



ALBANY COUNTY
LAND BANK CORPORATION

Acquisition and Disposition Committee

Meeting Minutes

May 12, 2021

(NOTE: meeting convened via conference call pursuant to Executive Order 202.1 of NYS in connection with COVID-19 restrictions)

Committee attendance: Charles Touhey, Natisha Alexander, Sam Wells, Joe LaCivita

Staff attendance: Adam Zaranko, Amanda Wyckoff, Erica Ganns, William Sikula, Elista Gayle

The meeting began at 3:08 PM

Review of Minutes:

The minutes from the April 2021 Acquisition and Disposition Committee meeting were reviewed and approved as presented.

Land banking multiple properties in connection with a vacant building rehabilitation and neighborhood revitalization pilot program:

The Land Bank is currently working with the Community Preservation Corporation to identify properties for a pilot program to rehab Land Bank buildings into move-in ready homeownership units using New York State funding. The Land Bank is also working to identify local contractors who can complete these rehabs to be involved in this pilot program. The Executive Director requested that approximately 30 buildings be banked for further review of viability to support such a program. Upon discussion from members of the Committee, the Land Bank will bank the properties for the program and the Committee will be updated on the status of the potential pilot program at the June A&D meeting.

1297 Broadway, Watervliet NY:

The Land Bank approved an applicant to purchase 1297 Broadway in the City of Watervliet at a prior Board meeting. Since the approval, the approved buyers have requested to materially change their proposal for the property due to financing considerations. Since the sale of the property was approved by the Board at least one other party has expressed interest in applying to purchase the property. There was also an alternate buyer approved by the Board of Directors. Land Bank staff will contact the alternate buyer to see if they are still interested in proceeding with the acquisition.

Sales Summaries Review:

The following property sales were reviewed, and the recommendations of the Committee were set forth and recommended to advance to the full Board of Directors as follows:

4 Madison Place:

Recommended Use: New Construction

Recommendation: Acquisition and Disposition committee recommends advancing the sale to TAGA Associates LLC for new construction.

7,9,11,13,15,17,19 Groton Street, Albany:

Proposed Use: New Construction

Recommendation: Acquisition and Disposition committee recommends tabling this property pending further review.

18 Jeannette Street, Albany:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Morris J. Morton with True Blue Properties LLC as the first alternate buyer.

21 Lark Street, Albany:

Proposed Use: Maintain As Is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Brenda Robinson.

30 Albany Street, Albany:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends tabling this property for a future pilot program.

36 Bradford Street, Albany:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends tabling this property for further review.

50 Edgecomb Street, Albany

Proposed Use: Primary Residence

Recommendation: The Acquisition/Disposition Committee recommends advancing the sale to Huldah Thompson with Larry & Larry E. Tune as the first alternate buyer.

52 Emmet Street, Albany:

Proposed Use: Garden

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Alpha Johnson to repurpose the vacant lot as a garden.

59 Judson Street, Albany:

Recommendation: Acquisition and Disposition committee recommends tabling this property for a future pilot program.

73 Lancaster Street, Cohoes:

Proposed Use: Primary Residence (Equitable Ownership Program)

Recommendation: Acquisition and Disposition Committee recommends advancing the sale of this property to Sanel Redzematovic pending pre-qualification of a housing rehabilitation loan.

95 Elizabeth Street, Albany:

Proposed Use: Operate as Rental (Neighbors for Neighborhoods Program)

Recommendation: Acquisition and Disposition Committee recommends advancing the sale of this property to Stephanie Champagne & Anthony Williams.

118 Mount Hope Drive, Albany:

Proposed Use: Primary Residence (Equitable Ownership Program)

Recommendation: Acquisition and Disposition Committee recommends advancing the sale of this property to Victor Jerome with Scarlett Fortin as the first alternate buyer.

172 Orange Street, Albany:

Proposed Use: Garden

Recommendation: Acquisition and Disposition Committee recommends tabling the sale of this property pending further review.

187, 189 First Street, Albany:

Proposed Use: Driveway/Parking

Recommendation: Acquisition and Disposition Committee recommends advancing the sale of 187 & 189 First Streets to Metropolitan Community Properties LLC.

202 Myrtle Avenue, Albany:

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Christina Estella.

251 Third Street, Albany:

Recommendation: Acquisition and Disposition committee recommends tabling this property for a future pilot program.

278 Whitehall Road, Albany:

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition Committee recommends advancing the sale of this property to Rashawn King.

311 Third Street, Albany:

Recommendation: Acquisition and Disposition committee recommends tabling this property for a future pilot program.

319 Second Street, Albany:

Recommendation: Acquisition and Disposition committee recommends tabling this property for a future pilot program.

325 First Street, Albany:

Recommendation: Acquisition and Disposition committee recommends tabling this property for a future pilot program.

502 Hudson Avenue, Albany:

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition Committee recommends tabling the sale of this property for further review.

524 Clinton Avenue, Albany:

Proposed Use: Maintain As Is

Recommendation: Acquisition and Disposition Committee recommends tabling the sale of this property for further review.

530 Clinton Avenue, Albany:

Proposed Use: Maintain As Is

Recommendation: Acquisition and Disposition Committee recommends tabling the sale of this property for further review.

604 Clinton Ave, Albany:

Recommendation: Acquisition and Disposition committee recommends tabling this property for a future pilot program.

The meeting adjourned at 4:32 pm.

Respectfully submitted,

Will Sikula

Planning and Projects Coordinator

Albany County Land Bank