



## Acquisition and Disposition Committee Meeting Minutes

*A meeting of the Acquisition and Disposition Committee of the Albany County Land Bank Corporation was convened on March 13<sup>th</sup> 2024, via audioconference.*

**Committee attendance:** Charles Touhey, Samuel Wells, Natisha Alexander, Joseph Seman-Graves

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

**The meeting was called to order at 3:03 PM.**

1. **Review of minutes:** The minutes of the February 14<sup>th</sup> 2024, Acquisition and Disposition Committee meeting were reviewed and approved as presented.
2. **Sales Summaries Review:**
  - a. **7 Third Avenue, Albany:** The Committee tabled this property last meeting and here are the updates.
    - **Applicant 3371** has paid past due taxes on the parcels they own.
    - **Applicant 3375** clarified that they do not own the building they live in, but they have been a long-term renter and is working towards the goal of owning the building.

With these updates, the staff still recommends advancing the property to **Applicant 3375**, with **Applicant 3374** and **Applicant 3380** being listed as the alternate buyers.

- b. **8 and 11 Mohawk Street, Albany: Applicant 3391/3392** would like to build a three-unit townhouse. Staff sent the applicant to City Planning to see if the use was permissible, and they are waiting to hear back. Staff recommends tabling this application until additional information is provided. The Committee supports this request from the staff.
- c. **123 Second Street, Albany: Applicant 3369** is waiting to hear back from the City to find out if the use of this vacant lot is permissible. Staff recommends approving this sale, but the closing of the sale is contingent on City approval. The Committee supports this request.
- d. **256 Second Ave, Albany: Applicant 3383** missed the deadline and didn't provide enough information to satisfy the financial requirements for purchase of the property. The Assistant Director of Operations recommends closing out this application.
- e. **523 South Pearl St, Albany:** This lot is under the Lots for Less Program. Applicant 3389 would like to build a garden. Staff has asked for evidence that they live in the neighborhood, which is a requirement of the Lots for Less program. Applicant 3389 couldn't provide the evidence of living in the neighborhood but wanted to stress to the Committee that they are heavily involved in the neighborhood. Applicant 3389 also said they live at a property on Elizabeth Street, but they have no mail connecting them to the property. As Applicant 3389 cannot provide the evidence showing they are a resident of the neighborhood, the Committee cannot move forward with this application.



- f. **527 South Pearl St, Albany:** This lot is under the Lots for Less Program. Applicant 3390 would like to build a garden. Staff has asked for evidence that they live in the neighborhood, which is a requirement of the Lots for Less program. Applicant 3390 couldn't provide the evidence of living in the neighborhood but wanted to stress to the Committee that they are heavily involved in the neighborhood. Applicant 3390 also said they live at a property on Elizabeth Street, but they have no mail connecting them to the property. As Applicant 3390 cannot provide the evidence showing they are a resident of the neighborhood, the Committee cannot move forward with this application.
- g. **1247 Broadway, Albany:** There are two applications for this property.
- **Applicant 3387** would like to build a micro-forest on the lot, and staff sent the applicant to City Planning to see if the use was permissible. The applicant's financial capacity is lower than the cost to close on the lot.
  - **Applicant 3386** would like to add this lot to their purchase agreement that they already have for 1233 Broadway and 1235 Broadway, and use this as a green space.
- Staff recommends advancing the sale to **Applicant 3386**. The Committee supports this request.
- h. **1310 Fifth Ave, Watervliet:** Applicant 3388 is a past buyer from the Land Bank with a successful rehab history. Staff wants to highlight the financial capacity in relation to the proposed investment is a little more than half of what's needed to rehab the property. Staff recommended the buyer work with Home Headquarters and other financing to make up the difference, or put the property back up for sale. The Committee supports this request.
3. **MOU with Land Bank and City of Albany:** The Planning and Projects Manager presented a proposal from Regan Development, who would like to acquire a portion of West St a part of the design of the project. The price of the MOU would be based on an appraisal. The Committee supports this request.

**The meeting was adjourned at 3:24 PM.**

Respectfully submitted,

Susan Baker  
Enforcement and Administrative Coordinator  
Albany County Land Bank