

Acquisition & Disposition Committee

Monthly Meeting

September 13, 2018 1:00 PM

Meeting Conducted at 200 Broadway, Suite 701, Troy, NY

Meeting Agenda:

1. Develop Board of Directors September 19, 2018 meeting

Meeting Attendance:

Brian Barker, Committee Chair
Heather King, Board of Directors
Dylan Turek, Board of Directors
Chris Brown, Operations Director
Tony Tozzi, Executive Director

Meeting Called to order at 12:05

1. Adoption of August 17, 2018 Committee Meeting Minutes

Chair Brian Barker asked if members had a chance to review the minutes and, if so, if anyone would like to make a motion. Mr. Turek motioned to accept the minutes as drafted. Ms. King seconded the motion. Chair Barker asked if any discussion was needed; there being none he called to vote on the motion. The motion was unanimously approved.

2. Discussion of development proposal at 808/810/812 River Street

David White and Kyle Engstrom introduced themselves. Mr. White is a private developer and Mr. Engstrom is serving as his architectural consultant. Mr. White explained why he was interested to develop at this site and described his background of doing infill development and other construction for over 30 years.

Mr. Engstrom described the development concept. It would consist of 30 residential units ranging from 1BR/660 s.f., 2br/900 s.f./3BR/1200 s.f (approximate sizes) overall totaling 31,360 s.f., 4 commercial units totaling about 2,810 s.f., public amenity space of about 1,942 s.f., and private community space of approximately 1.278 s.f.

The building would be U-shaped, which would provide a courtyard space that could be used by, perhaps, a café/restaurant, a gathering space for residents, and would provide aesthetic relief of the building mass. Mr. Engstrom described exterior treatments of the buildings, which would likely be a mix of hardiboard and brick. He also explained that each leg of the building would be designed such that each would appear as two facades, to reflect the architectural symmetry of the neighborhood. Design of the

building façade would take care to include fenestration to avoid the appearance of a flat/two-dimensional, industrial/institutional aesthetic.

Mr. White and Mr. Engstrom also indicated that they would be interested to purchase the vacant lot presently owned by Vesta. The lot could be used to create a pedestrian path from River Street to Sixth Avenue, and could provide parking.

Mr. Brown noted the approximate quantity of parking that would be required. Mr. Tozzi asked him if City Zoning Code has a provision that parking on property within a certain distance away could be used to meet zoning requirements. Mr. Brown indicated that parking within 300 feet would count.

A general discussion of options for parking ensued, and Mr. White indicated that he would continue to explore options.

Mr. White indicated that rental amounts would range approximately from \$850 to \$1,000, depending on the size of the units. Ms. King stated that those amounts seemed solid, and that they probably could go higher.

A general discussion ensued regarding the cost of construction and the ability of rental income to appropriately cover the cost. Mr. Enstrom and Mr. Turek discussed new construction s.f. costs and rental costs. Mr. Enstrom indicated that he would work on a proforma to gain a clearer understanding of the financial viability of the project.

The general sentiment of the Committee was that the project could be a transformational one for the street and the North Central neighborhood. There was recognition that the vision Mr. White projected was closely in tune with objectives of the Land Bank.

Mr. White was asked to develop a proforma and narrative, which he said he would do and submit to Mr. Tozzi for further circulation.

No action was taken by the Committee

Chair Barker indicated that he needed to leave the meeting.

3. Discussion of renovation proposal at 3235 Seventh Avenue

Mr. Tozzi indicated Pawel Paliwoda approached him with an interest to purchase and renovate 3235 Seventh Avenue. Mr. Tozzi stated that this property is presently on the City's demolition list and, although the City will not receive an exact quote to demolish the property because bids will be lump sum for several buildings, the cost would likely range between \$35,000 and \$45,000.

Mr. Tozzi explained that he suggested that Mr. Paliwoda not complete a full application because if the Committee had no interest to see the building renovated, but demolished instead, he would be wasting time and effort. Instead, Mr. Tozzi suggested that the Committee should discuss Mr. Paliwoda's conceptual proposal.

Mr. Tozzi indicated that Mr. Paliwoda would offer to purchase for \$1 and requested that the Land Bank reimburse him for the cost of clean-out of the building, up to \$30,000. Mr. Tozzi endorsed the general

concept because it would save the Land Bank about \$10,000 to \$15,000 or more if the Committee deemed covering the \$30,000 clean out cost was prohibitive, it would result in an inhabited building with a higher assessment value instead of that of a vacant lot which would be difficult to dispose of, that the building is very prominent because it is three stories tall and directly across Park Avenue, and because the sale of another building would help to meet programmatic deliverable commitments.

Mr. Turek stated several reasons why he was hesitant to support the idea, but that he also was not closed to the idea. Mr. Turek and Ms. King discussed renovation costs and post-completion values.

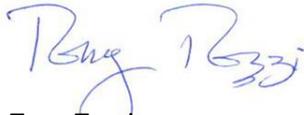
Mr. Brown noted that Mr. Paliwoda owned several properties in the City, and that he could well have code violations which would prohibit an application to be considered. He also indicated that he would research to see if in fact violations do exist.

General discussion ensued regarding how the Land Bank could cover the \$30,000 cost, if it decided it wanted to. The discussion concluded with the Committee directing Mr. Tozzi to speak with Attorney Hedgeman regarding how to proceed.

Another outcome of the discussion was that the Committee would like to know what other properties Mr. Pawel owns, what work he has completed, what work he is currently undertaking, and what properties he owns where no work has been conducted.

There being no further business to address, Ms. King motioned to adjourn the meeting and Mr. Turek seconded the motion. No discussion ensued. The motion passed unanimously and the meeting adjourned at 1:14 PM

Respectfully Submitted,

A handwritten signature in blue ink that reads "Tony Tozzi". The signature is written in a cursive style with a large, stylized "T" and "Z".

Tony Tozzi
Executive Director