



ALBANY COUNTY
LAND BANK CORPORATION

Acquisition and Disposition Committee Meeting Minutes

February 12, 2020

69 State Street, 8th floor

Albany, New York 12207

Board attendance: Charles Touhey, Pastor David Traynham, Jeffrey Collett, Samuel Wells

Staff attendance: Adam Zaranko, Amanda Wyckoff, Irvin Ackerman, William Sikula, Erica Ganns

The meeting began at 3:06PM

Review of Minutes: The minutes from the January meeting were reviewed and approved.

New Business:

Real property Donation Policy: The Executive Director presents the Acquisition and Disposition Committee with a Policy on the Donation of Real Property to set forth the requirements applicable to the acceptance by the Albany County Land Bank Corporation of real property which is proposed to be donated to the Land Bank. He outlines donation considerations are subject to the review of the ACLB's Acquisition and Disposition Committee and must be approved by the ACLB's Board of Directors. The Albany County Land Bank can only accept mortgage and lien-free properties that have no past or current tax bills. The Acquisition and Disposition Committee approves the Donation of Real Property Policy.

"Hot Property" Purchase Application Policy: The Executive Director sought guidance from the committee on approaches to limiting the number of applications received for "hot properties" or properties that generate an overwhelming number of applications, while preserving the inclusive and equitable process that sets the land bank apart from other organizations. Such properties are highly competitive and often generate offers at or above the offer price and generate a considerable number of applications that are financially unviable and/or for significantly lower than asking price. After some discussion the Committee advised the land bank to consider setting a "minimum price" for hot properties and only accepting offers at or above the price.

Property Purchases

The following sales were reviewed, and following Committee recommendations set forth:

- **100 Fourth Avenue, 381 & 383 South Pearl Street, Albany:**

Proposed Use: Community Garden

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Empire City Lots, who has successfully transformed another ACLB vacant lot into a community garden.

- **11 Jeannette Street, Albany:**

Proposed Use: Operate as a rental

Recommendation: Acquisition and Disposition committee recommends a counteroffer of \$20,000 to CCNY Fund LLC.

- **15 Albany Street, Albany:**

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Manuel Pena & Paula Pena

- **167 Second Avenue, Albany:**

Proposed Use: Operate as a Rental

Recommendation: Acquisition and Disposition committee recommends tabling the property.

- **169 Troy Schenectady Road, Colonie:**

Proposed Use: Redevelop in conjunction with purchase of 171 Troy Schenectady Road, available through ACLB LLC.

Recommendation: Acquisition and Disposition committee recommends advancing the sale to 171 Troy Schenectady Road LLC.

- **184 Second Street, Albany:**

Proposed Use: Landscaping

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Capciti Investing LLC.

- **2 Sparkill Avenue, Albany:**

Proposed Use: Landscaping

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Theresa Daniel Keegan.

- **21 Lexington Avenue, Albany:**

Proposed Use: Operate as a Rental

Recommendation: Acquisition and Disposition committee recommends tabling this property.

- **267 Second Street, Albany:**

Proposed Use: Operate as a Rental

Recommendation: Acquisition and Disposition committee recommends tabling this property.

- **3 Rockhill Road, New Scotland:**

Proposed Use: Redevelop & Resell

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Dean & Patricia Van Alstyne.

- **31 Emmet Street, Albany:**

Proposed Use: Landscaping

Recommendation: Acquisition and Disposition committee recommends advancing the sale to adjacent property owner, Michele Lewis-Bellamy.

- **371 Clinton Avenue, Albany:**

Proposed Use: Landscaping

Recommendation: Acquisition and Disposition committee recommends advancing the sale to New Covenant Christian Fellowship.

- **453 & 455 Second Street, Albany**

Proposed Use: Driveway/ Parking.

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Johanna Roman-Nazario.

- **48 Judson Street, Albany:**

Proposed Use: Operate as a Rental

Recommendation: Acquisition and Disposition committee recommends tabling this property.

- **52 Albany Street, Albany:**

Proposed Use: Operate as a Rental

Recommendation: Acquisition and Disposition committee recommends tabling this property.

- **599 Broadway, Watervliet:**

Proposed Use: Landscaping

Recommendation: Acquisition and Disposition committee recommends advancing the sale to adjacent property owner Karen Smith.

- **64 Alexander Street, Albany:**

Proposed Use: Yard Expansion/ Parking

Recommendation: Acquisition and Disposition committee recommends advancing the sale to 62 Alexander LLC.

- **96 Bradford Street, Albany:**

Proposed Use: Garden

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Linda Woytowich.

- **River Road, Selkirk:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Keith Mahler JR.

- **78 Ahl, Albany:**

Proposed Use: Operate as a Rental/Redevelop & Resell/ Primary Residences

Recommendation: Acquisition and Disposition committee recommends requesting best and final offers from three of the applicants who would utilize the property as their primary residence.

The meeting adjourned at 4:55 PM