



OFFICE OF THE MAYOR
 CITY OF ALBANY
 CITY HALL
 24 EAGLE STREET
 ALBANY, NEW YORK 12207

GERALD D. JENNINGS
 MAYOR



July 31, 2013

Honorable Daniel P. McCoy
 Albany County Executive
 112 State Street, Room 200
 Albany, New York 12207

Re: 2013 Request for County Properties

Dear County Executive McCoy:

The City of Albany, Albany Community Development Agency and Albany Housing Authority, with the continued cooperation of Albany County, has made tremendous progress in revitalizing our Arbor Hill and South End neighborhoods. The partnership with the County has allowed the City of Albany, Albany Community Development Agency and Albany Housing Authority to complete or initiate the following projects on or adjacent to North Swan and the Arbor Hill neighborhood.

HOUSING/MIXED USE PROJECTS	Address	Total Development Cost
Arbor Hill Homes, 3A	Scattered – 1 st , 2 nd , 3 rd , N. Swan Streets	\$10,600,000
78 North Swan	78 N. Swan	\$45,000
Arbor Hill Homes, 3C	Scattered – 1 st , 2 nd , 3 rd Streets	\$2,200,000
King Building	27-29 N. Swan Street	\$400,000
Arbor Hill Homes, 3B	41, 42, 45, 46, 47, 48, 50, 52, 59 N. Swan Street	\$6,165,535
155 Clinton Avenue	155 Clinton Avenue	\$400,000
St Joseph's Academy Redevelopment - Restore NY	56 2 nd Street	\$10,500,000
Total		\$30,310,535

In the South End, the following projects have occurred and/or benefited from our relationship with Albany County:

HOUSING/MIXED USE PROJECTS	Address	Total Development Cost
South End Phase 1	90-102 Morton Avenue	\$12,500,000
South End Phase 2	Scattered – Morton Avenue, Clinton & Broad Streets	\$10,000,000



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Ezra Prentice Homes	635 S. Pearl Street	\$25,500,000
Creighton Storey Homes	158 3 rd Avenue	\$15,500,000
Nutgrove Garden Apartments	1 Nutgrove Lane	\$5,000,000
SHARP	Scattered	\$550,000
Frederick Douglas Homeownership Project	Scattered	\$2,000,000
Alexander and Delaware Street Habitat For Humanity	Scattered	\$1,500,000
Total		\$72,550,000

As these investments begin to take hold, the time for continued action is needed in order to push these neighborhoods over the edge to full market recovery.

We are requesting that the attached list of properties be transferred to the City of Albany in support of continued revitalization efforts by the City of Albany, Albany Community Development Agency and Albany Housing Authority.

The attached requested properties are a collection of abandon and vacant properties located in and around the Arbor Hill, West Hill and South End Neighborhoods. The properties are an economic burden on the City and County and are contributing to the blight and deterioration of the community. With the help from the County, City of Albany will return these properties back to their productive uses. City of Albany will make improvements on the above mention properties in excess of the amount of delinquent tax liens currently encumbering the properties. City of Albany intends on developing a portion of the properties and the other properties will be joining the existing developments to add facilities and resources previously not offered in the area.

Additionally, these properties transferred to the City will adhere to the following conditions:

1. Any proceeds from the private sale of properties that do not have a relationship to an affordable housing initiative or community benefit will be due to the County at the time of closing;
2. Any transfer of a vacant lot to an adjoining landowner must result in the two parcels being merged for tax purposes to avoid future tax issues with that parcel;
3. If a property is transferred to a private interest for an amount that is less than the taxes owed, the City must either pay the difference on closing or the County must approve the transfer prior to the sale; and



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4. The City and Albany Housing Authority are committed to ensuring that 10 percent of transfers or an equivalent number of other properties be adapted to meet accessibility standards and otherwise support the desire of the physically disabled persons to live in the community.

I thank you for your continued assistance and look forward to a favorable response on our request. These properties are an integral component of a systematic plan create vibrant, mixed-use and mixed-income neighborhoods for the citizens of Albany.

If you have any questions about our request or planning activities, please contact Doug Melnick, Director of Planning at 424.2532 x15 or melnickd@ci.albany.ny.us.

Sincerely,


Gerald D. Jennings
Mayor, City of Albany

CC: Mike Yevoli

Attach.

List of requested properties
RFB-BID form

City of Albany - 2013 Request for County Properties

NSA *	Auction Parcel #	ADDRESS	Property Class	Parcel Id #	Project
Arbor Hill NSA	58	36 N Swan Street	Vac Comm	65.74-1-33	Arbor Hill Neighborhood Plan
South End NSA	19	78 Alexander Street	Res Vac Land	76.64-2-19	Elizabeth Street Park
West Hill NSA	53	4 & 6 Lexington Ave	Res Vac Land	65.64-6-71 and 65.64-6-72	Albany 2030 - West Hill Revitalization
Arbor Hill NSA	52	31 & 33 Lark St	Vac Comm	65.65-5-23 and 65.65-5-24	Arbor Hill Neighborhood Plan

NSA: Neighborhood Strategy Area