



ALBANY COUNTY

LAND BANK CORPORATION

BOARD OF DIRECTORS MEETING MINUTES

FEBRUARY 16, 2016 | 5:30 PM

200 HENRY JOHNSON BLVD. 2ND FLOOR, ALBANY, NY

Present: Charles Touhey, Ralph Pascale, Corey Ellis, Chris Spencer, Sam Wells, David Traynham

Staff: Amanda Wyckoff, Christina Wiley and Kate Hedgeman, counsel.

Excused: Pamela Harper, Michael Jacobson and Todd Curley

Meeting called to order at 5:43pm by Chair Charles Touhey, with a quorum of Directors present.

1. Public Comment

- Pavel Sandul: Mr. Sandul submitted an application to purchase 45 Main Street, Cohoes and is looking forward to renovating the home and bringing it back to productive use. Mr. Sandul, a resident of Cohoes, is in the business of construction and will be doing the work himself with the help of family and friends. He plans to reside in the home once his unit is complete.

2. Approval of Meeting Minutes: Minutes of the January 19th Board Meeting were approved as presented (S.Wells/ D. Traynham).

3. Financial Documents

In the Treasurer's absence, Interim Executive Director Amanda Wyckoff reviewed the Financial Statements that were provided to the Board. Amanda explained that Attorney General funding is being spent on property stabilizations and the full rehabilitation projects that are underway. The Financial Statements, which were previously reviewed by the Treasurer and the Finance Committee, were approved as presented (R. Pascale/ S. Wells).

4. Adopting a Resolution to Approve the Sales of Multiple Properties

- 45 Main Street, Cohoes: Two applications were received for the purchase of this property: both call for the property to be owner occupied, both applicants would be performing the work themselves, both are in the construction business, both proposals would reconfigure the property from three units to a 2-unit building.
Discussion: The Acquisition and Disposition Committee and Community Advisory Committee support both projects and recognize that taking down the rear addition is the best course of action. Both applicants appear to have the skills necessary to successfully complete the project. An appraisal was completed on the property and applicants were given the opportunity to revise and present their best purchase offer. The board approved the Property Purchase Application for the higher purchase offer, Pavel Sandul (R. Pascale/ C. Spencer).
- 543 Clinton Avenue, Albany: Two applications were received for the purchase of this 3-unit property. Mr. Barker's application is complete and has been reviewed and recommended for approval by the Community Advisory Committee and the Acquisition and Disposition Committee. It will be owner-occupied and the proposal calls for a phase-in plan, completing the renovation of one unit at a time. The second application is from a developer who is interested in acquiring several

Land Bank properties on Clinton Avenue, to renovate and maintain as rental properties. Amanda will contact the developer to ascertain if he will consider his project without this building. If so, the board approves Mr. Barker's application (C. Spencer/ S. Wells).

- 54 Odell Street: Mr. Heimerdinger's application to purchase this vacant lot was approved last month. The applicant is requesting the flexibility to merge the lot with either of the two parcels he currently owns: 54.5 Odell St. or Rear 38 & 40 Second Avenue. After discussion of value, marketability and access, the board approved the merging with either lot (S. Wells/ D. Traynham).

5. **Agenda items 5, 6, 7, 8 were struck from today's agenda for further review and consideration by staff and counsel.**

6. **Adopting a Resolution to enter into a contract with WPNT Construction for demolition services.** An RFP rendered several submissions and between the two lowest and complete proposals, WPNT, a minority owned company, is awarded the contract (C. Spencer/ C. Ellis)

7. **Executive Director Updates:**

- Three successful candidates for the position of Executive Director have been identified and will be asked back to meet with the Chair, staff and other board members.
- The Annual Budget of Albany County Land Bank (2015-2016) is published on the Public Authorities Reporting Information System (PARIS) of the New York State Authorities Budget Office at www.abo.ny.gov, as well as on the Land Bank's website. The budget for 2016-2017 is being drafted and will be presented at the next board meeting.
- The County transferred 32 properties to the Land Bank in February consisting of more buildings than lots. The properties are being evaluated, locks changed, and cleaned out. After predevelopment steps more properties will be turned over to our Realtor, Peter McKee to be listed on the MLS.
- The Governance Committee's recommendation to present Jeff Mirel's name to the Albany County Legislature to fill the vacancy on the board of the Land Bank is approved.

8. **Adjournment**

The meeting adjourned at 6:15pm to go into Executive Session.

NEXT MEETING:

March 15, 2016 at 5:30 pm
200 Henry Johnson Boulevard, Albany, NY
Second Floor Community Room

Respectfully submitted,
Christina Wiley
Executive Secretary
Albany County Land Bank Corporation
Attested:



Ralph Pascale, Secretary