



CITY OF ALBANY
DEPARTMENT OF DEVELOPMENT & PLANNING

KATHY M. SHEEHAN
Mayor

MICHAEL J. YEVOLI
Commissioner

Albany Community Development Agency
Board Meeting Agenda
May 13, 2014
4:00 pm Mayor's Conference Room

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LAND USE PLANNING
Board of Zoning Appeals, Planning Board,
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**ALBANY COMMUNITY
DEVELOPMENT AGENCY**
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1. Approval of ACDA board meeting minutes from 4/22/14
2. Historic Pastures Mansions LLC HIP application
3. Update on Sheridan Hollow Village and transfer of 149 Sheridan Ave.
4. Update on transfer of 147 and 149 Henry Johnson Blvd. to Patrick Chiou
5. Discussion/approval of RFPs for rehab of 311 and 315 Clinton Ave. and 21 Osborne St.

Albany Community Development Agency

200 Henry Johnson Blvd.
Albany, New York 12210-1522
Telephone: (518) 434-5240
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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 (*Administrative Services Acting Commissioner*)

Michael J. Yevoli, *Chief Executive Officer*

ACDA MINUTES OF REGULAR MEETING Tuesday, May 13, 2014 4:00 PM

Attending: Kathy Sheehan, Carolyn McLaughlin, Darius Shahinfar, Faye Andrews, Nala Woodard, and John Reilly

Absent: Tara Wells

Also Present: Michael Yevoli, Luis Pérez, Katie Bronson, Kate Lawrence, Sean McLaughlin, Art Lewis (Liberty Affordable Housing, Inc.), Tara Miller (Liberty Affordable Housing, Inc.), Ben Lockwood (Housing Visions)

The regular meeting of the ACDA was brought to order at 4:11 PM.

Roll Call

All Board members were present except for Tara Wells.

Reading of Minutes of the Regular Meeting of April 22, 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 April 22, 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 Nala Woodard and seconded by Darius Shahinfar. A vote being taken, the minutes were accepted unanimously.

New Business

Historic Pastures Mansions LLC HIP application

Art Lewis and Tara Miller from Liberty Affordable Housing, Inc. spoke to the board to provide details of The Historic Pastures Mansions LLC Project, detailing their agency's intent to purchase, renovate, and preserve three existing scattered site complexes.

Liberty Affordable Housing, Inc. requests that the ACDA board authorize \$87,500 from its year 39 HIP funding, \$100,000 from its year 40 HIP funds, and \$212,500 in HOME funds from its year 41 budget to support the re-development of the Historic Pastures.

The Board, having heard the presentation from Mr. Lewis and Ms. Miller, entered into a discussion of the project. A motion to authorize funding as detailed above was made by Darius Shahinfar and seconded by Carolyn McLaughlin. A vote being taken, the Resolution passed by a vote of 6-0.

Update on Sheridan Hollow Village and transfer of 149 Sheridan Avenue.

Having tabled this issue from the previous meeting, the Board resumed its discussion of the potential sale of 149 Sheridan Avenue, a parcel of land owned by ACDA, to Housing Visions Consultants, Inc. of Syracuse, NY. Ben Lockwood, Vice President of Business Development with Housing Visions, gave details about the proposition to the Board.

Housing Visions is expressing their interest in purchasing the aforementioned property to include it in their "Sheridan Hollow Village" housing project. Both 145 and 147 Sheridan Avenue are currently owned by Housing Visions. The company would like to demolish the houses currently standing on those lots in order to build new construction row houses on the respective sites. Housing Visions claims that during the demolition of these houses, the structure currently standing at 149 Sheridan Avenue "will almost surely be irreparably damaged, especially considering that it is currently unsound."

Housing Visions requests that ACDA transfer the 149 Sheridan Avenue property to them for use as additional green space adjacent to the proposed row houses.

After hearing Mr. Lockwood's presentation and discussing the proposal, the Board entered into a discussion of the proposal. A motion to transfer the property detailed above was made by Darius Shahinfar and seconded by Carolyn McLaughlin. A vote being taken, the Resolution passed by a vote of 6-0.

Sale of 147 and 149 Henry Johnson Boulevard to Patrick Chiou

Having tabled this issue from the previous meeting, the Board resumed its discussion of the potential sale of 147 and 149 Henry Johnson Boulevard, two adjacent vacant lots owned by ACDA, to Mr. Patrick Chiou.

Mr. Chiou recently purchased 151 Henry Johnson Boulevard with the intent of continuing the residential use on the upper levels of the structure as market rate residential housing, plus establishment of a proposed "neighborhood retail shop" on the ground level. He is interested in purchasing the lots at 147 and 149 Henry Johnson Boulevard so that the entire stretch of properties on that street can be redeveloped. Mr. Chiou's proposal included floorplans of all three floors and a site plan from Kurzon Architects. Mr. Chiou's letter included an offer to purchase these two lots for a total sum of \$2,500 (\$1,500 for #147 plus \$1,000 for #149).

After discussing the proposal, the Board entered into a discussion of the proposal. The Board decided to table this matter for further review. Select members of the Board will meet on their own to discuss the matter before revisiting this proposed sale.

