



### Additional Information for 219 Orange Street Demolition Review

**Cost to repair/rehabilitate the structure:** \$150,000-200,000

**Theory or strategy behind selecting property for demolition:** 219 Orange has been in the Land Bank inventory since 2015. It has had little to no interest on the property. The main issue is that it appears to be supported only by piers and has had major settling across the building. At a minimum the entire structure would have to be jacked up so that an entirely new foundation can be dug and placed where the piers and crawl space is now. In addition, asbestos has been found in the roofing material and in the crawl space. These two major issues alone make this building cost prohibitive for most buyers.

**Plans for the site post demolition:** 219 Orange 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 was one interested applicant for this property but was determined to be ineligible. Since February 2017, there has been no interest in the property.

**Ownership and condition of neighboring properties:**

Property Address	Property Type	Property Owner	Property Condition
219 Orange St	Residential Building	Albany County Land Bank Corp	Poor Condition, demolition candidate
217 Orange St	Vacant Residential Land	Albany County Land Bank Corp	Vacant Lot
221 Orange St	Residential Building	Ronald D. Barrett	Average Condition, Occupied

**Impact of the demolitions on any adjacent attached structure:** The neighboring building is occupied so additional care will have to be taken during demolition. While the buildings are connected, they do not appear to be constructed together because the roof lines, windows, doors and sills do not line up. Once the exterior wall of the remaining structure is exposed any necessary repair work will take place.