



ALBANY COUNTY

LAND BANK CORPORATION

MEETING OF THE BOARD OF DIRECTORS

May 16, 2023 | 5:30 PM

MEETING MINUTES

A public meeting of the Board of Directors of the Albany County Land Bank Corporation was convened on May 16th 2023, at the office of the Albany County Land Bank at 111 Washington Avenue, Suite 100, Albany, NY.

Present: Charles Touhey (Chair), Joseph LaCivita (Vice Chair), Samuel Wells (Secretary), Joseph Seman-Graves, Juanita Nabors

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

Counsel: Michelle Marinello

The meeting of the public body was called to order at 5:39 PM by Chair, Charles Touhey. A quorum of Directors was present.

1. **Public Comment:** Guest: Christine Kelle. Ms. Kelle is a property owner on Thorton Street and expressed interest in purchasing 76 and 78 Thorton Street. Staff has informed Ms. Kelle that the Land Bank no longer not owns 76 Thorton Street and that 78 Thorton Street is under contract and currently unavailable for purchase.
2. **Review and Approval of Prior Meeting Minutes:** Minutes of the April 18, 2023 Board of Directors Meeting were presented.

A motion to adopt the minutes as presented was approved unanimously. (J. Seman-Graves, J. LaCivita.)

3. **Review of Financial Statements:** The Executive Director presented the financial statements and reports for the period ending April 30, 2023. These reports were prepared by the Land Bank's accountants and reviewed at the May meeting of the Finance Committee. The Executive Director informed the Board that there is a pending Supreme Court case regarding constitutionality of the ability for local governments to retain surplus proceeds on the sale of tax foreclosed properties. It is anticipated that the Court will rule that against the ability for local governments to retain surplus proceeds which will require that local governments throughout the County, including Albany County, modify their foreclosure process to address excess proceeds. This could have implications for the Land Bank and the Executive Director will continue to monitor the progression of the ruling and any subsequent impacts. The Executive Director reported that \$10 million in funding for land banks was included in the enacted state budget. This is the second consecutive year that funding for land banks has been appropriated in the state budget. The Land Bank has been tentatively awarded \$1.8 million in grant funding from NYS Homes and Community Renewal under the second phase of the Land Bank Initiative. The grant agreement must still be finalized. Although there were no property sales in April, closings are scheduled for the month of May.

4. **Adopting a Resolution authorizing the sale of real property (Resolution 19 of 2023):** The Executive Director presented a Resolution to approve the sale of property. Property purchase offers for the property dispositions presented to the Board of Directors this month have been reviewed by the Acquisition and Disposition Committee, which convened earlier this month. During the discussion, the Executive Director recommended property dispositions based on recommendations provided by the Acquisition and Disposition Committee and staff review. The presentation includes one vacant parcel of land in the City of Albany.

256 Second Avenue, Albany: The applicant is proposing to use the lot as a garden/urban agriculture space. The applicant has letters of support from the community. The applicant is aware that the property is one of three tax parcels and that the adjacent parcels are not owned by the Land Bank. The applicant has worked with the City Codes Department and Planning Department to ensure use of parcel is compliant with local zoning regulations.

The motion was approved unanimously as presented. (S. Wells, J. Seman-Graves)

5. **Underserved Communities Committee Update:** Land Bank staff is working with Fred Darguste to apply for the Affordable Homeownership Opportunity Program (AHOP) for the West Hill Homeownership Project. The staff identified that the best area to begin this project would be on 1st Street between Henry Johnson and Lexington, and a portion of 2nd Street. Based on initial assessments, there is a potential to build over 12 new homes on the site.
6. **Governance Updates:** All PARIS filings have been submitted before the reporting deadline. All annual board compliance documents will be sent out to the Board as one package to facilitate their completion.
7. **Executive Director Updates:** There were no additional updates from the Executive Director.

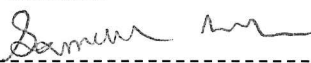
A motion to adjourn the meeting was approved unanimously. (S. Wells, J. Seman-Graves)

The meeting adjourned at 6:15 PM.

Respectfully submitted,

Amanda Wycoff
Director of Operations
Albany County Land Bank Corporation

Attested:



Secretary