



ALBANY COUNTY
LAND BANK CORPORATION

**RESOLUTION TO PARTICIPATE IN THE NATIONAL COMMUNITY
STABILIZATION TRUST'S REO ACQUISITION PROGRAMS**

WHEREAS, the National Community Stabilization Trust ("NCST") is a non-profit organization that serves as the bridge between financial institutions and local housing providers to stabilize neighborhoods; and

WHEREAS, NCST helps community-based housing providers accomplish housing strategies that ensure low- and moderate-income families have access to affordable, safe homeownership and rental opportunities; and

WHEREAS, the Albany County Land Bank ("Land Bank") has applied to participate in NCST's REO acquisition programs, which facilitate the transfer of properties between participating financial institutions ("REO Sellers") and eligible local housing providers ("Community Buyers"); and

WHEREAS, in the event that an available property fits within Land Bank's strategic redevelopment plan, Land Bank must be able to acquire the available property within 48 Hours; and

WHEREAS, Land Bank staff has had the opportunity to review the terms and guidelines of the REO acquisition programs and has had the opportunity to review the same with Land Bank Counsel and the Land Bank Board of Directors; and

WHEREAS, Land Bank, through its Executive Director, wishes to participate in the REO acquisition programs; and

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

1. Land Bank participation in NCST's REO acquisition programs is approved; and
2. The Executive Director is authorized to execute any and all documents necessary to execute purchase agreements subject to Land Bank Board approval at its next regularly scheduled meeting or special meeting; and
3. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 20th day of February, 2018.

Acting David F. Traynor
Chair

ATTEST/AUTHENTICATION:

Samuel Wilson

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

**RESOLUTION TO ENTER INTO A CONTRACT FOR
DEMOLITION AND ABATEMENT SERVICES**

WHEREAS, a request for proposals (hereinafter the “RFP”) for Demolition Services was issued by the Albany County Land Bank Corporation (“Land Bank”) and distributed on or about February 8, 2018 and responses were to be submitted no later than February 15, 2018 at 4 P.M.; and

WHEREAS, in response thereto, Cristo Demolition, Inc., submitted a proposal for services by February 15, 2018 to render the requested services; and

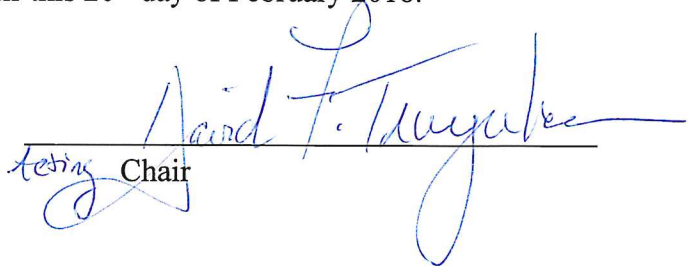
WHEREAS, the Land Bank, through its Executive Director, has accepted the Proposal of the Firm to provide the aforesaid services as the lowest qualified responsible bidder; and

WHEREAS, in furtherance thereof, the parties executed a fully-integrated 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 Demolition and Abatement Services to be performed by Cristo Demolition, Inc. for the benefit of the Land Bank is awarded and approved; and
2. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 20th day of February 2018.


Chair

ATTEST/AUTHENTICATION:


Secretary



ALBANY COUNTY
LAND BANK CORPORATION

**RESOLUTION TO ENTER INTO A CONTRACT FOR
ADDITIONAL TECHNICAL ASSISTANCE**

WHEREAS, the Albany County Land Bank (“Land Bank”) has been selected as a scholarship recipient by the Center for Community Progress’ national Technical Assistance Scholarship Program (TASP) for additional technical assistance; and

WHEREAS, the additional technical assistance delivered through the scholarship program will provide technical assistance to the Land Bank in exploring partnerships with local CDFI’s and other financial institutions and provide technical assistance to support planning and implementing a pilot Community Maintenance and Stewardship Program on Land Bank-owned vacant lots; and

WHEREAS, through TASP, the Land Bank will received up to 200 hours of assistance by the Center for Community Progress at no cost to the Land Bank; and

WHEREAS, the Land Bank has received and reviewed a proposal for TASP and wishes to approve the agreement for Technical Assistance with the Center for Community Progress which is attached hereto as Schedule A; and

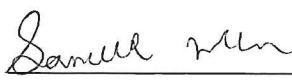
NOW, THEREFORE, BE IT RESOLVED by the Albany County Land Bank Corporation that:

1. The contract for the TASP technical assistance services is approved; and
2. The Executive Director is authorized to execute any and all documents for TASP technical services; and
3. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 20th day of February 2018.


