



ALBANY COUNTY
LAND BANK CORPORATION

**RESOLUTION TO ENTER INTO A CONTRACT
WITH C.T. MALE ASSOCIATES FOR ENVIRONMENTAL SERVICES**

A regular meeting of the Albany County Land Bank Corporation (the "Land Bank") was convened in public session located at 200 Henry Johnson Boulevard, 2nd Floor in the City of Albany, Albany County, New York on February 18, 2020 at 5:30 p.m., local time.

The meeting was called to order by the Chair of Land Bank and, upon roll being called, the following members of the Land Bank were:

MEMBERS:

Board Member	Title	Present (Y/N)
Charles Touhey	Chair	Y
David Traynham	Vice-Chair	Y
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Philip Calderone	Member	N
Jeffrey Collett	Member	Y
Todd Curley	Member	N
Chris Spencer	Member	Y

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Chief Executive Officer

The following resolution was offered by David Traynham, seconded by Natisha Alexander, to wit:

**RESOLUTION TO ENTER INTO A CONTRACT
WITH C.T. MALE ASSOCIATES FOR ENVIRONMENTAL SERVICES**

WHEREAS, a request for proposals (hereinafter the “RFP”) for Environmental Services was issued by the Albany County Land Bank Corporation (“Land Bank”) and published and distributed on Friday, December 20, 2019 to be submitted no later than Friday, January 10, 2020 at 2:00 pm; and

WHEREAS, in response thereto, C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. (hereinafter “C.T. Male”) submitted a proposal with estimates to render the requested services; and

WHEREAS, the Land Bank, through its Executive Director, has accepted the Proposal of C.T. Male to provide the aforesaid services; and

WHEREAS, in furtherance thereof, the parties executed an agreement with respect thereto, attached to this Resolution as Appendix “A”, which is subject to Board approval in accordance with the Land Bank by-laws;

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

1. The Agreement for Environmental Services is hereby approved; and
2. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Charles Touhey	VOTING	—Aye—
David Traynham	VOTING	—Aye—
Natisha Alexander	VOTING	—Aye—
Samuel Wells	VOTING	—Aye—
Philip Calderone	VOTING	_____
Jeffrey Collett	VOTING	—Aye—
Todd Curley	VOTING	_____
Chris Spencer		Aye

The foregoing Resolution was thereupon declared duly adopted meeting the requirements of the Land Bank’s Bylaws requiring a majority of the Board approving this resolution.

STATE OF NEW YORK)

) SS.:

COUNTY OF ALBANY)

I, the undersigned Secretary of the ALBANY COUNTY LAND BANK CORPORATION, DOES HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Board, including the Resolution contained therein, held on February 18, 2020 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Board had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Board present throughout said meeting; and (E) Pursuant to the Land Bank's Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Land Bank this ____ day of February 18, 2020.



Secretary

**RESOLUTION APPROVING A REAL PROPERTY DONATION POLICY
FOR THE ALBANY COUNTY LAND BANK CORPORATION**

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session located at 200 Henry Johnson Boulevard, 2nd Floor in the City of Albany, Albany County, New York on February 18, 2020 at 5:30 p.m. o’clock local time, local time.

The meeting was called to order by the Chair of the Land Bank and, upon roll being called, the following members of the Board were:

MEMBERS:

Board Member	Title	Present (Y/N)
Charles Touhey	Chair	Y
David Traynham	Vice-Chair	Y
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Philip Calderone	Member	N
Jeffrey Collett	Member	Y
Todd Curley	Member	N
Chris Spencer	Member	Y

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Chief Executive Officer

The following resolution was offered by Sam Wells, seconded by Jeffrey Collette, to wit:

**RESOLUTION APPROVING A REAL PROPERTY DONATION POLICY
FOR THE ALBANY COUNTY LAND BANK CORPORATION**

WHEREAS, the New York Public Authorities and Not-For-Profit Corporation Laws require the Board of the Albany County Land Bank Corporation (the “Land Bank”) to adopt a Property Acquisition Policy for the Corporation; and

