

Albany Community Development Agency

200 Henry Johnson Blvd.
Albany, New York 12207
Telephone: (518) 434-5265
Fax: (518) 434-5242

Hon. Gerald D. Jennings (*Mayor*)
Hon. Carolyn McLaughlin (*City of Albany Common Council President*)
Hon. Kathy Sheehan (*City of Albany Treasurer*)
Faye Andrews (*Director, ACDA*)
Nala Woodard (*City Clerk*)
John Reilly, Esq. (*Cooperation Counsel*)
Tara Wells (*Administrative Services Acting Commissioner*)

Michael Yevoli, *Chief Executive Officer*

ACDA MINUTES OF REGULAR MEETING Monday, June 11 2012

Attending: Kathy Sheehan, Faye Andrews, Nala Woodard, John Reilly and Tara Wells

Absent: Mayor Gerald Jennings and Carolyn McLaughlin

Also Present: Phil Calderone, Brad Burns, Jim Matteo, Michael Yevoli, Sarah Reginelli, Ashley D'Antonio Bradley Chevalier & Amy Gardner

The regular meeting of the ACDA was brought to order at 4:05PM.

Roll Call

All Board members were present with the exception of Mayor Gerald Jennings & Carolyn McLaughlin

New Business

Sale of 93 Livingston Ave to AHA Landbank, LLC

The assessed value of the property was discussed. The Board felt that the merits of the project should be considered when determining the purchase price of the property. The Board decided that they would not require the AHA Landbank, LLC to pay market value for the property and that five thousand dollars was a fair price.

A motion to adopt the Resolution was made by John Reilly and seconded by Nala Woodward. A vote being taken, the Resolution passed unanimously.

Award of lowest responsible bid for the asbestos removal and demolition of 526 Central Ave.

Staff advised the Board that twenty responses to the bid from various contractors had been received only five of the bids were complete. Staff advised the Board that they had exercised due diligence when examining the various bids. After completing the review process DiTonno & Sons, LLC were determined to have submitted the lowest responsible bid. Staff gave a brief update to the Board regarding the project. Staff advised the Board that the tank removal at the site would begin the following week.

A motion to adopt the Resolution was made by Nala Woodard and seconded by Kathy Sheehan. A vote being taken, the Resolution passed unanimously.

Discussion of ACDA purchase of 21 Delaware Ave.

Staff advised the Board that the appraisal value of \$465,000 is reasonable. The amount staff would like to offer for the property is \$415,000. Staff advised the Board that the lesser amount was being offered because they anticipated having to do some work on the building. Staff reviewed the potential agreement between the Boys and Girls Club and ACDA with the Board. Under the agreement ACDA would provide the Boys and Girls Club ten thousand dollars each year for five to 10 years. The Board advised staff to ensure community input after the site has been acquired.

A motion to adopt the Resolution regarding the acquisition of the property was made by Kathy Sheehan and seconded by Phil Calderone. A vote being taken, the Resolution passed unanimously.

A motion to adopt the Resolution regarding the agreement between ACDA and the Boys and Girls was made by Kathy Sheehan and seconded by Nala Woodard. A vote being taken, the Resolution passed unanimously.

Neighborhood Stabilization Bond

Staff made a presentation to the Board reviewing the Neighborhood Stabilization Bond. Staff advised the Board that the use of the bond will be focused on remediation.

Update on CFA process

Staff advised the Board that ACDA will not be an applicant during this round. Staff will continue to work with the Regional Economic Development Councils and develop a project for submission to the process.

Development Today Event

Staff advised the Board that they would be holding an event June 19th at Albany Nanotech. The event will celebrate the work of Capitalize Albany Corporation, ACDA, the Planning Department, the IDA and the CRC throughout the year.

Communications

None

Unfinished Business

None

Other Business

None

There being no further business, the meeting was adjourned at 4:45PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Faye Andrews', written over a horizontal line.

Faye Andrews, Secretary

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Tara Wells (*Administrative Services Acting Commissioner*)

Michael Yevoli, *Chief Executive Officer*

ACDA MINUTES OF REGULAR MEETING Monday, September 10 2012

Attending: Kathy Sheehan, Faye Andrews, Nala Woodard, Phil Calderone and Tara Wells

Absent: Carolyn McLaughlin and John Reilly

Also Present: Luis Perez, Michael Yevoli, Katie Bronson & Amy Gardner

The regular meeting of the ACDA was brought to order at 4:05PM.

