



Acquisition and Disposition Committee Meeting Minutes

A public meeting of the Acquisition and Disposition Committee of the Albany County Land Bank Corporation was convened on December 15, 2021 via audioconference in accordance with New York State law.

Committee attendance: Charles Touhey, Sam Wells, Joseph LaCivita

Staff attendance: Adam Zaranko, Amanda Wyckoff, Erica Ganns, Will Sikula, Elista Gayle

The meeting was called to order @ 3:04 PM

Review of minutes:

The minutes of the November 10, 2021 Acquisition and Disposition Committee meeting were reviewed and approved as presented.

The Executive Director, Adam Zaranko requested the committee review the agenda in a different order than presented and address new and old business, prior to sales. The committee approved.

New Business:

The Executive Director requested permission to unbank two vacant lots located at 1233 & 1235 Broadway. The lots were originally banked to support possible redevelopment, which did not materialize. Land bank staff would like to return them to the market. The committee approved.

Topic for Discussion:

Currently, our disposition policy does not limit the number of open property purchase applications and/or sales an individual or entity may have. Applicants submitting multiple applications in any given sales cycle and/or approved but not closed property sales which can cause an additional administrative burden on the Land Bank staff and the application and sales processes. Land Bank staff suggested exploring an amendment to the Disposition Policy that would reasonably limit these instances while preserving flexibility for applicants. After discussing some possible approaches together Land Bank staff will continue to explore potential solutions and discuss options with the committee in the future.

Old Business:

The Board of Directors approved the sale of 293 & 295 Orange Street to the Albany Center for Economic Success and before they were able to close, the city codes department conducted an emergency demolition at the expense of the Land Bank. Our cost as the owner was explained to the buyer and their Board of Directors approved both the sale of these two lots for \$7,000.00 with an additional payment of \$19,990 to help offset the costs to the Land Bank. Approval was granted by the committee to accept this offer.



Committee Updates:

Multiple responses were received to our RFP for the Henry Johnson Boulevard and Clinton Avenue request. The first meeting of the RFP selection committee has been held. The selection committee is comprised of both City and Land Bank staff. Additional updates will be provided to the Acquisition and Disposition Committee and the Board of Directors.

The Land Bank was awarded money through the NYS HCR Cares Grant Act for the rehab of 45, 48 and 50 Second Avenue and we wanted to thank Albany County for their support with helping to secure the grant.

A request was made for an update of the South End Co-Development project and it was noted that this would be provided at the January committee meeting.

The Land Bank's first application has been approved for nine properties in the Legacy Cities program. Up to two more applications are expected to be submitted.

Sales Summaries Review:

5 Rosemary Circle, Albany:

Acquisition and Disposition committee recommends advancing the sale of this property to Barry Stith.

8 Mohawk Street, Albany:

Acquisition and Disposition committee recommends not advancing the sale to Bruno Raphael Mendes Arantes

23 Overlook Street, Colonie:

Acquisition and Disposition committee recommends not to advance the sale to Akhtar Muhammed

25 North First Street, Albany:

Acquisition and Disposition committee recommends tabling this property for a month.

38 North Swan Street, Albany:

Acquisition and Disposition committee recommends tabling this property to reach out to Claim Aim Obtain, LLC (Angelo Madox) to seek more information on the type of memorial proposed.

40 North Swan Street, Albany:

Acquisition and Disposition committee recommends tabling this property to reach out to Claim Aim Obtain, LLC (Angelo Madox) to seek more information on the type of memorial proposed.

64 Third Street, Albany:

Acquisition and Disposition committee recommends not advancing the sale of this property to Tomar & Kashana Sarvia.



102 Ontario Street, Cohoes:

Acquisition and Disposition committee recommends advancing the sale of this property to Milltown Homes (Anthony LePage)

104 Ontario Street, Cohoes:

Acquisition and Disposition committee recommends advancing the sale of this property to Milltown Homes (Anthony LePage)

143 Sheridan Avenue, Albany:

Acquisition and Disposition committee recommends advancing the sale of this property to Housing Visions Unlimited, INC (Michael LaFlair)

206 Clinton Avenue, Albany:

Acquisition and Disposition committee recommends not advancing the sale to Bruno Raphael Mendes Arantes

223 Colonie Street, Albany:

Acquisition and Disposition committee recommends advancing the sale of the property to Harry Mercado, thru our side lot program for \$500.00

284 Elk Street, Albany:

Acquisition and Disposition committee recommends not advancing the sale to Bruno Raphael Mendes Arantes

319 Second Street, Albany:

Acquisition and Disposition committee recommends referring the applicant, Faisal Mahmud Rownak to Home Headquarters for possible funding.

405 Sand Creek Road, Colonie:

Acquisition and Disposition committee recommends not advancing the sale to Erica Cain

540 North Pearl Street, Albany:

Acquisition and Disposition committee recommends the sale of this property to ZHRE NP536 LLC (Erez Zohar)

544 North Pearl Street, Albany:

Acquisition and Disposition committee recommends not advancing the sale to Bruno Raphael Mendes Arantes



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1247 Broadway, Albany:

Acquisition and disposition committee recommends not advancing the sale to Bruno Raphael Mendes Arantes and Crystal Jennings-Rogers did not respond to our email for additional information.

The meeting adjourned 4:09 PM.

Respectfully submitted,

Susan Baker
Administrative Assistant
Albany County Land Bank