



ALBANY COUNTY  
LAND BANK CORPORATION

Meeting of the Board of Directors  
June 15, 2021 | 05:30 PM  
Minutes

*(Regular meeting of the Board of Directors of the Albany County Land Bank Corporation was convened remotely in accordance with Executive Order 202.1 of New York State)*

**Present:** Charles Touhey (Chair), Joe LaCivita (Vice-Chair), Natisha Alexander (Treasurer), Sam Wells (Secretary), Juanita Nabors, Anthony Capece, David Rowley, Mark Bobb-Semple.

**Staff:** Adam Zaranko (Executive Director), Erica Ganns (Assistant Director of Operations), Will Sikula (Planning & Projects Coordinator), Elista Gayle (Applications Coordinator)

**Counsel:** Nicole Green (Counsel)

The meeting was called to order at 5:33 PM by Chair, Charles Touhey, with a quorum of Directors present.

**1. Public Comment:**

No public comments were received prior to the meeting.

**2. Review and Approval of May 2021 Minutes:**

Minutes of the May 2021 Board Meeting were presented by the Executive Director. The motion was approved unanimously as presented. (D. Rowley, J. LaCivita)

**3. Review of Financial Statements:**

The Executive Director presented the financial statements dated May 31, 2021 which were reviewed by the finance subcommittee on June 9, 2021.

The Executive Director provided an overview of the financial reports as of May 31, 2021. The Land Bank has received Attorney General grant funds that has been disbursed since last meeting.

Regarding profits and losses, the Land Bank has booked \$750,000 in property sales in 2021, which is on pace for the anticipated sales revenue budgeted for FY21. Property maintenance has exceeded anticipated budgeted expenses to date as the Land Bank, due to above average snow removal costs incurred at the beginning of the year. To date, the Land Bank has spent approximately \$110,000 of the \$175,000 budgeted. FY21 sales revenues are exceeding those of FY20, which was impacted by the pandemic. In addition, the Land Bank has invested more in building stabilizations and property maintenance compared to the same period in FY20.

Sam Wells asked if the Land Bank had spent money this year's Profit and Loss comparison on stabilization as the budget looked to reflect no money spent on stabilizations and lot cleanups. The Executive Director confirms that investments have been made, but they are not totaled on the Profit and Loss total line as a



matter of accounting practices. Land Bank staff will inquire with the accountants to better understand the basis for the accounting practice.

**4. Adopting a Resolution to approve the sales of multiple properties (Resolution 26 of 2021):**

Property purchase offers for each property sale presented to the Board of Directors this month have been reviewed and recommended by the Acquisition & Disposition Committee, which convened remotely earlier in the month in connection with NYS COVID-19 Executive Orders. During discussion, the Executive Director provided recommended dispositions based on the recommendations provided by the Acquisition and Disposition Committee and staff review. The presentation includes twenty-one properties located in the City of Albany and Watervliet, consisting of one building and twenty vacant lots.

12, 14, 16 Lexington Avenues and 301 First Street were approved for sale to Virginia Rawlins, who is soon to close on 21 Lexington Avenue from the Albany County Land Bank. 24 Osborne Street, a vacant residential lot in Albany's South End was approved for purchase to Elizabeth Maldonado and Julio Benitez, the adjacent property owners. 16 Sheridan LLC was approved to purchase rear 30 Sheridan Avenue, a landlocked vacant lot adjacent to a property owned by the applicant. 41 and 43 Lark Streets, two vacant lots in Albany's Arbor Hill Neighborhood were approved for purchase to Albany City School District. 76 Thornton Street, a vacant residential lot, was approved for sale to Frederick Bowles, a tenant on the block. 106, 108, 110, 112 Orange Streets, four vacant lots in Sheridan Hollow, were approved for sale to Corine Edwards who will maintain these lots as is. 332 & 334 First Streets, two vacant lots in Albany's West Hill were approved for sale to Albany Community Land Trust for the Mow to Own Program. 354 Second Street, a recently demoed building in Albany's West Hill Neighborhood was approved for sale to Joshua Vanhoesen, a tenant on the block. 417 First Street is a vacant lot approved for sale to Lorraine Frierson. Moqbel Alharbi, the adjacent property owner, was approved to purchase 443 Second Street in Albany's West Hill neighborhood. 446 Third Street, a vacant lot in Albany's West Hill Neighborhood was approved for purchase to Richard and Laura Polec, the adjacent property owners. 624 3<sup>rd</sup> Avenue, a vacant lot in the City of Watervliet, was approved for sale to Elizabeth Fero with Nicolas & Amy Rivera as alternate buyers.

The motion was approved unanimously as presented. (N. Alexander, J. Nabors)

**5. Adopting a Resolution to enter into agreement for demolition and abatement services by and among Albany County Land Bank Corporation and WPNT Construction, LLC for property located at 219 Orange Street, Albany, New York and 319 Sherman Street, Albany, New York (Resolution 27 of 2021)):**

The Land Bank is seeking authorization to award the demolition and abatement to the second lowest qualified bidder that responded to the open-competitive request for proposals. The initial contractor failed to perform the requested services pursuant to the contract. The recommendation was supported by the Finance Committee.

The Resolution was unanimously adopted as presented. (D. Rowley, S. Wells)



**6. Underserved Communities Committee Updates**

The Land Bank is in the process of scheduling the next Underserved Communities Committee. Topics of discussion will include the Land Banks partnership with Home Headquarters and connecting first time homebuyers with lending for rehabbing Land Bank buildings. Another topic of discussion will be the new Legacy Cities program from NYSHCR that pairs Land Bank buildings with subsidy and minority owned contractors to deliver fully rehabbed, turn-key homes to first time homebuyers.

**7. Executive Director Updates**

The Executive Director presented updates on our cluster development projects and anticipated to have a draft final Request for Proposals completed within the next several weeks. The New York Land Bank Association is working to secure more sources of funding to Land Banks from the State and Federal government.

The meeting was adjourned at 6:12 PM (A. Capece, M. Bobb-Semple).

Respectfully submitted,  
William J. Sikula IV  
Planning and Projects Coordinator

Albany County Land Bank Corporation

Attested:

A handwritten signature in cursive script, appearing to read "Dante", is written over a horizontal line.

Secretary