Roll Call

All Board members were present with the exception of Carolyn McLaughlin & John Reilly

Reading of Minutes of the Regular Meeting of June 11, 2012

Since the minutes of the previous meeting had been distributed to Board members in advance for review, a proposal was made to dispense with the reading of the minutes.

Approval of Minutes of the Regular Meeting of June 11, 2012

A proposal was made to approve the minutes of the regular Board meeting of June 11, 2012 as presented. A motion to accept the minutes, as presented, was made by Kathy Sheehan and seconded by Tara Wells. A vote being taken, the minutes were accepted unanimously.

New Business

Approval of acquisition and transfer of County owned properties

Staff advised the Board that twenty underutilized parcels were recently transferred from Albany County to the City of Albany. The process of transferring properties was discussed. The properties will be transferred from the City to ACDA and then to Albany Housing Authority. The strategic acquisition of these properties allows the City of Albany, ACDA and Albany Housing Authority to prepare them for

redevelopment and return the properties back to productive uses. The properties need to be used for the development of affordable housing or the liens will need to be paid back to the County. The Albany Housing Authority will also be required to use the properties for affordable housing. The agreement between ACDA and Albany Housing Authority will contain language to ensure the properties are used properly.

A motion to adopt the Resolution regarding the acquisition and transfer of County owned properties was made by Phil Calderone and seconded by Kathy Sheehan. A vote being taken, the Resolution passed unanimously.

Approval of MOU between Capitalize Albany and ACDA

Staff advised the Board that the environmental work at the site is underway. The environmental work being done will increase the value of the property. Staff reviewed the draft MOU with the Board. The agreement acknowledges the outlay of cash from City Wide Properties, LLC and illustrates what each entity has spent to date on the project. The agreement outlines how the proceeds generated by a sale of the property will be distributed among the participating organizations. The agreement includes a developers fee. The monetary amount in the agreement is based on the offer price.

A motion to adopt the Resolution approving the draft MOU was made by Kathy Sheehan and seconded by Tara Wells. A vote being taken, the Resolution passed unanimously.

Approval of bid for installation of stucco wall systems on 132-144 South Pearl Street

Staff advised the Board that a public bidding process began for the installation of stucco wall systems at 132-144 South Pearl Street and 146-158 South Pearl Street on August 7, 2012. Two bids were received both were reviewed by staff and Corporation Counsel. Scaccocio's Property Services, Inc. provided the lowest possible bid. Approval of the resolution will authorize the selection of Scaccocio's Property Services, Inc. to provide services and install the stucco wall system on the properties. Staff advised the Board that all the properties are owned by individual homeowners. All of the owners must agree to the project before work can begin.

A motion to adopt the Resolution authorizing the bidding process was made by Kathy Sheehan and seconded by Phil Calderone. A vote being taken, the Resolution passed unanimously.

Presentation of Albany's Promise

Kathy Sheehan gave a presentation on The Albany Promise. The Albany Promise Cradle-to-Career Partnership brings together regional civic organizations, school districts, colleges, and elected officials in a commitment to improve the education pipeline locally.

Communications

None

Unfinished Business

None

Other Business

None

There being no further business, the meeting was adjourned at 4:45PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Faye Andrews', written over a horizontal line.

Faye Andrews, Secretary

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John Reilly, Esq. (*Cooperation Counsel*)
Tara Wells (*Administrative Services Acting Commissioner*)

Michael Yevoli, *Chief Executive Officer*

ACDA MINUTES OF REGULAR MEETING Monday, October 22, 2012

Attending: Kathy Sheehan, Faye Andrews, Nala Woodard, Phil Calderone and John Reilly
Absent: Carolyn McLaughlin and Tara Wells
Also Present: Justin Rudgick, Michael Jacobson, Luis Perez, Michael Yevoli, Katie Bronson & Amy Gardner

The regular meeting of the ACDA was brought to order at 4:05PM.

Roll Call

All Board members were present with the exception of Carolyn McLaughlin & Tara Wells

Reading of Minutes of the Regular Meeting of September 10, 2012

Since the minutes of the previous meeting had been distributed to Board members in advance for review, a proposal was made to dispense with the reading of the minutes.

Approval of Minutes of the Regular Meeting of September 10, 2012

A proposal was made to approve the minutes of the Regular Board Meeting as presented. Kathy Sheehan asked that the minutes be amended to reflect the proposal made at the previous meeting that future funding considerations, specifically those dealing with youth, education and workforce development describe how they will further the principles outlined by the Albany Promise Partnership. Ms. Sheehan also asked that the minutes reflect that the Board agreed that future RFP's for CDBG funding will include a section for respondents to include a description on how their program interacts and furthers the principles of the Albany Promise Partnership. The Board agreed that the minutes be amended and include the additions suggested by Ms. Sheehan. A motion to accept the minutes, as amended, was made by Kathy Sheehan and seconded by John Reilly. A vote being taken, the minutes were accepted unanimously.

