



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, 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 dated to

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 19th day of June 2018.

  
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Chair

ATTEST/AUTHENTICATION:

  
\_\_\_\_\_  
Secretary

<b>PROPERTY INFORMATION</b>					<b>APPLICANT INFORMATION</b>			<b>LAND BANK STAFF</b>
<b>Property Address</b>	<b>Parcel ID</b>	<b>Acquisition Date</b>	<b>Neighborhood</b>	<b>Structure Type</b>	<b>Applicant Name</b>	<b>Proposed Use</b>	<b>BPO</b>	<b>Sale Recommendation</b>
Hilltop Drive	20.7-3-4.1	7/1/2016	Cohoes	Residential Lot	Jerome Dawson	Green Space	\$10,000	<b>Recommend sale to Mr. Dawson with the condition that the City of Cohoes be provided an easement for access and to maintain/repair the retention pond facility.</b>
					City of Cohoes	Brighton Point Development		
1 Louis Street	10.7-1-11	2/22/2018	Cohoes	Residential Building	Qing Xu	Owner Occupant	\$25,000	<b>Recommend to advance the sale to Ms. Xu with Mr. Ahmad as the alternative buyer</b>
					Mohammed Ahmad	Resell		
15 McCarty Avenue	76.80-2-61	2/28/2018	City of Albany End South	Residential Building	Paula & Manuel Pena	Residence for Family Member	\$5,000	<b>Recommend to advance sale to Mr. and Mrs. Pena.</b>
30 Simmons Lane	55.17-3-1	9/2/2016	Menands	Commercial Vacant Lot	The Shaker Group, Inc. (Jason Smith)	New Construction	\$50,000	<b>Recommend to advance the Shaker Group, Inc.</b>
48 Main Street	10.67-2-43	2/22/2018	Cohoes	Residential Lot	The Cohoes Land Development Corp.	Parking Lot	\$1,000	<b>Recommend to advance sale to Cohoes Land Development Corp.</b>
69 Egbert Street	10.7-6-14	2/22/2018	Cohoes	Residential Vacant Lot	Scott Boisvert	Green Space	\$2,000 (for both lots)	<b>Recommend to advance sale to Mr. Boisvert providing buyer purchases each lot for \$500 (\$1,000 total).</b>
71 Egbert Street	10.7-6-15							

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100 Phillip Street	76.57-1-73	2/23/2017	City of Albany South End	Commercial Building	Michael Gilhooly & Chris Hacker	Rental	\$20,000	<b><i>Recommend to advance the sale to Mr. Gilhooly and Mr. Hacker.</i></b>
128 Fourth Avenue	76.64-3-13	2/23/2017	City of Albany South End	Residential Lot	Sean Chamberlain	Green Space	\$1,000	<b><i>Recommend to advance the sale to Ms. Chamberlain.</i></b>

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133 Clinton Avenue	65.82-2-46	2/28/2018	City of Albany Broeck Ten	Residential Building	Home Leasing, LLC (Adam Driscoll)	Rental	\$15,000	<b>Recommend to advance the sale to Home Leasing LLC.</b>
194 -196 Delaware Avenue	76.54-3-11	2/23/2017	City of Albany Delaware Avenue	Residential Lot	Jason Wolner	New Construction/ Rental	\$30,000 (for both lots)	<b>Recommend to advance the sale to Mr. Wolner.</b>
303 Clinton Avenue	65.73-1-32	2/23/2017	City of Albany Sheridan Hollow	Residential Building	Home Leasing, LLC (Adam Driscoll)	Rental	\$30,000	<b>Recommend to advance the sale to Home Leasing LLC.</b>
307 Clinton Avenue	65.73-1-34	2/23/2017	City of Albany Sheridan Hollow	Residential Building	Home Leasing, LLC (Adam Driscoll)	Rental	\$30,000	<b>Recommend to advance the sale to Home Leasing LLC.</b>
					NLK Ventures	Resell		<b>Recommend to advance sale</b>

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315 Broadway	55.6-2-13	2/22/2018	Menands	Commercial Building	Rock Trail Property LLC (James & Angela Nagle)	Rental	\$25,000	<i>Recommend to advance sale to NLK Venture</i>
					Yakup Gul	Rental		
387 Second Street	65.47-4-34	2/8/2016	City of Albany Hill West	Residential Lot	McGovern Enterprises (Joseph McGovern)	Rental	\$5,500 (BPO includes building and adj lot)	<i>Recommend to advance sale to Mr. McGovern.</i>
389 Second Street	65.47-4-35	12/6/2016		Residential Building				
391 Second Street	65.47-4-36	2/28/2018	City of Albany Hill West	Residential Building	McGovern Enterprises (Joseph McGovern)	Rental	\$10,000	<i>Recommend to advance sale to Mr. McGovern.</i>
990 Thatcher Park Road	70.-2-48	2/22/2018	Knox	Residential Building	Aeron Simendinger	Primary Residence	\$1,500	<i>Recommend to advance the sale to Mr. Simendinger.</i>