



ALBANY COUNTY

BOARD OF DIRECTORS MEETING MINUTES

OCTOBER 18, 2016 | 5:30 PM

200 HENRY JOHNSON BLVD, 2ND FLOOR COMMUNITY ROOM, ALBANY, NY 12210

Present: Charles Touhey, Pamela Harper, Sam Wells, Chris Spencer, David Traynham, Philip Calderone

Staff: Adam Zaranko, Amanda Wyckoff, Christina Wiley

Counsel: Catherine Hedgeman

The meeting was called to order at 5:38pm by Chair Charles Touhey, with a quorum of Directors present.

1. Public Comment—none

2. Approval of Minutes: Minutes of the September Board Meeting were approved as presented (P.Harper/T.Curley).

3. Financial Statements

The financial statements were reviewed; County funding for 2016 of \$500,000 will be received soon. The Executive Director recently met with the County Legislature Audit & Finance Committee to provide an update on Land Bank activities.

4. Adopting a Resolution to Hire Employees as needed, on an ongoing basis.

A candidate has been chosen for the position of Real Estate Sales/ Assistant Property Manager. A resolution is needed to hire for this position, as well the AmeriCorps positions (although the latter is not funded by the Land Bank), and to have interns work at the Land Bank. Creating new positions at the Land Bank would still require board approval, and with assistance from the Governance Committee, a hiring policy should be developed. A motion to approve the Resolution to hire A Real Estate Sales/Assistant Property Manager and three AmeriCorps positions passed unanimously (T. Curley/ S. Wells).

5. Adopting a Resolution to Approve the Sales of Multiple Properties

Discussion:

- 133 4th Avenue, Albany: One application was received to purchase and renovate the property which will be totally rented. The CAC members of the South End would like residents to have opportunities for homeownership. More properties throughout the County will be coming to the Land Bank shortly which will be available for purchase.
- 250 Clinton Avenue, Albany: One application was received to purchase and renovate the property. The applicant will relocate his computer training business and occupy the rental unit as his primary residence. Permissible uses of the property needs to be reviewed as the property is zoned R2A.
- 14 Railroad Avenue, Town of New Scotland: One application was received to demolish the existing building (in poor condition) and utilize the vacant lot for parking for a new restaurant to be erected nearby.
- A motion to approve the sales of multiple properties passed unanimously (P. Calderone/C.Spencer).

6. Governance Committee Update Pamela Harper, Chair

A "Call for Applications" has been drafted to assist with the recruitment of interested members to fill positions on the Board. Currently there is one vacancy, and the Chair has received notice that Ralph Pascale is retiring at the end of the year and will be resigning from the board. Mr. Mirel has expressed his interest in joining the Board and has been attending Board meetings.

7. Executive Director Updates:

- AmeriCorps positions: the three posted positions has received some interest via Craig's List, the CAC and CANA. Candidates need to be identified by early November, with an anticipated start date of early December.
- The Office of the Attorney General announced a new grant, Neighbors 4 Neighbors that focuses on rehabilitating multi-family dwellings for residents to operate as income properties. Staff is putting together a competitive application for existing LB properties.
- The Land Bank sent a recent press release that the latest round of acquisitions has put the Land Bank over 250+ properties. This milestone renders ACLB No. 2 in the state for number of vacant/abandoned property acquisitions. Staff work to put these properties back online with qualified, responsible buyers.
- The Executive Director continues to engage leaders of municipalities throughout the county as well as presenting at meetings with Legislative leaders and the Audit & Finance Committee
- New office space and date of move is anticipated for December 1st. The Land Bank will need office furniture and will compile a list to fit out the new space.
- 28 Land Bank properties have been set up with Breathing Lights, which has started conversations about existing buildings. Associated project related programs are underway.
- Reclaiming Vacant Properties Conference hosted by the Center for Community Progress was recently attended.
- NYS Land Bank Summit later this month brings together Land Banks throughout the state to share best practices and innovative ideas. The body also advocates for legislation to support Land Bank operations.
- Albany County Executive Daniel McCoy's 2017 budget includes \$250,000 to support the Land Bank
- New zoning for the City of Albany takes effect early 2017. The Land Bank will be contacting Chris Spencer's office for permissible uses of properties the LB is proposing for sale.

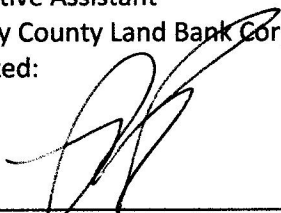
8. Adjournment

The meeting adjourned at 6:35pm to go into Executive Session.

NEXT MEETING:

November 15, 2016 at 5:30 pm
200 Henry Johnson Boulevard, Albany, NY
Second Floor Community Room

Respectfully submitted,
Christina Wiley
Executive Assistant
Albany County Land Bank Corporation
Attested:



Ralph Pascale, Secretary