WHEREAS, Pursuant to Article 1608(b) of the Not-For-Profit Corporation Law Land Bank may acquire real property or interests in real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise on terms and conditions and in a manner the land bank considers Proper; and

WHEREAS, from time to time the Land Bank receives inquiries regarding the gift or donation of real property within Albany County; and

WHEREAS Land Bank Staff desires to establish a clear policy that expands upon the Land Bank’s Real Property Acquisition Policy as it pertains to donated properties to set forth the requirements applicable to the acceptance by the Land Bank of real property which is proposed to be donated; and

WHEREAS, Land Bank Staff and Counsel have prepared a Real Property Donation Policy (the “Policy”) and have forwarded said Policy to the Board, and the Board has received the proposed 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 Albany County Land Bank Corporation that:

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

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Charles Touhey	VOTING	<u> Aye </u>
David Traynham	VOTING	<u> Aye </u>
Natisha Alexander	VOTING	<u> Aye </u>
Samuel Wells	VOTING	<u> Aye </u>
Philip Calderone	VOTING	<u> </u>
Jeffrey Collett	VOTING	<u> Aye </u>
Todd Curley	VOTING	<u> </u>
Chris Spencer		<u> Aye </u>

The foregoing Resolution was thereupon declared duly adopted meeting the requirements of the Land Bank’s bylaws requiring a majority of the Board approving this resolution.

STATE OF NEW YORK)

) SS.:

COUNTY OF ALBANY)

I, the undersigned Secretary of the ALBANY COUNTY LAND BANK CORPORATION DOES HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Board, including the Resolution contained therein, held on February 18, 2020 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Board had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Board present throughout said meeting; and (E) Pursuant to the Land Bank's Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this ____ day of February 18, 2020.



Secretary



ALBANY COUNTY
LAND BANK CORPORATION

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

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session located at 200 Henry Johnson Boulevard, 2nd Floor in the City of Albany, Albany County, New York on February 18, 2020 at 5:30 p.m., local time.

The meeting was called to order by the Chair of the Land Bank and, upon roll being called, the following members of the Land Bank were:

MEMBERS:

Board Member	Title	Present (Y/N)
Charles Touhey	Chair	Y
David Traynham	Vice-Chair	Y
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Philip Calderone	Member	N
Jeffrey Collett	Member	Y
Todd Curley	Member	N
Chris Spencer	Member	Y

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Chief Executive Officer

The following resolution was offered by Chris Spencer, seconded by Jeffrey Collette, to wit:

**RESOLUTION AUTHORIZING THE SALES 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, The Land Bank Bylaws and 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 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, 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, 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 MEMBERS OF THE ALBANY COUNTY LAND BANK, AS FOLLOWS:

The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

1. The Members of the Board hereby authorize the Land Bank to sell each Property to the corresponding Buyer identified on the Properties List pursuant to its Bylaws and Article 16 of the New York State Not-For-Profit Corporation Law; and;
2. The Members of the Board hereby authorize the Executive Director Adam Zaranko, General Counsel Catherine M. Hedgeman and/or Charles Touhey, Chairman to enter into Sales Contracts. Each Contract to Purchase will be agreeable in form and content to the Executive Director.
3. Executive Director Adam Zaranko, General Counsel Catherine M. Hedgeman and/or Charles Touhey, Chairman 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.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Charles Touhey	VOTING	<u> Aye </u>
David Traynham	VOTING	<u> Aye </u>
Natisha Alexander	VOTING	<u> Aye </u>
Samuel Wells	VOTING	<u> Aye </u>
Philip Calderone	VOTING	_____
Jeffrey Collett	VOTING	<u> Aye </u>
Todd Curley	VOTING	_____
Chris Spencer	VOTING	<u> Aye </u>

The foregoing Resolution was thereupon declared duly adopted unanimously meeting the requirements of the Land Bank's bylaws requiring a majority of the Board approving this resolution.


STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

I, the undersigned Secretary of the ALBANY COUNTY LAND BANK CORPORATION DOES HEREBY CERTIFY, that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Land Bank, including the Resolution contained therein, held on February 18, 2020 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Land Bank had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Land Bank present throughout said meeting; and (E) Pursuant to the Land Bank Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this _____ day of February 2020.



