



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION NO. 34

**RESOLUTION AUTHORIZING THE SALE OF  
MULTIPLE PARCELS OF REAL PROPERTY**

WHEREAS, New York Not-For-Profit Corporation Law §1609(d) authorizes the Albany County Land Bank Corporation, Inc. ("Land Bank") to convey, exchange, sell, or transfer any of its interests in, upon or to real property; and

WHEREAS, New York Not-For-Profit Corporation Law §1605(i)(5) requires that a sale of real property be approved a majority vote of the Board of Directors; and

WHEREAS, all disposals of Land Bank property must be made to qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, the LAND BANK owns certain parcels of real property situate in the City of Albany, County of Albany, and State of New York and more particularly identified on the Properties List attached hereto as Schedule A (individually, a "Property" or collectively, the "Properties"); and

WHEREAS, each Property's appraised fair market value is set forth on the Properties List; and

WHEREAS, LAND BANK staff, after evaluating all purchase offers received for the Properties in accordance with the Property Disposition Policy, have recommended that the LAND BANK sell each Property to the corresponding Buyer identified on the Properties List (individually, a "Buyer" or collectively, the "Buyers") in accordance with the terms and conditions set forth therein; and

WHEREAS, LAND BANK staff have determined that each Buyer is a qualified buyer; and

WHEREAS, the LAND BANK has obtained such competition as is feasible under the circumstances for each Property by advertising the Property on its website and/or listing the Property with a licensed real estate broker; and

WHEREAS, as each Buyer's plans are consistent with the mission, purpose and governing statute of the LAND BANK, the Property Disposition Policy permits the LAND BANK to sell each Property to the corresponding Buyer by negotiation; and

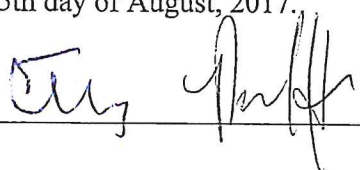
WHEREAS, if any Property is being disposed of for less than fair market value, the Board of Directors (the "Board") has considered the information set forth in Section 4(g) of the Property Disposition Policy and has determined that there is no reasonable alternative to the proposed transfer that would achieve the same purpose of such transfer; and

WHEREAS, the LAND BANK desires to sell each Property to the corresponding Buyer identified on the Properties List at the price which was offered by each Buyer, as set forth on the Properties List; and

NOW, THEREFORE, BE IT RESOLVED BY THE ALBANY COUNTY LAND BANK CORPORATION AS FOLLOWS:

1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.
2. The Members of the Board hereby authorize the LAND BANK to sell each Property to the corresponding Buyer identified on the Properties List and authorize the Executive Director to enter into a Contract to Purchase with the LAND BANK as seller and the Buyer as buyer with respect to each Property. Each Contract to Purchase will be agreeable in form and content to the Executive Director and LAND BANK counsel.
3. The Chairman, Vice Chairman and the Executive Director of the LAND BANK are each hereby authorized and directed to execute all documents on behalf of the LAND BANK which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.
4. The other officers, employees and agents of the LAND BANK are hereby authorized and directed for and in the name and on behalf of the LAND BANK to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.
5. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 15th day of August, 2017.

  
Chair

ATTEST/AUTHENTICATION:

  
Secretary

Resolution 34

Schedule A

**PROPERTY ADDRESS**

**APPROVED APPLICANT(S)**

**Colonie**

44 Glennon Road

Greg Karian

**Albany**

184 Livingston Ave

Underground Railroad

233 Clinton Ave

Home Leasing LLC

293 Sherman Street

Mossammat Hossain

448 Bradford St

Luxurious Living/ James Buono

23 O'Connell St

E. & B. Yapar

13 N. Manning Blvd

Asad Mehmood

481 Third Street

Dioris Lajara

79 Clinton St

JoAnn Morton

558A Park Ave

558-651-810 LLC (Mark Walsh)

591 & 593 Clinton Ave

Eden's Rose Foundation

455, 464, 480 First Street

Eden's Rose Foundation

359 Elk St

Nicholas Kelley

440 Elk St

Alfred Bolling

1 Osborne St

Julius Sales

57 Elizabeth

Ray Ellis

92 N. Hawk

J. Jones

112 4th Ave

Adirondack Field & Forest Conserv.

