



ALBANY COUNTY  
LAND BANK CORPORATION

## Acquisition and Disposition Committee

### Meeting Minutes

May 13, 2020

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

**Board attendance:** Charles Touhey, Pastor David Traynham, Todd Curley, Samuel Wells

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

**The meeting began at 10:00 AM**

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

#### **New Business:**

The Executive Director proposed a price change for the purchase of 315 Clinton Avenue. The approved applicant had revised their offer from \$147,000 to the asking price of \$135,000 and the offer price was erroneously presented and approved for sale as \$147,000. The Committee voted unanimously to allow counsel to revise the contract between the Land Bank and the Applicant for the revised price of \$135,000.

The Executive Director gave an update on the South End Development RFQ. The Land Bank's Procurement Officer provided a recommendation to the subcommittee for a development partner for the South End Redevelopment Cluster in the South End neighborhood. The Land Bank received multiple responses to the RFQ and recommended the highest scoring applicant be provide an opportunity to introduce their team and present aspects of their proposal at an informational meeting. The Land Bank's Procurement Officer will coordinate and schedule the meeting over the next couple weeks.

The Executive Director presented a proposal to the committee from South End Development for the purchase of thirty-one (31) vacant lots in the South End, Second Ave, and Krank Park neighborhoods. South End Development has developed an ambitious plan to redevelopment multiple properties in the South End and anticipates it would develop thirty-one parcels in phases two and three with their first phase anticipated to begin within the next six months. Committee member Todd Curley suggested that the Land Bank draft a purchase option to purchase agreement that would allow the developers the right to make a purchase offer for the properties upon received municipal and other necessary development approvals, providing the developers remitted payment to land bank during the term of the option in order to cover the Land Bank's holding costs similar to the approach the Land Bank has used for other development entities. The Committee unanimously approved a motion to have counsel draft an option agreement for thirty-one properties to South End Development, LLC and advance it to the Board of Directors for approval.

## **Sales Recommendations:**

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

- **1208 Chestnut Street, Colonie:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Leonid Vovna.

- **202 15<sup>th</sup> Street, Watervliet:**

Proposed Use: Driveway/Parking

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Justin Palma.

- **218, 220, and 222 Colonie Street, Albany:**

Proposed Use: Garden

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Lisa Faggans with Robert Field as the backup buyer.

- **250 Shaker Road, Albany:**

Proposed Use: Solar Farm/Self Storage

Recommendation: Acquisition and Disposition committee recommends advancing the sale to JL Development.

- **28 Whitbeck Lane, New Scotland:**

Proposed Use: Demolition

Recommendation: Acquisition and Disposition committee recommends advancing the sale to James J. Cramer Sr.

- **311 Clinton Avenue, Albany:**

Proposed Use: Owner-Occupy

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Rachel Middleton and Cameron Snyder Mitchell.

- **325, 329, 331 South Pearl St and 56, 60, 62, 64 Broad Street, Albany**

Proposed Use: New Construction

Recommendation: Acquisition and Disposition committee recommends tabling the sale for further review.

- **35 Osborne Street, Albany:**

Proposed Use: Maintain as is

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

- **37 Osborne Street, Albany:**

Proposed Use: Garden

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Shazzia Hines.

- **45 Lexington Avenue, Albany:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Christ Church of Albany PLS Development Corporation.

- **64 North Lake Avenue, Albany:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends tabling the sale for further review.

- **Valley Pine Drive, Guilderland:**

Proposed Use: Maintain as is

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Brendan McCarthy and Erin Dates-McCarthy.

**The meeting adjourned at 10:00 am.**

Respectfully submitted,

Will Sikula

Planning and Projects Coordinator

Albany County Land Bank