Secretary

(SEAL)

Albany County Land Bank February 2020 Board of Directors Meeting Sales Meeting

Parcel Number	Property Address	Property Class	Acquisition Date	Applicant Name	Intended Use	Disposition Recommendation
76.73-1-29	100 Fourth Avenue	Residential Vacant Lot	10/26/2018	Empire City Lots, LLC (Mark Bogossian)	Garden	Recommend advancing sale to Empire City Lots, LLC
76.73-1-30	381 South Pearl Street					
76.73-1-31	383 South Pearl Street					
76.61-2-29	11 Jeannette Street	Residential Building	9/24/2019	CCNY Fund & Daniel Oh	Operate As Rental	Recommended to advance sale to CCNY Fund & Daniel Oh
65.52-2-27	15 Albany Street	Residential Building	10/26/2018	Manuel & Paula Pena	Operate As Rental	Recommend sale based on quality of previous rehab, despite financial capacity presented.
32.1-2-5.14	169 Troy Schenectady Road (Town of Colonie)	Commercial Vacant Lot	12/23/2019	171 Troy Schenectady Rd LLC (Mark Gorman)	Operate As Business	Recommend to advance sale to 171 Troy Schenectady Rd LLC
65.65-3-19	184 Second Street	Residential Vacant Lot	4/4/2019	Capciti Investing, LLC (Kirk Williams)	Landscaping	Recommend to advance sale to Capciti Investing, LLC
75.76-1-30	2 Sparkill Avenue	Residential Vacant Lot	12/23/2019	Theresa and Daniel Keenan	Landscaping	Recommend to advance sale to Theresa and Daniel Keenan
94.-1-7	3 Rockhill Road (Town of New Scotland)	Residential Building	9/24/2019	Dean & Patricia Van Alstyne	Redevelop and Re-sell	Recommend to advance sale to Dean & Patricia Van Alstyne
65.52-2-76	31 Emmet Street	Residential Vacant Lot	2/23/2017	Michele Lewis- Bellamy	Maintain As Is	Recommend to advance sale to Michele Lewis- Bellamy

Parcel Number	Property Address	Property Class	Acquisition Date	Applicant Name	Intended Use	Disposition Recommendation
65.64-4-49	371 Clinton Avenue	Residential \ Vacant Lot	4/4/2019	New Covenant Christian Fellowship	Maintain As Is	Recommend to advance sale to New Covenant Christian Fellowship
65.47-4-64	453 Second Street	Residential \ Vacant Lot	4/4/2019	Johanna Roman-Nazario	Driveway-Parking	Recommend to advance sale to Johanna Roman-Nazario
65.47-4-65	455 Second Street	Residential \ Vacant Lot	2/23/2017			
44.50-1-37	599 Broadway (City of Waterville)	Residential \ Vacant Lot	7/9/2019	Karen Smith	Landscaping	Recommend to advance sale to Karen Smith
76.64-2-34	64 Alexander Street	Residential \ Vacant Lot	2/23/2017	62 Alexander LLC (Dillon Nash)	Yard Expansion	Recommend to advance sale to 62 Alexander LLC
65.63-3-39	96 Bradford Street	Residential \ Vacant Lot	4/4/2019	Linda Woytowich	Garden	Recommend to advance sale to Linda Woytowich
144.-2-16.3	River Road (Town of Bethlehem)	Residential \ Vacant Lot	1/10/2017	Keith Mahler Jr	Maintain As Is	Recommend to advance sale to Keith Mahler Jr
42.15-1-23	78 Ahl Avenue (Town of Colonie)	Residential Building	11/21/2019	Hugh Myrtle & Pompallin Sonton	Primary Residence	Recommend to advance sale to Hugh Myrtle & Pompallin Sonton with Shawn Fisher as alternate buyer. <u>Recommended enforcement: 5 year no flip in addition to enforcement mortgage.</u>
				Shawn Fisher	Primary Residence	