786 Old So. Pearl St.

John Vadney

65 & 67 Third Ave

Sheldon Campbell

653 Third St

Cari-Ann Mckay Rawls

183 Sherman St

C-McD Properties LLC (Chuck Digangi)

599 Clinton Ave

Deborah Pusatere

**Berne**

841 Hunterstland Road

Pauline Zolner

**New Scotland**

2188 Tarrytown Road

Lindsay Hill

**Rensselaerville**

500 CR 353

T. & J. O'Reilly



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION NO. 35

**RESOLUTION APPROVING OF THE AMENDED INTERNAL CONTROL AND FINANCE POLICY OF THE ALBANY COUNTY LAND BANK CORPORATION**

**WHEREAS**, the New York State Not-For-Profit Law and New York State Public Authorities Law requires the Board of the Albany County Land Bank Corporation (“Land Bank”) to adopt an Internal Control and Finance Policy for the Corporation; and

**WHEREAS**, the current Internal Control and Finance Policy needed to be amended; and

**WHEREAS**, and Amended Internal Control and Finance Policy was drafted and reviewed by the Audit Committee of the Land Bank, in consultation with counsel, and forwarded to the Board for review; and

**WHEREAS**, the Board has received the proposed Amended Internal Control and Finance Policy, has had the opportunity to review it, and said policy is attached to this Resolution as Appendix “A”.

**NOW, THEREFORE, BE IT RESOLVED**, by the Land Bank that:

1. The proposed Amended Document Retention Policy as attached to this Resolution as Appendix “A” is hereby adopted.
2. This Resolution shall be effective immediately upon passage.

**ADOPTED** by the Board and **SIGNED** by the Chair on the 15th day of August, 2017.

Chair

A handwritten signature in black ink, appearing to read "Cory Huff", written over a horizontal line.

**ATTEST/AUTHENTICATION:**

A handwritten signature in black ink, appearing to read "Dorell Nelson", written over a horizontal line.

Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION NO. 36

**RESOLUTION APPROVING A REAL ESTATE DISPOSITION MONITORING AND ENFORCEMENT POLICY OF THE ALBANY COUNTY LAND BANK CORPORATION**

**WHEREAS**, it is in the best interest of Albany County Land Bank Corporation (“Land Bank”) to adopt a Real Estate Disposition Monitoring and Enforcement Policy; and

**WHEREAS**, the proposed Real Estate Disposition Monitoring and Enforcement Policy was drafted, reviewed and approved by the Staff of the Land Bank, in consultation with counsel; and

**WHEREAS**, the Board has received the proposed Real Estate Disposition Monitoring and Enforcement Policy, have had the opportunity to review it, and said policy is attached to this Resolution as Appendix “A”.


**NOW, THEREFORE, BE IT RESOLVED**, by the Land Bank that:

1. The proposed Real Estate Disposition Monitoring and Enforcement Policy as attached to this Resolution as Appendix “A” is hereby adopted.
2. This Resolution shall be effective immediately upon passage.

**ADOPTED** by the Board and **SIGNED** by the Chair on the 15th day of August, 2017

  
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Chair

**ATTEST/AUTHENTICATION:**

  
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Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION NO. 37

**RESOLUTION AUTHORIZING THE ACQUISITION OF 143 3<sup>rd</sup> AVENUE, ALBANY, NY**

**WHEREAS**, the New York Not-for-Profit Corporation Law §1608(b) authorizes the Albany County Land Bank Corporation (the "Land Bank") to acquire real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise; and

**WHEREAS**, pursuant to New York Not-for-Profit Corporation Law §1608(c), the Land Bank may accept transfers of real property from municipalities and private parties upon such terms and conditions as agreed to by the Land Bank and the municipality in accordance with a redevelopment plan; and

**WHEREAS**, the Land Bank wishes to acquire 143 3<sup>rd</sup> Avenue, Albany, New York; and

**WHEREAS**, the property is located in a target area of the Land Bank and the acquisition of this property would be consistent with the Land Bank's purpose and mission; and

**NOW, THEREFORE, BE IT RESOLVED** by the Albany County Land Bank Corporation that:

1. The Land Bank is hereby authorized to acquire title to 143 3<sup>rd</sup> Avenue;
2. The Chairman and the Executive Director of the Land Bank are each hereby authorized and directed to execute all documents on behalf of the Land Bank which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.
3. This Resolution shall take effect immediately.

**ADOPTED** by the Board and **SIGNED** by the Chair on the 15th day of August, 2017

  
Chair

**ATTEST/AUTHENTICATION:**



Secretary