



**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 via teleconference in accordance with Executive Order 202.1 of New York State on July 21, 2020 at 10:00 AM, 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 | N |
| Natisha Alexander | Treasurer | N |
| Samuel Wells | Secretary | Y |
| Jeffrey Collett | Member | Y |
| Todd Curley | Member | Y |
| Chris Spencer | Member | N |

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

| Name | Title |
|----------------|----------------------------------|
| Adam Zaranko | Chief Executive Officer |
| Amanda Wyckoff | Director of Operations |
| Erica Ganns | Assistant Director of Operations |
| Will Sikula | Planning & Projects Coordinator |
| | |
| | |
| | |
| | |

The following resolution was offered by Todd Curley, seconded by Sam Wells, 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.

EXHIBIT A

List of Properties

- SEE ATTACHED -

ACLB Sales Matrix - July 2020 Board of Directors Meeting

| Parcel Number | Property Address | Acquisition Date | Property Class | Applicant Name | Intended Use | Sales Recommendation |
|---------------|----------------------------------|------------------|------------------------|---------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 140.-1-42.38 | 1082 County Route 411 (Westerlo) | 4/29/2020 | Residential Building | Nancy and James Malphrus | Primary Residence | Recommend to advance sale to Ms. and Mr. Malphrus with Mr. Weidman as first alternate buyer |
| | | | | Matthew Weidman | Operate As Rental | |
| 76.62-3-46 | 7 Sligo Street | 2/28/2016 | Residential Vacant Lot | Diana Wright | Garden | Recommend to advance sale of three lots to Ms. Wright |
| 76.62-3-45 | 9 Sligo Street | 2/8/2016 | Residential Vacant Lot | | | |
| 76.62-3-44 | 11 Sligo Street | 2/8/2016 | Residential Vacant Lot | | | |
| 66.37-1-31 | 1207 Broadway | 12/23/2019 | Residential Building | JAR Development | Operate As Rental | Recommend to advance sale to Mr. Mendel with JAR Development as the first alternate buyer |
| | | | | Paul Mendel | Operate As Rental | |
| 66.37-1-30 | 1209 Broadway | 12/23/2019 | Residential Building | JAR Development | Operate As Rental | Recommend to advance sale to Mr. Mendel with JAR Development as the first alternate buyer |
| | | | | Paul Mendel | Operate As Rental | |
| 32.82-2-36 | 1212 4th Avenue (Watervliet) | 12/23/2019 | Residential Vacant Lot | Manlio Carrasco Rodriguez | Landscaping | Recommend to advance sale to Mr. Rodriguez with Mr. Emanation as the first alternate buyer |
| 32.82-2-36 | | | | Anthony Emanation | Fence | |
| 42.17-6-31 | 1366 Central Avenue (Colonie) | 4/29/2020 | Residential Building | Mitchell Marcus | Other | Recommend to advance sale to Mr. Marcus with a <u>requirement to submit the demolition application within three months of closing</u> |
| 76.64-3-05 | 144 Fourth Avenue | 2/20/2015 | Residential Building | Sunsierre Atkinson | Operate As Rental | Recommend to advance sale to Ms. Atkinson with Fair Ride LLC as the first alternate buyer |
| | | | | Fair Ride, LLC | Operate As Rental | |

| | | | | | | |
|------------|----------------------------------------|------------|------------------------|---------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------|
| 17.4-5-9 | 151 Consaul Road (Colonie) | 4/29/2020 | Residential Building | Frank Poletto | Operate As Rental | Recommend to advance sale to Mr. Poletto with Mr. Zhang as first alternate buyer and Ms. Dempsey as second alternate buyer |
| | | | | James Zhang dba Spark Innovations LLC | Redevelop and Re-sell | |
| | | | | Sarah Dempsey | Primary Residence | |
| 65.73-3-2 | 186 First Street | 2/23/2017 | Residential Vacant Lot | Charmaine McInnis & Debbie Brown | Driveway-Parking | Recommend to advance sale to Ms. Brown and Ms. McInnis upon completion of the demolition of the building (underway). |
| 62.-4-11.1 | 198 Normanskill Road (New Scotland) | 12/23/2019 | Residential Vacant Lot | DanCountry LLC | Maintain As Is | Recommend to advance sale to DanCountry LLC |
| 65.72-4-61 | 219 Spruce Street | 9/24/2019 | Residential Vacant Lot | Mary Kittle | Maintain As Is | Recommend to advance sale to Ms. Reyes with Ms. Kittle as the first alternate buyer |
| | | | | Christina Reyes | Parking | |

