



ALBANY COUNTY
LAND BANK CORPORATION

Acquisition and Disposition Committee

Meeting Minutes

August 13, 2020

(NOTE: meeting convened via conference call pursuant to Executive Order 202.1 of NYS in connection with COVID-19 restrictions)

Board attendance: Charles Touhey, David Traynham, Natisha Alexander, Samuel Wells, Todd Curley

Staff attendance: Adam Zaranko, Amanda Wyckoff, Erica Ganns, William Sikula

The meeting began at 2:02 PM

Review of Minutes: The minutes from the June meeting were reviewed and approved.

New Business

Request from Mr. Jim Borucinski regarding 117 Clinton Avenue, Albany, NY

The Executive Director explained that this was an item of business in the past. The County of Albany foreclosed on a two-family home with tenants. At the time, the Board decided not to acquire the property with tenants in place because of previous difficulties with acquiring properties with tenants in place. The requestor has asked again for the Board to consider acquiring the property with tenants in place due to new complications with COVID-19. David Traynham commented that with our current policies in place due to COVID-19, he would not recommend taking in a property with tenants. Sam Wells asked if Mr. Borucinski has reached out to the County to purchase directly from them and commented that should be the next step. The Executive Director will contact Albany County to notify them of Mr. Borucinski's interest in acquiring the property and that the Land Bank will not proceed with acquisition of the property.

Request for a price adjustment for the purchase of 22 Shepard Street, Colonie, New York

The Executive Director explained that the Land Bank was contacted to the approved buyer for this property regarding a title defect that was found. They buyer has requested a price adjustment from \$38,000 to \$30,000 to reflect the increased risk of proceeding with the sale despite the title defect. A. Wyckoff explained that the approved buyers are adjacent owners and are natural applicants to purchase this property. D. Traynham asked if there would be litigation if we were to sell it. The Executive Director responded "not necessarily" but did explain that it could prevent further sales of the property into the future unless the Land Bank pursued a quiet title action. C. Touhey and S. Wells suggested that we counter at a fair offer based on Land Bank's costs and resources necessary to clear the title defect. A motion to allow staff to engage the approved applicant with a fair offer reduction not to exceed \$4,000 with 12 months to either demolish the property or rehab it to code. The motion passed unanimously. (C. Touhey, D. Traynham)

Request for reimbursement of expenses related to the purchase of and subsequent bankruptcy order for 36 Ten Broeck Place, Albany, NY

Last year, the Land Bank approved for sale three contiguous lots including 36 Ten Broeck Place. After the property sale was completed the Land Bank received a court order from Albany County Court regarding the property. The Order of the Court vacates, nullifies and cancels the judgment of foreclosure taken by County of Albany against the previous owner of 36 Ten Broeck Street as well as the sale of 36 Ten Broeck from the Land Bank. The buyer has asked to be reimbursed for the sales price, closing costs, and investment for tree clearing on the property. After clarification from A. Wyckoff, it was stated the buyer's last request was to redraw the lot lines because part of the house is on the purchased lot. However, the Land Bank does not have the ability to redraw the boundaries. It is unclear whether the buyer obtained title insurance for the property, which would result in the purchase price being reimbursed by the title company. The staff recommendation is to reimburse him if title insurance does not reimburse him for the sales price, and to also reimburse prorated closing costs for the lot purchase, and finally reimburse prorated investment costs for investment costs, providing the buyer can provide satisfactory evidence of all three costs areas. S. Wells recommended speaking to Albany County staff to also discuss where there are any stopgaps when the properties are in their control so we can be aware of a possibly similar situation in the future. A motion was passed unanimously to reimburse the buyer based on the recommendations by the Committee. (D. Traynham, S. Wells)

Sales Recommendations:

The following sales were reviewed, and following Committee recommendations set forth:

153 Sheridan Avenue, Albany:

Proposed Use: Fence, Maintain As-Is

Recommendation: Acquisition and Disposition committee recommends tabling the application until there is a better plan for maintaining the lot, what the long-term goals are, who the local presence is, etc.

154 Clipp Road, New Scotland:

Recommendation: Acquisition and Disposition committee recommends asking for a best and final offer from applicant 2024, 2213, and 2216.

174 Henry Johnson Boulevard, Albany:

Proposed Use: Commercial Use

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Power Beauty Unlimited, LLC with Kizzy Williams and Holly Francisco as alternate.

188, 190, 194, and 196 Delaware Ave, Albany:

Proposed Use: Operate as Rental

Recommendation: S. Wells asked if we have had any additional marketing time. The executive director explained that we have not since the previous sale has fallen through but had significant market time before the previous approved buyer. Acquisition and Disposition committee recommends advancing the sale to True Blue Properties, LLC.

19 Bradford Street, Albany:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends best and final offers from Pearl Ha, Ripon Roy, and Larry Tune.

21 Judson Street, Albany:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Pavel Karakaichu.

259 Livingston Ave, Albany:

Proposed Use: Yard Expansion

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Justin Wallace.

259 Myrtle Ave, Albany

Proposed Use: Primary Residence

Recommendation: The Acquisition/Disposition Committee recommends advancing the sale to Aprecia Cabey with Elita and Klajdi Fraholli as alternate buyer.

286 Rock Rd, Berne:

Proposed Use: Demolition

Recommendation: Acquisition and Disposition committee recommends requesting a best and final offer from Mr. Russell DeMuth & Ms. Colleen DeMuth.

313 & 315 Orange Street, Albany:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Kizzy Williams & Holly Francisco.

336 Clinton Ave, Albany:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to TAGA Associates, LLC with Albany Community Land Trust as alternate buyers.

372 County Route 412:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends a best and final offer from George and Sherry Stark, James Yienger & Christine Pepe, Pamela Lounsbury, and Rebecca and Brendan Dillon.

4 Sparkill Ave, Albany:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee advancing the sale to Theresa & Daniel Keenan, with Bashir Ullah as a first alternate buyer, and Lucho Lora as a second alternate buyer.

48 Elizabeth Street, Albany:

Recommendation: Acquisition and Disposition committee recommends advancing sale to Iglesia Pentecostal Damasco, Inc.

510 Kenwood Ave, Bethlehem:

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommends advancing the sale of this property to Manon Robichaud

525, 527, 529 Second Street, Albany:

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Norma & Parrish Johnson.

569 Clinton Ave, Albany:

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Devon Skeine.

901 12th Street, Colonie:

Recommendation: Acquisition and Disposition committee recommends a best and final offer from Donald Fandl and Faisal Iqbal.

Fish Road, Rensselaerville:

Proposed Use: Maintain As Is

Recommendation: Acquisition and Disposition committee recommends a best and final offer from Ronald Gadson & Melissa Lupo.

19 Charles Street, 20 Myrtle Ave, and 159 Eagle Street:

Proposed Use: Community Gardens

Recommendation: Acquisition and Disposition committee recommends advancing the sale to A Block At a Time.

The meeting adjourned at 3:36 pm.

Respectfully submitted,

Will Sikula

Planning and Projects Coordinator

Albany County Land Bank