New Business

Approval of property sale – 206 Third St to Kahlan Ashabi, owner of the New York Deli at 184 Henry Johnson Blvd.

Staff advised the Board that they have been approached by Mr. Kahlan Ashabi, the owner of the New York Supermarket located at 184 Henry Johnson Blvd. to purchase property located at 206 Third St. The lot is located directly behind Mr. Ashabi's store. Staff informed the Board that Mr. Ashabi appears to be a good property owner; he is current on his taxes, and does not have any DGS fines or code violations. Research on the property price was conducted by staff and they advised the Board that they would like to sell the lot for \$2,000.

A motion to adopt the Resolution to sell the lot at 206 Third St. to Mr. Ashabi for \$2,000 was made by Kathy Sheehan and seconded by Nala Woodard. A vote being taken, the Resolution passed unanimously.

Transfer of 75 N. Swan St to the City of Albany

Staff advised the Board that in an effort to support the continued revitalization of North Swan Street they would like ACDA to transfer 75 N. Swan Street to the City of Albany for purposes of redeveloping the North Swan Street Park. Staff described the positive effects transferring the parcel would have on the neighborhood and the redevelopment of the park. Staff advised the Board that no exchange of funds would occur in connection to this transfer.

A motion to adopt the Resolution to transfer 75 N. Swan St. to the City of Albany was made by Nala Woodard and seconded by John Reilly. A vote being taken, the Resolution passed unanimously.

Discussion of future of HOME funding & Housing Visions Proposal

Staff advised the Board that, according to recent discussions with New York State Homes and Community Renewal all applications need to demonstrate monetary assistance from the City. Staff is proposing taking some of the funds received on an annual basis from HUD and offering it as assistance to key projects. This would be a change in how the funds are currently distributed. After discussion the Board decided to research the process of using federal HOME dollars to assist key projects.

Mike Jacobson and Justin Rudgick were present to discuss the Housing Visions Proposal. In light of these recent discussions, Housing Visions would like to utilize some of the federal HOME money and include it as assistance from the City of Albany in their NYS tax credit application. The proposed project was reviewed and discussed. The Board decided not to provide assistance for the current Housing Visions application feeling they did not have adequate time to consider changing the distribution of federal money before the application deadline. The Board also expressed interest in hearing public opinion on the change in distribution of these funds.

Communications

None

Unfinished Business

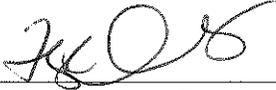
None

Other Business

None

There being no further business, the meeting was adjourned at 4:55PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'F. Andrews', written over a horizontal line.

Faye Andrews, Secretary

Albany Community Development Agency
Meeting Minutes, ACDA Board Meeting
Mayor's Conference Room

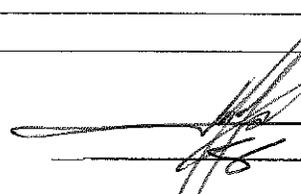
Date:	12/10/12
Minute Taker:	L. PEREZ
Time started and called to order:	4:00 pm
Time ended and adjourned:	

BOARD MEMBERS	Present
Hon. Gerald D. Jennings	<input checked="" type="checkbox"/> Y/N FOR. PHILIP CALDERON
Hon. Kathy Sheehan	<input checked="" type="checkbox"/> Y/N
Hon. Carolyn McLaughlin	<input checked="" type="checkbox"/> Y/N
John J. Reilly, Esq.	<input checked="" type="checkbox"/> Y/N
Nala Woodard	<input checked="" type="checkbox"/> Y/N
Faye C. Andrews	<input checked="" type="checkbox"/> Y/N

OTHER ATTENDEES
1. MIKE YEVDLI
2. SAL VILLA
3. AMY GARDNER
4.

AGENDA/RESOLUTION	MOTIONS		
	First	Second	Pass
1. City of Albany TRUANCY ABATEMENT PROGRAM	K. SHEEHAN	NALA WOODARD	<input checked="" type="checkbox"/> Y/N
2. 230 & 232 ORANGE ST. TRANSFER	"	C. MCLAUGHLIN	<input checked="" type="checkbox"/> Y/N
3. TO HABITA FOR HUMANITY			Y/N
4.			Y/N

ADDITIONAL POINTS OF DISCUSSION:


 12-10-12.
 Luis F. Perez
 Assistant Secretary