



ALBANY COUNTY

LAND BANK CORPORATION

**Meeting of the Board of Directors
November 17, 2020 | 05:30 PM
Minutes**

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

Present: Charles Touhey (Chair), David Traynham (Vice Chair), Samuel Wells (Secretary), Todd Curley, Chris Spencer, Jeffrey Collett, Juanita Nabors.

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

Counsel: Nicole Green, Counsel

The meeting was called to order at 5:35 PM by Chair, Charles Touhey, with a quorum of Directors present.

1. Public Comment:

No public comments were received.

2. Review and Approval of October 2020 Minutes:

Minutes of the October Board Meeting were approved as presented. The motion was approved unanimously. (T. Curley, C. Spencer)

3. Review of Financial Statements:

The monthly financial statements as of 10/31/2020 were presented to the Board of Directors by the Executive Director. They were reviewed and discussed at the Finance Committee on November 12, 2020. The Executive Director reported that costs and revenues are stable and final costs will be dependent on the cost of snow removal as it begins to snow in the winter. The Land Bank's accountants are in the process of determining to what extent the Land Bank's Paycheck Protection Program loan is eligible for forgiveness.

4. Adopting a Resolution ratifying the appointment of Juanita Nabors to the Board of Directors:

The Executive Director introduced Juanita Nabors to the Board of Directors and present staff. Ms. Nabors who was recently appointed by the Albany County Legislature to the Land Bank's Board of Directors. She was introduced and a summary of her background and experience was provided.

Pastor David Traynham went onto the record to state his disagreement with the process that the Albany County Legislature followed with Ms. Nabor's appointment, specifically regarding how the County Legislature failed to consult with the Land Bank's Board of Directors or leadership before making an appointment to the Board. Pastor Traynham noted that the Board of Directors completed vetting of multiple applicants when prior Director positions were vacated, and the candidates were submitted to the County Legislature over a year ago and there was no action. Pastor Traynham noted that his remarks were specifically regarding the process that the County Legislature followed for this appointment and not regarding Ms. Nabor's and says he looks forward to working with Ms. Nabors who has a very promising biography.

The motion was approved unanimously. (N. Alexander, C. Spencer)

5. Adopting a Resolution to approve the sales of multiple properties:

Property purchase offers for each property sale presented to the Board this month have been 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 a recommended disposition based on the recommendations provided by the Acquisition and Disposition Committee. The presentation includes 16 properties located in the City of Albany, consisting of seven buildings and nine vacant lots.

134 Central Avenue, a commercial building was approved for sale to Hoke Development, LLC with the intention of creating a mixed-use office space and small business incubator. 153 Sheridan Avenue, a residential vacant lot in the City of Albany was approved for sale to Housing Visions Unlimited, Inc. 199 Clinton Avenue, a vacant lot, was approved for sale to Calvin Dixon. 255 First Street, a single-family home in Albany's West Hill neighborhood was approved for sale to Laborde Dodard for with the intention of rehabilitating the property and re-selling it. 23, 27, 29, and 31 Normanside Drive, four vacant lots, were approved for sale to James and Katelyn Foster. 312 Clinton Avenue, a vacant lot in the City of Albany was approved for sale to Kizzy Williams and Holly Francisco to support their business on Clinton Avenue. 316 Sheridan Avenue, a small residential building, was approved for sale to Charles Chandler to be used a rental property. 33 West Street, a two-family residential building was approved for sale to Fatema Khatun with Chy'an Fraser and Shirin Ali as approved first and second alternate buyers respectively. Sulaiman Elhariri was approved to purchase 37 Sand Street, a vacant lot in Albany's South End Neighborhood as a recreational space with property improvements. 395 Clinton Avenue, a residential vacant lot, was approved for sale to Kizzy Williams and Holly Francisco as a community green space. 42 Lexington Avenue, a vacant lot in the City of Albany, was approved for sale to Fritz Hyatt, the adjacent property owner. 569 Third Street was approved for sale to Michael Conde, who plans to incorporate the building into his adjacent commercial building.

The motion was approved unanimously as presented. (T. Curley, D. Traynham)

6. Adopting a Resolution approving appointing nominees to serve as members of the Board of Directors

The Executive Director presented a resolution to nominate members to the Land Bank's Board of Directors for appointment by the Albany County Legislature as several members of the Land Bank's Board of Directors have indicated that they will not continue to serve beyond the end of 2020. Samuel Wells thanked Jeff Collett and David Traynham for their great work and commitment to the Board of Directors over the last several years as they will not be on the new Board of Directors in the upcoming year.

The motion was approved unanimously. (J. Collett, T. Curley).

7. Adopting a Resolution approving payment pursuant to Albany County

The Executive Director presented a Resolution to approve a revenue sharing payment to Albany County that is fixed in their annual budget. The Resolution was unanimously adopted. (N. Alexander, T. Curley).

8. Adopting a Resolution requesting additional funding

The Executive Director presented a Resolution calling for additional funding from local, state and federal government partners that will be combined with a letter of support and be submitted to elected officials. The Resolution was unanimously adopted. (S. Wells/C. Spencer).

9. Underserved Communities Committee Updates

The Underserved Communities Committee has been working on a series of changes centered on creating more equity through the Land Bank's work which includes policy change recommendations. The Land Bank recently hired a new Applications Coordinator to work directly with applicants to connect with critical resources. In addition, the Land Bank has been a part of Albany County's Blight to Betterment Program and has been expanding its work with minority contractors and connecting members of underserved populations with potential resources to provide more property purchase opportunities.

The Executive Director presented a draft of a new program to give a "first look" window to African Americans seeking to purchase homes in the City of Albany to help create more equity and address the tremendous disparities between Black and white homeownership in the City of Albany which are among the largest in the United States across peer cities. The next step of the program is to create the framework for a pilot program to determine the program's effectiveness.

10. Executive Director Updates

There were no Executive Director updates.

The meeting was adjourned at 6:26pm. (N. Alexander, S. Wells)

Next Meeting:

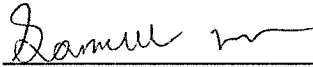
December 15, 2020

Location and Time: TBD

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

Albany County Land Bank Corporation

Attested:



Secretary