| | | | | | | |
|--------------------------|------------------------------------------|------------|-------------------------------------------|---------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 171.-2-19 | 3048 SR 145 (Rensselaerville) | 12/23/2019 | Residential Building | James Diresta | Primary Residence | Recommend to advance sale to Ms. Mackey |
| | | | | Rita Mackey | Other | |
| | | | | | | |
| 76.65-5-11 76.65-5-10 | 48 Bassett Street & 50 Bassett Street | 7/5/2019 | Residential Building & Residential Lot | Pedro Cedeno | Operate As Rental | Recommend to advance sale to Mr. Cedeno with First Hand Aid as the first alternate buyer |
| | | | | First Hand Aid | Other | |
| | | | | | | |
| 64.36-1-12 | 511 Bradford Street | 10/26/2018 | Commercial Vacant Lot | Tim Stuto | New Construction | Recommend to advance sale to Mr. Stuto with no development agreement |
| | | | | | | |
| 65.47-3-44 | 56 Quail Street | 12/6/2016 | Residential Vacant Lot | Eden's Rose Foundation | Garden | Recommend to advance sale to Eden's Rose Foundation |
| | | | | | | |
| 5.3-2-7 | 66 Fonda Road (Colonie) | 4/29/2020 | Residential Building | Justin Luzians | Primary Residence | Recommend to advance sale to Mr. Jiang and Mr. Chen. Also recommend that Mr. Luzinas is approved as the first alternate buyer and Mr. Zhang as second alternate buyer |
| | | | | Jay Jiang and Eric Chen | Redevelop and Re-sell | |
| | | | | James Zhang dba Spark Innovations LLC | Redevelop and Re-sell | |
| | | | | | | |
| 76.65-1-58 | 61 Clinton Street | 2/20/2015 | Residential Vacant Lot | Theresa Rodriguez | Garden | Recommend to advance sale of all three lots to Ms. Rodriguez |
| 76.65-1-59 | 63 Clinton Street | | | | | |
| 76.65-1-60 | 69 Clinton Street | | | | | |
| | | | | | | |
| 16.4-4-14 | 71 Morris Road (Colonie) | 4/29/2020 | Accessory Structure | Dave Adams Builders LLC | New Construction | Recommend to advance sale to Ms. Meyer with Dave Adams Builders LLC as the alternate buyer |
| | | | | Carol Meyer | New Construction | |
| | | | | | | |

| | | | | | | |
|------------|------------------------------|-----------|------------------------|-------------------------|----------------|--------------------------------------------------------------------------------------|
| 63.12-3-35 | Monroe Ave (Bethlehem) | 4/29/2020 | Residential Vacant Lot | James and Michele Paige | Maintain As Is | Recommend to advance sale to Mr. Gallo with Mr. and Mrs. Paige as alternate buyer |
| | | | | Frank Gallo | Other | |
| | | | | | | |
| 63.12-3-36 | Monroe Avenue (Bethlehem) | 9/24/2019 | Residential Vacant Lot | James and Michele Paige | Maintain As Is | Recommend to advance sale to Mr. Gallo with Mr. and Mrs. Paige as alternate buyer |
| | | | | Frank Gallo | Other | |
| | | | | | | |
| 63.12-3-37 | Monroe Avenue (Bethlehem) | 4/29/2020 | Residential Vacant Lot | James and Michele Paige | Maintain As Is | Recommend to advance sale to Mr. Gallo with Mr. and Mrs. Paige as alternate buyer |
| | | | | Frank Gallo | Other | |
| | | | | | | |