



RESOLUTION NO. 23 OF 2022

**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 applicable law on June 14, 2022 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
Joseph LaCivita	Vice-Chair	N
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Mark Bobb-Semple	Member	Y
Anthony J. Capece, Jr.	Member	Y
Juanita Nabors	Member	Y
Joseph Seman-Graves	Member	Y
David C. Rowley	Member	Y

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
Michelle Marinello	Legal Counsel
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Elista Gayle	Applications Coordinator
Susan Baker	Enforcement & Admin Coordinator
William Sikula	Projects & Planning Coordinator

The following resolution was offered by J. Nabors seconded by N. Alexander, to wit:

RESOLUTION NO. 23 OF 2022

**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 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 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 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.

CERTIFICATION

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

Board Member	Vote
Charles Touhey	Y
Samuel Wells	Y
Natisha Alexander	Y
David Rowley	Y
Joseph Seman-Graves	Y
Mark Bopp-Semple	Y
Juanita Nabors	Y
Anthony Capece	Y

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 June 14, 2022 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 14th day of June 2022.



Secretary

(SEAL)

EXHIBIT A

List of Properties

- SEE ATTACHED -

Albany County Land Bank Board of Directors Meeting
Property Disposition Recommendations
June 2022

Parcel Number	Property Address	Property Class	Acquisition Date	Applicant Name	Intended Use	Offer Amount	Disposition Recommendation
52.6-2-28	53 Rapp Road (City of Albany)	Residential Vacant Lot	12/23/2019	Stacey Woodard	Maintain As Is	\$8,000	Recommend to advance sale of property to Stacey Woodard.
65.82-2-13	60.5 First Street (City of Albany)	Residential Vacant Lot	8/9/2021	Larry Lee McCallister	Garden	\$600	Recommend to advance sale of property to Larry Lee McCallister
64.81-1-42	72 Onderdonk Avenue (City of Albany)	Residential Vacant Lot	4/4/2019	Eleftheria Properties LLC	Maintain As Is	\$500	Recommend to advance the sale of property to Eleftheria Properties LLC.
64.81-1-43	74 Onderdonk Avenue (City of Albany)	Residential Vacant Lot	4/4/2019	Eleftheria Properties LLC	Maintain As Is	\$500	Recommend to advance the sale of property to Eleftheria Properties LLC.
65.73-4-40	199 Clinton Avenue (City of Albany) (Lots For Less Program)	Residential Vacant Lot	4/4/2019	Paul Webster	Garden/Accessory Structure	\$100	Recommend to advance sale of property to Paul Webster.
65.65-7-24	259 Livingston Avenue (City of Albany) (Lots for Less Program)	Residential Vacant Lot	8/6/2018	Jah-Raii Gause	Green Space	\$100	Recommend to advance the sale of property to Jah-Raii Gause with Karli Taylor as Alternate Buyer.
				Karli Taylor	Garden	\$100	
76.31-2-71	294 Lark Street (City of Albany)	Residential Building	3/24/2022	Tarun Anand	Primary Residence	\$250,000	Recommend to advance the sale of property to Tarun Anand, with Josephine Marquez as alternate buyer (providing closing occurs within 180 days) and Dr. Shalini Ahuja as second alternate buyer.
				Josephine Marquez	Owner Occupy/ Multi-Family	\$250,000	



Albany County Land Bank Board of Directors Meeting
 Property Disposition Recommendations
 June 2022

Parcel Number	Property Address	Property Class	Acquisition Date	Applicant Name	Intended Use	Offer Amount	Disposition Recommendation
				Dr. Shalini Ahuja	Primary Residence	\$219,000 (BAF)	
63.07-3-21	Dewberry Court (Rear) (Town of Guilderland)	Residential Vacant Lot	1/10/2017	Alaine Heritage & Jeremy Tynan	Yard Expansion	\$600	Recommended to advance sale of property to Alaine Heritage & Jeremy Tynan.





ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 24 OF 2022

**RESOLUTION APPROVING 2021 FORM 990
AND 2021 CHAR500 TAX RETURNS**

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session via teleconference in accordance with applicable law on June 14, 2022 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 board of directors of the Land Bank were present:

DIRECTORS:

Board Member	Title	Present (Y/N)
Charles Touhey	Chair	Y
Joseph LaCivita	Vice-Chair	N
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Mark Bobb-Semple	Member	Y
Anthony J. Capece, Jr.	Member	Y
Juanita Nabors	Member	Y
Joseph Seman-Graves	Member	Y
David C. Rowley	Member	Y

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
Michelle Marinello	Legal Counsel
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
William Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator
Susan Baker	Enforcement & Admin Coordinator

The following resolution was offered by N. Alexander, seconded by Joseph Seman-Graves to wit:

RESOLUTION NO. 24 OF 2022

**RESOLUTION APPROVING 2021 FORM 990
AND 2021 CHAR500 TAX RETURNS**

WHEREAS, pursuant to the Internal Revenue Code and New York Not-For-Profit Corporation Law, the Albany County Land Bank Corporation, Inc. (“Land Bank”) is required to file annually a Form 990 with the Internal Revenue Service and CHAR500 with the New York State Office of the Attorney General – Charities Bureau;

WHEREAS, the Land Bank, in conjunction with its advisors, has prepared its 2021 Form 990 and its 2021 CHAR500 (collectively, the “Filings”), which are attached hereto as Exhibit A; and

WHEREAS, the Board of Directors (the “Board”) of the Land Bank has reviewed the Filings and approves of their contents and believes it is in the best interest of the Land Bank to submit the Filings to the respective authorities as presently drafted.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby authorize and approve of in all respects the form and contents of the Filings; and be it further

RESOLVED, that the appropriate officers of the Land Bank, including, without limitation, each of the Chairperson/President, Vice-Chairperson/Vice-President, Secretary, Treasurer, and Executive Director of the Land Bank (each an “Authorized Officer”) be, and each hereby is, authorized and directed, for and in the name and on behalf of the Land Bank, to file and deliver to the appropriate parties the Filings, with the execution and delivery of such documents in furtherance of these resolutions, including all exhibits thereto, by such Authorized Officer to be conclusive evidence of the approval of the Board thereof and all matters relating thereto; and be it further

RESOLVED, that each Authorized Officer be, and each of them hereby is, authorized to prepare, execute, deliver and perform such agreements, documents and other instruments, to pay or cause to be paid on behalf of the Land Bank any related costs and expenses, to execute and deliver or cause to be executed and delivered such other notices, requests, demands, directions, consents, approvals, orders, applications, certificates, agreements, undertakings, supplements, amendments, further assurances or other instruments or communications in the name and on behalf of the Land Bank, and to take such other action in the name and on behalf of the Land Bank, as each such Authorized Officer shall, in such Authorized Officer’s sole discretion, deem necessary or advisable to carry out and comply with the terms and provisions of the foregoing resolutions and complete and effect the foregoing transactions and to carry out the intent and purposes of the foregoing resolutions and the transactions contemplated thereby, the taking of such action and the preparation, execution, delivery and performance of any such agreements, documents and other instruments or the performance of any such act shall be conclusive evidence of the approval of the Board thereof and all matters relating thereto; and be it further

RESOLVED, that all actions heretofore taken by the Board and/or Authorized Officers of the Land Bank with respect to the foregoing transactions and all other matters contemplated by the foregoing resolutions are hereby in all respects, approved, adopted, ratified and confirmed.

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CERTIFICATION

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

Board Member	Vote
Charles Touhey	Y
Samuel Wells	Y
Natisha Alexander	Y
David Rowley	Y
Joseph Seman-Graves	Y
Mark Bopp-Semple	Y
Juanita Nabors	Y
Anthony Capece	Y

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 June 14, 2022 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.

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 14th day of June 2022.



Secretary

EXHIBIT A

Form 990 and CHAR500 Filings

- SEE ATTACHED -