



**Acquisition and Disposition Committee**

**Meeting Minutes**

**September 9, 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, Samuel Wells, Todd Curley, Jeffrey Collett

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

**The meeting began at 3:04 PM**

**Public Comment Period:** Anonymous (name withheld at the request of the commenter) asked that their property purchase application for 372 County Route 412 in Westerlo, NY be reviewed by the Board of Directors as they stated that their application was disadvantaged by its presentation. They requested that the property sale be tabled until it is reviewed again. Pastor David Traynham explained that he did not believe that anything was done incorrectly but wanted the Executive Director to follow up with C. Touhey and D. Traynham following the meeting.

**Review of Minutes:** Samuel Wells asked if there was follow up on 117 Clinton Avenue, a building that the Committee decided twice not to acquire. The Executive Director explained that he reached out to the County Executive's staff and notified their office that the Land Bank would not acquire the property and would not oppose a direct sale of the property by the County. The minutes from the August meeting were reviewed and approved. (D. Traynham, J. Collett)

**New Business**

**Request from approved buyer of 4 Madison Place, Albany, NY to modify proposed redevelopment plan**

The approved buyer for 4 Madison Place asked to modify his approved use from new construction to screened parking. Samuel Wells noted that the plan is unlikely to be approved by the City and that the property is in a historic district. Amanda Wyckoff explained that there were no other applications for this property. Pastor David Traynham explained that there needs to be additional research done into this plan. The Executive Director will follow up.

**Sales Summaries Review:**

Pastor David Traynham asked the Executive Director to provide an overview of the Land Bank's Equitable Ownership Program. The Executive Director explained that it is a first-time homebuyer program that

allows the Land Bank to set aside good condition properties in its focus neighborhoods and provide the buyer with some resources and guidance to help create more opportunities for more buyers.

Pastor David Traynham asked if every applicant was in an underserved community? The Executive Director explained that we currently do not have the means to determine which applicants are part of an underserved community.

The following sales were reviewed, and following Committee recommendations set forth and were approved unanimously (C. Touhey, T. Curley).

**156 Congress Street, Cohoes:**

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommends approving the sale to Yujin Moon. S. Wells suggested that the Land Bank go over their budget again and support their rehab with additional funding or a decreased purchase price is applicable.

**231 Mount Hope Drive, Albany:**

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition committee recommends approving the sale to Marlyn Nuesi with Estela Urbaz as first alternate and Raina Nobles. S. Wells suggested that the Land Bank go over their budget again and support their rehab with additional funding or a decreased purchase price is applicable.

**174 Henry Johnson Boulevard, Albany:**

Proposed Use: Commercial Use

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Power Beauty Unlimited, LLC.

**312 Clinton Ave, Albany:**

Proposed Use: Garden

Recommendation: Acquisition and Disposition committee recommends tabling the sale to further review Superior Trajectory Albany Rental's application.

**21 Lexington Ave, Albany:**

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends advancing the sale to Kasir Rasul and Virginia Rawlins.

**48 Judson Street, Albany:**

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends denying the current applications and putting it back on the market.

**59 Judson Street, Albany:**

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition committee recommends tabling the sale until there is additional work on their current rehab project at 1290 Broadway.

**598 Third Street, Albany**

Proposed Use: Operate as Rental

Recommendation: The Acquisition/Disposition Committee recommends tabling the current sale for more market time.

**699 Third Street, Albany:**

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Miaad Mahmood.

**296 Sheridan Ave, Albany:**

Proposed Use: Side Lot

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Raphael & Mary Williams.

**400 Clinton Ave, Albany:**

Proposed Use: New Construction

Recommendation: Acquisition and Disposition Committee recommends tabling this property for further market time.

**45 Liebel Street:**

Proposed Use: Operate as Rental

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Larry Tune and Larry E. Tune.

**64 N. Lake Ave, Albany:**

Proposed Use: New Construction

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to MANH Management Inc with Sofyan Moflhi as the alternate buyer.

**94 Briar Ave, 75, 79, & 83 Woodville Ave, Albany:**

Recommendation: Acquisition and Disposition Committee recommends advancing sale to Douglas and Nana Roest-Gyimah.

**13 Maple Lane, Cohoes:**

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition Committee recommends advancing the sale of this property to Thomas Berj Nevins with Wendi Enright & Jamess Ankilowski as first alternate buyers.

**16 Erie Street, Cohoes:**

Proposed Use: Landscaping

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Chad Dehmler with CCNY Fund LLC as the alternate buyer.

**5 Sargent Street, Cohoes:**

Proposed Use: Resale

Recommendation: Acquisition and Disposition Committee recommends tabling this sale until a complete application is submitted. D. Traynham asked that we follow our written policy on sale-backs to previous owners.

**Peasley Road, Berne:**

Proposed Use

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Keith Audino with Justin and Katherine Perry as first alternate buyers.

**1203 River Road, Bethlehem:**

Proposed Use: Demolish and Clean-Up

Recommendation: Acquisition and Disposition Committee recommends advancing the sale to Jeffrey Hassenfeld and Wendy Wahlberg.

**22 Sherwood Drive, Colonie:**

Proposed Use: Primary Residence

Recommendation: Acquisition and Disposition Committee recommends advancing sale to Kit Kes with Irina Mirzakhodjayeva & Said Mirzakhodjayeu as the first alternate buyer, and Stacey Sabiani as the second alternate buyer.

**26 Frieda's Hill Ln, Rensselaerville:**

Proposed Use: New Construction

Recommendation: Acquisition and Disposition Committee recommends asking for a best and final offer from Nicolas Smit & Sahar Muradi and Anna Mocarska.

**2996 State Route 145, Rensselaerville:**

Proposed Use: Demolish and Clean Up

Recommendation: Acquisition and Disposition Committee recommends asking for a best and final offer from Martin Lloyd and Troy Hallenback & Leon Ellerson-Poirer.

**The meeting adjourned at 4:42 pm.**

Respectfully submitted,

Will Sikula

Planning and Projects Coordinator

Albany County Land Bank