

Eden's Rose Foundation

April 27, 2026

The Honorable County Executive Daniel P. McCoy

Albany County Executive Office

Albany County, New York

Subject: Formal Request to Purchase County-Owned Parcels (460 1st Street and 58 Quail Street)

Dear County Executive,

I am writing on behalf of Eden's Rose Foundation (ERF) to formally request the purchase of two county-owned parcels: 460 1st Street and 58 Quail Street, located in the City of Albany. These parcels are directly adjacent to and interwoven with long-standing, community-driven programs that ERF has developed in partnership with residents, local institutions, and public agencies.

460 1st Street

This vacant parcel is adjacent to the Albany Victory Gardens Urban Farmers Training Program and runs directly behind the Produce Pickup Project, through which we have distributed over 2 million meals to community members. The parcel also connects to the Albany Hive, a multi-year, multi-level community development initiative with over \$1 million in combined investment from partners including the Van Alen Institute, Rensselaer Polytechnic Institute, the City of Albany, and—most importantly—the community itself. Currently, the parcel is subject to ongoing illegal dumping of hazardous materials, construction debris, and waste. Despite our efforts to mitigate these conditions, the lack of ownership limits our ability to fully secure and remediate the space. These conditions negatively impact adjacent food production areas and public-facing community spaces. Acquisition of this parcel would allow us to fully secure the area, prevent contamination, and expand youth workforce development, agricultural training, and infrastructure such as a planned greenhouse (already funded through New York State) and tool storage facilities.

58 Quail Street

This parcel represents a critical component of our "Community Corner" initiative, located at the intersection of First Street and Quail Street. The site forms part of a U-shaped development, of which ERF currently owns only a portion. The remaining section, including 58 Quail Street, is impacted by illegal dumping, hazardous debris, and unsafe conditions, including the presence of used syringes and unstable structures. Our vision for this space is to create a vibrant, community-led environment where residents—particularly youth—can engage in entrepreneurial activities, cultural expression, and outdoor programming. This includes the use of pop-up market spaces, community gatherings, and the continued development of an orchard featuring native fruit-bearing trees. Securing this parcel is essential to ensuring the safety, usability, and long-term success of this initiative.

Offer and Consideration

We respectfully offer \$500 per parcel, for a total of \$1,000. This offer is based on comparable transactions within the community and reflects what we believe to be a fair and reasonable value. We fully recognize and respect the County's responsibility to steward public assets and financial resources for the benefit of its residents. We are not requesting a donation or conveyance without consideration. Rather, we are seeking the opportunity to purchase these parcels at a fair price so that we may continue to invest in their development and ensure their use aligns with the broader public interest. We also acknowledge that the County has invested resources into these parcels that may exceed their current market value. If entrusted with ownership, Eden's Rose Foundation is committed to honoring that investment by transforming these spaces into productive, safe, and vibrant community assets that enhance quality of life and strengthen neighborhoods within Albany County. Thank you for your time and consideration. We welcome the opportunity to discuss this request further and to collaborate with Albany County in advancing shared goals of community development, environmental stewardship, and public well-being.

Respectfully submitted,

Gregory James Sheldon
Eden's Rose Foundation
gregory@edensrose.org
498 1st Street
Albany, NY 12206