



Additional Information for 56 Quail Street Demolition Review

Cost to repair/rehabilitate the structure: \$100,000-150,000

Theory or strategy behind selecting property for demolition: 56 Quail street has been in the Land Bank inventory since 2016 with little to no viable interest in the property that would properly address its condition. The main issue with the building has been caused by years of water infiltration that has affected the roof and framing of the structure. If left unaddressed the building will eventually start to negatively affect the adjacent occupied buildings.

Plans for the site post demolition: 56 Quail Street will first be marketed as a side lot to the adjacent property owners. Our side lot policy allows for adjacent owners to purchase a lot from the land bank for yard expansion/additional greenspace. If neither of the adjacent owners are interested in purchasing the property post-demolition, the Land Bank would seek buyers from the same block to promote local ownership. The Land Bank will review any applications submitted by a qualified applicant. All sales are subject to board approval.

Details of any expressions of interests (potential buyers):

There were two people who expressed interest in 56 Quail Street. While one applicant did not submit the necessary information to be considered, the second applicant was rejected because the work they proposed to be completed did not match what needed to be completed. There has not been additional interest in a full year.

Ownership and condition of neighboring properties:

Property Address	Property Type	Property Owner	Property Condition
56 Quail St	Residential Building	Albany County Land Bank Corp	Poor Condition, demolition candidate
58 Quail St	Residential Building	17 North Street, LLC	Average Condition, Occupied
54 Quail St	Residential Building	MATIN, MD ABDUL	Average Condition, Occupied

Impact of the demolitions on any adjacent attached structure: 56 Quail is a single-story building flanked by two 2-story buildings on either side. This will reduce the amount of post demo repair work because both buildings already have areas that are exterior walls. Once 56 Quail is removed the exposed area will be evaluated and repaired. This might include foundation repair and pointing, insulation, sheathing, vapor barrier and siding that matches the existing structure or wood shiplap if matching is not possible.