Acting Chair

ATTEST/AUTHENTICATION:


Secretary



ALBANY COUNTY
LAND BANK CORPORATION

**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, 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, 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.

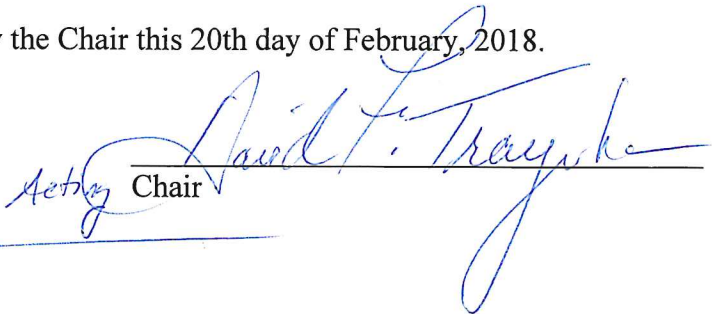
3. The Chairman, Vice Chairman and the Executive Director of the LAND BANK are each hereby authorized and directed to execute all documents on behalf of the LAND BANK which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be 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 20th day of February, 2018.

ATTEST/AUTHENTICATION:


Chair


Secretary

PROPERTY INFORMATION			APPLICANT INFORMATION	
Property Address	Parcel ID	Structure Type	Applicant Name	Sale Recommendation
3 Richmond Street 7 Richmond Street	10.41-1-2 10.41-1-4	Residential Vacant Lot	Daniel Oh	Recommend sale of both properties to Mr. Oh.
9 Stephen Street	76.64-4-29	Residential Building	J. Caballero	Recommend to advance sale to Mr. Caballero
17 Garfield Place	65.21-2-50	Residential Building	M. Mojica	Recommend to advance sale to Mr. Mojica
20 Osborne Street	76.56-3-12	Residential Building	D. Francis Z. Chen	Recommend to advance sale to Mr. Chen with Mr. Francis as alternate buyer.
42 Alexander Street	76.65-2-31	Residential Vacant Lot	F. Almonte	Recommend to advance sale to Mr. Almonte
281 Sheridan Avenue	65.72-5-46	Residential Building	Sierra Murray	Recommend to advance sale to Mr. Murray
294 Third Street	65.56-2-35	Residential Vacant Lot	E. Grant	Recommend to advance sale to Mr. Grant
328 Consaul Road	17.1-2-30	Residential Vacant Lot	4992 Lake Shore Drive, LLC	Recommend to advance sale
436 Elk Street	65.54-5-11	Residential Building	S. Mofihl H. Shawa	Recommend to advance sale to Mr. Mofihl (subject to satisfactory visual inspection per AD Committee request) with Mr. Shawa as alternate buyer
521 Clinton Avenue 523 Clinton Avenue 525 Clinton Avenue	65.55-5-46 65.55-5-47 65.55-5-48	Residential Vacant Lot Residential Building	Chiou Development Group (Patrick Chiou)	Recommended to advance sale of all properties to Mr. Chiou.
531 Clinton Avenue	65.55-5-51	Residential Building		
533 Clinton Avenue	65.55-5-52	Residential Building		
535 Clinton Avenue	65.55-5-53	Residential Vacant Lot		
576 Clinton Avenue	65.55-2-15	Residential Vacant Lot	Grateful Villages Inc. (Mark Farber and Dan Platt)	Recommended to advance sale of both properties to Grateful Villages
582 Clinton Avenue	65.55-2-13	Residential Building		
2112 Fourth Avenue 2427 Fourth Avenue	32.59-2-10 32.42-2-25	Residential Building Residential Building	City of Watervliet	Recommend to advance sale of both properties to the City of Watervliet in support of the grant funded pilot program and multi-stakeholder partnership.
4646 Western Turnpike	26.00-4-4	Residential Vacant Lot	A. Hall R. Lavare	Recommend to advance sale to Mr. Hall, with Mr. Lavare as an alternate buyer.