. Applicant 3373 does have an open enforcement mortgage in process with the Land Bank.
    - **Applicant 3374** owns two other garages in Albany and would like to use this property for storage as well.
    - **Applicant 3375**, which is a new applicant and previous Land Bank purchaser, would like to utilize this property for off-street parking.
    - **Applicant 3377** would like to use this property for storage.
    - **Applicant 3378** has previously purchased property from the Land Bank and would like to use this property as storage. Applicant 3387 does have an open enforcement mortgage in process with the Land Bank.
    - **Applicant 3379** would like to utilize the property as a community food pantry. Applicant 3379 does not reside in Albany County but has acquired a local property manager.
    - **Applicant 3380** has previously purchased property from the Land Bank and would like to use this property for storage.

The Committee recommends deferring a recommendation for this month to give all applicants time to clear up any issues they might have before the Committee revisits this property.

- b. **122 Second Street, Albany:** This property is being sold as a lot as it was previously demolished by the Land Bank. Applicant 3369 has previously purchased property from the Land Bank and intends to use this lot as parking. This applicant has developed 134 Second Street and 154 Second Street. Staff supports this request. The Committee recommends deferring this recommendation until the applicant works with the



city about the curb cut for the lot. The Assistant Director of Operations will clarify with the applicant on how the plan on accessing the lot for parking.

- c. **127 Remsen Street, Cohoes:** This is a mixed-use commercial building, and there are two applications for this property.
- **Applicant 3381** is a first-time applicant based in Alta but has experience with rental properties, and this applicant would like to use this property as a rental.
  - **Applicant 3382** had previously purchased property from the Land Bank and is experienced with rental properties, and this applicant would like to use the property as a rental. Applicant 3382 also owns properties on Remsen Street.

Staff is looking for guidance as this property was priced before the scope of work from the property came in. The Committee recommends getting a best and final offer from both applicants.

- d. **256 Second Avenue, Albany:** Applicant 3383's use of the property is permitted by the city based on zoning, but the amount of funds they've proposed for the property needs to be increased if they want to meet the asking and closing costs. The Committee recommends revisiting this application next month.

**The meeting was adjourned at 3:25 PM.**

Respectfully submitted,

Susan Baker  
Enforcement and Administrative Coordinator  
Albany County Land Bank