



**Meeting of the Board of Directors
November 23, 2021 | 5:30 PM
Meeting Minutes**

A public meeting of the Board of Directors of the Albany County Land Bank Corporation was convened on November 23, 2021, via audioconference in accordance with New York State law.

Present: Charles Touhey (Chair), Joseph LaCivita (Vice Chair), Natisha Alexander (Treasurer), Anthony Capece, Juanita Nabors, David Rowley, Mark Bopp-Semple

Staff: Adam Zaranko (Executive Director), Amanda Wyckoff (Director of Operations), Erica Ganns (Assistant Director of Operations), Susan Baker (Administrative Assistant)

Counsel: Nicole Green

The meeting of the public body was called to order @ 5:34 PM by Chair, Charles Touhey. A quorum of Directors was present.

1. Public Comment:

A statement was received and read by Amanda Wyckoff from an applicant that was approved for a vacant lot but not approved for a building due to lack of funding. This individual will be provided information regarding Home Headquarters.

2. Review and Approval of Prior Meeting Minutes:

Minutes of the October 2021 Board Meeting were presented by the Executive Director. The minutes were adopted unanimously as presented. (A. Capece, N. Alexander)

3. Review of Financial Statements:

The Executive Director provided an overview of the financial reports as of October 30, 2021. The reports were reviewed at the November Financial Committee meeting.

4. Adopting a Resolution to approve the sales of multiple properties (Resolution 39 of 2021):

Property purchase offers for each property sale presented to the Board of Directors this month have been reviewed and recommended to advance by the Acquisition & Disposition Committee, which convened earlier this month. During the discussion, the Executive Director provided recommended dispositions based on recommendations provided by the Acquisition Na Disposition Committee and staff review. The presentation includes nine vacant lots -seven in the City of Albany and two in the Town of New Scotland and four buildings in the City of Albany.

- 27 Bertha Street, a residential vacant lot in the City of Albany, was approved for sale to Travis Rumble
- 48 Sherman Street, a commercial vacant lot in the City of Albany, was approved for sale to Qing Chen



- 136 Woodville Avenue, a residential vacant lot in the City of Albany, was approved for sale to Angelo Senat
- 257 Third Street, a residential vacant lot in the City of Albany, was approved for sale to Sally Frazier
- 459 & 461 North Pearl Street, two residential vacant lots in the City of Albany, was approved for sale to Ivan Myers
- 1164 New Scotland Road, a residential vacant lot in the City of Albany, was approved for sale to Sean Dunleavy
- Bullock Road, a residential vacant lot in the Town of New Scotland, was approved for sale to Genesis Y. Quiles-Pared
- State Farm Road, a residential vacant lot in the Town of New Scotland, was approved for sale to Kody & Jordan Pinkowski
- 210 Livingston Avenue, a residential building in the City of Albany, was approved for sale to N.City Builders, Inc. (Issac Aregbesola)
- 569 Third Street, a residential building in the City of Albany, was approved for sale to Vertesol, LLC (Marie Carla Eustache)
- 604 Clinton Avenue, a residential building in the City of Albany, was approved for sale to Collecia Smith
- 783 Livingston Avenue, a residential building in the City of Albany, was approved for sale to Miaad Mahmood

The motion was approved as presented. (N. Alexander, D. Rowley)

5. Adopting a Resolution approving a bid for snow removal (Resolution 40 of 2021)

The Executive Director presented the proposed 2021-2022 bid for snow removal from Kingdom Services Unlimited. The motion to accept this bid as presented was unanimously approved. (J. Nabors, A. Capece)

6. Underserved Communities Committee Updates

The Executive Director discussed in greater detail the land bank's approved application by NYS HCR to rehab the nine buildings under the Legacy Cities program and how the project would support minority owned contractors and developers and help transform vacant buildings into affordable homeownership opportunities for first-time homebuyers.

The Executive Director announced that the Albany County Executive's Office has informed him that the Albany County Land Bank will be awarded funding for the rehab of 45, 48 and 50 Second Avenue under the New York State CARES Grant Program.



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7. Executive Director Updates

The Executive Director highlighted the land bank has closed on its 800th property sale. Only one land bank in New York State has exceeded this number. He thanked the Board of Directors (both past and present) for their guidance and the staff for all the help to reach this number.

The Executive Director said that the number of responses received for the RFP for the Henry Johnson Boulevard & Clinton Avenue development was very encouraging. Staff will begin the review process in partnership with the City of Albany.

The Executive Director stated that the Ontario & West Street redevelopment cluster project continues to move forward as conversations with the community and non-profit organizations continued to inform the shape and content of an RFP.

The Executive Director mentioned our annual report is underway and will be ready to present to the Board at the January Meeting.

Chairman Touhey thanked the board members in attendance tonight. He stated it is not always easy to adjust one's schedule to accommodate these meetings and their participation was appreciated.

The meeting was adjourned at 6:13 PM (N. Alexander, D. Rowley)

Respectfully submitted,

Susan Baker

Administrative Assistant

Albany County Land Bank Corporation

Attested:

A handwritten signature in blue ink, appearing to read "Sam", is written over a horizontal line.

Secretary

