



Enforcement and Compliance Committee Meeting Minutes

A meeting of the Enforcement and Compliance Committee of the Albany County Land Bank Corporation was convened on February 14th, 2024, via audioconference.

Committee attendance: Charles Touhey, Sam Wells, Joseph Seman-Graves

Staff attendance: Erica Ganns (Assistant Director of Operations), Elista Gayle (Applications Coordinator), Susan Baker (Enforcement and Administrative Coordinator), Will Sikula (Planning and Projects Manager)

The meeting was called to order at 3:32 PM.

Review of Minutes: The minutes from the January 10th, 2024, Enforcement and Compliance meeting were reviewed and approved as presented.

Review of Enforcement and Compliance Actions: The Assistant Director of Operations presented the following requests.

Buyer Requests: The following requests were submitted to the Land Bank for review.

464 Elk St, Albany: The buyer would like to sell this lot to someone in the community. Land Bank staff hasn't received the resale application back from the original buyer, but if/when the application is received, staff would support the release of the reverter. The Committee supports this request.

18 Jeanette Street, Albany: The Committee originally granted this buyer an extension until March 2024. The buyer is requesting an extension for an additional year. Staff members have visited the property and taxes are up to date, so staff would support this request. The Committee supports this request.

48 Bassett and 50 Bassett, Albany: The buyer is requesting that the Land Bank take the property back. The buyer hasn't paid taxes and has provided the staff with a structural report as the buyer is unable to complete the rehab. The staff is seeking guidance. The Committee recommends having the buyer list the properties for sale with the caveat that the potential purchaser must be approved by the Land Bank staff prior to sale, as the Land Bank is not interested in taking back the properties. Sam Wells requested that the Assistant Director of Operations let the Committee know once the properties are listed for sale so the Committee can help spread the word about the sale. Charles Touhey requested that the Land Bank staff share the information of three local realtors with the buyer. The Committee would like to revisit this property request again in March 2024.



52 Delaware Street, Albany: The buyer is seeking a subordination agreement to obtain funding to complete the renovation. The staff supports this request, provided that all taxes are paid on other properties. The Assistant Director of Operations noted that the subordination agreement includes a year extension for the buyers to complete the rehab. The Committee recommends approving this request.

51 and 53 Watervliet Avenue, Albany: The buyer is requesting to transfer the property from their personal name to their business name. The buyer has been identified as the sole owner of the business and the Land Bank must release the reverter for the transfer to occur. The staff supports this request. The Committee recommends approving this request.

The meeting adjourned at 3:43 PM.

Respectfully submitted,

Susan Baker
Enforcement and Administrative Coordinator
Albany County Land Bank