

Albany Community Development Agency

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Hon. Kathy M. Sheehan (*Mayor*)
Hon. Carolyn McLaughlin (*City of Albany Common Council President*)
Hon. Darius Shahinfar (*City of Albany Treasurer*)
Faye C. Andrews (*Director, ACDA*)
Nala R. Woodard (*City Clerk*)
John J. Reilly, Esq. (*Corporation Counsel*)
Tara B. Wells, Esq. (*Administrative Services Acting Commissioner*)

ACDA MINUTES OF REGULAR MEETING Tuesday, December 18, 2014 4:00 PM

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

Absent: Carolyn McLaughlin, Darius Shahinfar, Tara Wells

Also Present: Luis Pérez, Brendan Cox (Deputy Chief, Albany Police Department), Mike Jacobson (Board President, Albany County Land Bank), Katie Bronson (Executive Director, Albany County Land Bank), Lisabeth Jorgensen (Assistant County Attorney and Counsel for the Albany County Land Bank), Jim Matteo and Sean McLaughlin

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

Roll Call

All Board members were present except for Carolyn McLaughlin, Darius Shahinfar, and Tara Wells.

Reading of Minutes of the Regular Meeting of October 20, 2014

Since the minutes of the previous meeting had been distributed to the 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 October 20, 2014

A proposal was made to approve the minutes of the Regular Board Meeting as presented. A motion to accept the minutes, as presented, was made by Kathy Sheehan and seconded by Nala Woodard. A vote being taken, the minutes were accepted unanimously.

New Business

Approval to fund purchase of playground equipment for Oak Street Park

A memo was presented to the Board from Faye Andrews, ACDA Director, regarding approval to fund the purchase of playground equipment for Oak Street Park. Deputy Chief Brendan Cox of the Albany Police Department gave a brief presentation to the Board.

The Albany Police Department and the Albany Police and Fire Foundation have requested neighborhood revitalization funds to assist with the expense of purchasing playground equipment for Oak Street Park, a small park located directly behind the Albany Police Department's headquarters building on Henry Johnson Boulevard.

The Oak Street Park project originated in 2012 from the work that Officer Daniel Biette and Officer Nicholas Abrams were doing on their neighborhood beat assignments in the West Hill. Dan and Nick both started with the Albany Police Department in 2001 and were assigned to the Neighborhood Engagement Unit from its onset in 2010. In receiving feedback from the community, everyone agreed that the younger children in the neighborhood needed a safe place to play. A natural location seemed to be the old park grounds at the corner of Second Street and Oak Street. This “park” was once a bane of the neighborhood as it was infested with drug dealers and was seen as unsafe from the community. It had become run down and was no longer utilized as a place for kids to gather.

Dan and Nick started to have conversations with community partners through their efforts in starting a bicycle rodeo for the West Hill Neighborhood about revitalizing the park. This brought them to work with BIMBO Bakery on applying for a community based grant through the parent company of BIMBO to revitalize Oak Street Park as part of their community engagement initiative. BIMBO was able to secure a \$20,000 grant to start the project and donated the funds to Pastor Charlie Muller of Victory Christian Church who had acquired some of the land surrounding the park and was running a summer feeding program there.

Pastor Charlie utilized \$10,000 to clean the site up. Dan and Nick have continued to work with community partners and recently received commitment from MVP for \$10,000. Equipment for the park has been quoted at \$49,797 as long as it is ordered prior to December 12, 2014. With the current funding of \$20,000 the project is in need of funds not to exceed \$35,000 to order the equipment. The police department is respectfully requesting that funding from the Community Development Block Grant be utilized to fill this gap. The CDBG funds would be granted to the Police and Fire Foundation (a 510-C3) who would in turn purchase the equipment.

The APD will continue to seek private funding to cover any costs beyond the equipment. The proposed installation for the equipment is early spring 2015.

The Board, having reviewed the memo and heard Deputy Chief Cox’s presentation, entered into a discussion of the funding request. A motion to approve the request as as detailed above was made by Kathy Sheehan and seconded by Nala Woodard. A vote being taken, the Resolution passed by a unanimous vote of 4-0.

311 / 315 Clinton Ave.

A memo was presented to the Board from Faye Andrews, ACDA Director, regarding a request for approval of bond fund utilization to work in conjunction with the Albany County Land Bank to rehab and transfer 311 and 315 Clinton Ave. Mike Jacobson (Land Bank Board President), Katie Bronson (Land Bank Executive Director), and Lisabeth Jorgensen (Assistant County Attorney and Land Bank Counsel) attended and gave presentations.

The Albany County Land Bank has recently approached ACDA to acquire properties located on Clinton Ave. These properties, 311, 315 and 319 Clinton Ave, along with several other properties, were originally acquired by ACDA from St. Joseph’s Housing. Several of the properties were rehabbed in 2010 in partnership with the Albany Housing Authority. Due to the high cost of the rehabilitation, 311 and 315 were not able to be rehabbed.

ACDA would like to partner with the Albany County Land Bank to combine funding sources so that the properties can be rehabbed and then sold to income eligible persons. ACDA is proposing utilizing the City’s Neighborhood Stabilization Bond funding to assist with the rehab costs for these two historic buildings. The estimated total cost for 311 Clinton Ave is \$327,420 and the estimated cost for 315 Clinton Ave is \$408,620. It is proposed to provide funding up to \$164,000 for 311 Clinton Ave and \$204,000 for 315 Clinton Ave. The Land Bank would in turn provide the additional funding to complete the redevelopment. At that point, ACDA would transfer the properties to the Land Bank so that they can identify an appropriate home owner.

The Board, having reviewed the memo and heard the three speakers, entered into a discussion of the transfer request. A motion to approve the request as detailed above was made by John Reilly and seconded by Kathy Sheehan. A vote being taken, the Resolution passed by an unanimous vote of 4-0.

Unfinished Business

None

Other Business

None

Communications

None

There being no further business, a motion to adjourn the meeting was proposed by Kathy Sheehan and seconded by Nala Woodard at 4:38 pm.

Respectfully submitted,

Faye Andrews, Secretary