



ALBANY COUNTY
LAND BANK CORPORATION

MEETING OF THE BOARD OF DIRECTORS

August 15, 2023 | 5:30 PM

MEETING MINUTES

A public meeting of the Board of Directors of the Albany County Land Bank Corporation was convened on August 15, 2023, at the office of the Albany County Land Bank at 111 Washington Avenue, Suite 100, Albany, NY.

Present: Charles Touhey, Natisha Alexander, Samuel Wells, Anthony Capece, Juanita Nabors

Staff: Adam Zaranko (Executive Director), Amanda Wycoff (Director of Operations), Erica Ganns (Assistant Director of Operations), Elista Gayle (Applications Coordinator), Will Sikula (Planning & Projects Coordinator)

Counsel: Nicole Green

The meeting of the public body was called to order at 5:36 PM by Chair, Charles Touhey. A quorum of Directors was present.

1. **Public Comment:** None.

2. **Review and Approval of Prior Meeting Minutes:** Minutes of the July 18, 2023 Board of Directors Meeting were presented.

A motion to adopt the minutes as presented was approved unanimously. (A. Capece, N. Alexander)

3. **Review of Financial Statements:** The Executive Director presented the financial statements and reports for the period ending July 31, 2023. These reports were prepared by the Land Bank's accountants and reviewed at the August meeting of the Finance Committee.

4. **Adopting a Resolution authorizing the sale of real property (Resolution 26 of 2023):** The Executive Director presented a Resolution to approve the sale of real property. Property purchase offers for the property disposition presented to the Board of Directors this month have been reviewed by the Acquisition and Disposition Committee, which convened earlier this month. During the discussion, the Executive Director recommended property dispositions based on recommendations provided by the Acquisition and Disposition Committee and staff review of the property purchase applications. The presentation includes eight vacant lots in the City of Albany.

a. **11 Lexington Avenue, Albany:** The applicant, Zelldam Imeow Inc. (Tamesha Boyd) will use the vacant lot as a garden and community programming. The Executive Director recommends disposing of this lot to the applicant contingent on the City Planning board deeming the space permissible for the proposed use, the applicant acknowledging that the lot is subject to encroachment, and confirming the applicant is aware of the extent of the property.

- b. **88 Catherine Street, 90 Catherine Street, 92 Catherine Street, 98 Catherine Street, 100 Catherine Street, 102 Catherine Street, 104 Catherine Street, Albany:** The applicant is a nonprofit organization proposing to purchase the lots to create a community garden. The applicant has received letters of support from the community. The Executive Director recommends disposing of these lots to The House of Precise, Inc. (London Jae).

The motion was approved unanimously as presented. (J. Nabors, N. Alexander)

5. **Adopting a Resolution approving funding and contract, and contract amendment for certain properties located on Second Ave in the city of Albany (Resolution 27 of 2023):** The Executive Director presented a proposal pertaining to the three buildings on Second Avenue. Under the proposal both 48 Second Avenue and 50 Second Avenue would be fully rehabbed using existing CDBG CARES funding, a portion of the Land Bank Initiative Phase II funding award, and the balance would be funded by the Land Bank. It is anticipated that the Land Bank will recover its investment into the project upon sale of the fully rehabbed properties. The Executive Director noted that 45 Second Street is structurally beyond repair and proposed demolishing the building using Land Bank Initiative Phase II funding. The proposal was supported by the Land Bank's Finance and Acquisition and Disposition committees.

The motion was approved unanimously as presented. (S. Wells, A. Capece)

6. **Underserved Communities Committee Update:** The Executive Director reported that the groundbreaking ceremony for the 360 Sheridan Avenue small footprint affordable home prototype was well attended.
7. **Governance Updates:** The Executive Director requested that all Board members please return their annual disclosure forms as soon as possible and reminded Board members to complete their ABO Board Trainings as soon as possible.
8. **Executive Director Updates:** The Executive Director informed the Board that the County will be conducting an audit of the CARES grant. Staff and several Board Members recently attended a ribbon-cutting for 1297 Broadway which marked the grand opening of Teta Marie's Lebanese Restaurant in the new space.

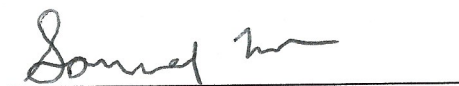
A motion to adjourn the meeting was approved unanimously. (A. Capece, S. Wells)

The meeting adjourned at 6:35 PM.

Respectfully submitted,

Amanda Wyckoff
Director of Operations
Albany County Land Bank Corporation

Attested:



Secretary