Discussion/approval of RFPs for rehab of 311 and 315 Clinton Ave. and 21 Osborne Street

The City's Department of Development and Planning is developing an RFP for three vacant properties currently owned by ACDA: 21 Osborne Street, 311 Clinton Avenue, and 315 Clinton Avenue. In order to make these redevelopment projects feasible, the Department will utilize the Capitalize Albany Blight to Betterment funding from Urban Initiative (UI) for 21 Osborne Street and the Neighborhood Stabilization Bond (BOND) for 311, 315. Currently these buildings are cost-prohibitive and the intention of this RFP is to make these projects financially feasible to contractors.

Katie Bronson, Principal Planner with the Department of Development and Planning, presented the Board with cost breakdowns, funding range options, and work write-ups for these sites. The Board reviewed the materials and heard a presentation from Ms. Bronson. After a discussion, the Board entered into a discussion of the project. A motion to approve the RFPs for rehab as detailed above was made by Carolyn McLaughlin and seconded by Darius Shahinfar. A vote being taken, the decision to allow ACDA to move forward with the RFPs passed by a vote of 6-0.

Unfinished Business

None

Other Business

None

Communications

None

There being no further business, the meeting was adjourned at 4:50 PM by Kathy Sheehan.

Respectfully submitted,

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

Faye Andrews, Secretary

**RESOLUTION
OF THE
ALBANY COMMUNITY DEVELOPMENT AGENCY**

WHEREAS, the Albany Community Development Agency combats substandard, blighted and deteriorated urban areas through planning, reconstruction, redevelopment, rehabilitation,

WHEREAS, Albany Community Development Agency owns vacant properties at located at 149 Sheridan Ave

WHEREAS, Housing Visions in collaboration with Touhey foundation and Habitat for Humanity of the Capital Region will embark on creating new housing opportunities for the Sheridan Hollow neighborhood;

WHEREAS, Housing Visions will be demolishing 145 and 147 Sheridan Ave as part of its overall Sheridan Hollow housing project.

WHEREAS, Housing Visions has requested the transfer of 149 Sheridan Ave to create additional green space adjacent to newly constructed rowhouses at 145 and 147 Sheridan Ave

NOW, THEREFORE BE IT RESOLVED THAT, the Albany Community Development Agency Board is hereby authorizing the transfer of 149 Sheridan Ave to Housing Visions

Hon. Kathy M. Sheehan	-Pro <input checked="" type="checkbox"/> Con <input type="checkbox"/>
Hon. Darius Shanifar	-Pro <input checked="" type="checkbox"/> Con <input type="checkbox"/>
Hon. Carolyn McLaughlin	-Pro <input checked="" type="checkbox"/> Con <input type="checkbox"/>
John J. Reilly, Esq.	-Pro <input checked="" type="checkbox"/> Con <input type="checkbox"/>
Tara B. Wells	-Pro <input type="checkbox"/> Con <input type="checkbox"/>
Nala R. Woodard	-Pro <input checked="" type="checkbox"/> Con <input type="checkbox"/>
Faye C. Andrews	-Pro <input checked="" type="checkbox"/> Con <input type="checkbox"/>
Total Vote	-Pro <u>6</u> Con <u>0</u>

Passed 5/13/14

Signed 

Faye C. Andrews
Secretary

**RESOLUTION
OF THE
ALBANY COMMUNITY DEVELOPMENT AGENCY**

WHEREAS, Albany Community Development Agency (hereinafter "ACDA") is an urban renewal agency established under New York General Municipal Law § 623;

WHEREAS, the ACDA combats substandard, blighted and deteriorated urban areas through planning, reconstruction, redevelopment, rehabilitation;

WHEREAS, Liberty Affordable Housing Inc. will embark on The Historic Pastures Mansions LLC project that will entail the purchase, renovation and preservation of three existing scattered site complexes.

NOW, THEREFORE BE IT RESOLVED THAT, the Albany Community Development Agency Board is hereby authorizing ACDA to reserve \$87,500 from its year 39 HIP funding, \$100,000 from its year 40 HIP funds and \$212,500 in HOME funds from its year 41 budget to support the re-development of the Historic Pastures. The form, content, terms and conditions of such conveyance shall be approved by the Corporation Counsel.

Hon. Kathy M. Sheehan	-Pro <u>✓</u>	Con <u> </u>
Hon. Darius Shahinfar	-Pro <u>✓</u>	Con <u> </u>
Hon. Carolyn McLaughlin	-Pro <u>✓</u>	Con <u> </u>
John J. Reilly, Esq.	-Pro <u>✓</u>	Con <u> </u>
Tara Wells	-Pro <u> </u>	Con <u>✓</u>
Nala Woodard	-Pro <u>✓</u>	Con <u> </u>
Faye C. Andrews	-Pro <u>✓</u>	Con <u> </u>
Total Vote	-Pro <u>6</u>	Con <u>0</u>

Passed 5/13/14
 Signed [Signature]

Faye C. Andrews
Secretary