



ALBANY COUNTY  
LAND BANK CORPORATION

## Enforcement Committee

### Meeting Minutes

June 9, 2021

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

**Committee attendance:** Charles Touhey, Samuel Wells, Mark Bobb-Semple

**Staff attendance** Amanda Wyckoff (Director of Operations), Erica Ganns (Assistant Director of Operations), Elista Gayle (Applications Coordinator)

**The meeting began at 4:35 PM**

**Review of May 2021 Minutes:** The minutes from the May 2021 meeting were reviewed and approved as drafted.

**543 Clinton Avenue, Albany:** The Assistant Director of Operations presented information on the enforcement of 543 Clinton Avenue in the City of Albany. The current owner, whose original plan for the property was to rehab and use as their primary residence, has abandoned the property and does not return calls from Albany County Land Bank staff.

The Enforcement and Compliance Committee recommended using enforcement actions to retrieve the property through deed in lieu of foreclosure or foreclosure.

**171 Third Street, Albany:** The Assistant Director of Operations presented evidence that the current owner of 171 Third Street, a building still under enforcement by the Land Bank, is living in the residential structure even though it is currently unsafe for living and has multiple open code violations. In addition, the owner is currently refusing to allow Land Bank staff into the building for inspection and is not working with Albany's building and codes department to remedy existing code violations. The owner has expressed that they do not have the funds available to complete the rehab. Sam Wells, who works as the City's Neighborhood Stabilization Coordinator recommended that the Land Bank continue to try to work with the current owner to get them back into compliance and point them to available resources to complete the rehab. If the owner continues to be non-compliant, Land Bank staff will bring it back to the enforcement committee for further review.

### Enforcement Actions

The following enforcement actions were reviewed, and following Committee recommendations set forth:

**69 Second Street, Albany:**

Proposed Action: Buyer is requesting an extension of the redevelopment agreement to March 1, 2022.  
Recommendation: The Enforcement Committee recommends approving the enforcement extension.

**1 Osborne Street, Albany:**

Proposed Action: Buyer is requesting to sell the property prior to the (5) year ownership requirement.  
Recommendation: The Enforcement Committee recommends rejecting the request to sell as there are still open code violations on the property and it has not received its required certifications, a requirement to release the enforcement mortgage on a property. The owner has asked to extend their redevelopment agreement if they are not allowed to sell the property, to which the enforcement committee approved requesting a deed in lieu of foreclosure to be executed by the buyers and at that time, a 6 month extension will be granted.

**The meeting adjourned at 5:10 pm.**

Respectfully submitted,  
Will Sikula  
Planning & Projects Coordinator  
Albany County Land Bank