

TROY COMMUNITY LAND BANK CORPORATION

Acquisition & Disposition Committee

May 09, 2019 Special Meeting Minutes

Call to Order

- Roll Call

Chair Brian Barker was not able to attend the meeting. Committee member Heather King as designated Chair to facilitate the meeting.

Ms. King called the meeting to order at 12:10 PM and called the roll.

Attendees included Ms. King, Jeanette Nicholson, Committee member, Tony Tozzi, Committee staff, and Attorney Hedgeman who participated by phone. Absent Committee members included Mr. Barker and Gregg Tobin.

Ms. King declared a quorum present.

899 River Street

The Committee reviewed an application submitted by Mr. Alseidi and Mr. Alshogaa. Mr. provided an overview of the application information and objective, and reported on information regarding credit review and criminal background review.

Discussion then focused on the estimate to renovate the building, which appeared very low and contained very little background information.

Ms. King made a motion to table the application until such time that further assessment of credit was undertaken, and after the application is revised to either demonstrate that the building can be renovated for the amount shown by the applicant, or revised, and that greater detail to describe what work is proposed to be undertaken. Ms. Nicholson seconded the motion, which was unanimously passed 2-0.

3235 Seventh Avenue

The Committee reviewed two applications submitted to purchase this vacant lot. One application which was previously reviewed by the Committee but tabled until such time that a more appropriate purchase price is proposed to reflect that the lot is a building lot.

The other application was submitted by Andrew McCandless, who proposed to purchase the lot to provide access to the back yards of lots fronting onto Sixth Avenue. Mr. Tozzi pointed out that the two properties that could gain access from 3235 Seventh Avenue were not owned by the applicant, and he stated that he was not sure if the applicant's intent was to provide access to the current owners, or

whether the applicant planned to purchase one or both of the properties.

Ms. Nicholson stated that the application to construct a new building would provide a more productive use of the property than a vacant lot would, but wondered if more information should be obtained from the applicant to better understand how the building would be designed. Attorney Hedgeman interjected that the City of Troy would be the more appropriate body to review those details because the applicant would be legally required to obtain approvals from the City Planning Commission and potentially the City ZBA.

Ms. Hedgeman also indicated that the Committee could consider one of two application approval options: 1) to include a condition that the building construction begin and be completed within a specified time, or 2) sell the parcel in 'as is' condition.

Ms. Nicholson and Ms. King both felt that option 1 would be preferred.

Mr. Tozzi suggested that the Committee consider requiring an easement so that access to the rear yards of the two Sixth Avenue properties could be gained. Ms. King indicated that she felt that should not be an issue the future owner of the property should need to address, and that the access problem really was a problem the Sixth Avenue owners would need to find a solution to on their own. Ms. Nicholson and Attorney Hedgeman agreed with Ms. King's perspective.

Ms. King made a motion to recommend that the Board of Directors accept the purchase offer, with the revised \$6,000 purchase price, and with the condition that the applicant submit a schedule of when construction of a new building would begin by, and when it would be completed by. Ms. Nicholson seconded at the motion, which was unanimously passed 2-0.

791 River Street

- Mr. Tozzi provided an update of the 791 River Street redevelopment RFP.
- He indicated that bids were due Monday May 13th at 10:00 AM.

Adjournment

- Ms. King asked if there was any further discussion needed and, hearing none, asked for a motion to adjourn. Ms. Nicholson made a motion to adjourn, which was seconded by Ms. King and subsequently passed.
- Ms. King declared the meeting adjourned at 1:10 PM