



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION # 22

**RESOLUTION APPROVING A PERSONNEL POLICY OF THE ALBANY COUNTY  
LAND BANK CORPORATION**

**WHEREAS**, the Board of the Albany County Land Bank Corporation (“Land Bank”) wishes to adopt a Personnel Policy that shall apply to any and all Employees of the Corporation; and

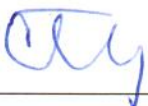
**WHEREAS**, the proposed Personnel Policy was drafted and reviewed by the Governance Committee of the Land Bank, in consultation with counsel, and forwarded to the Board for review; and

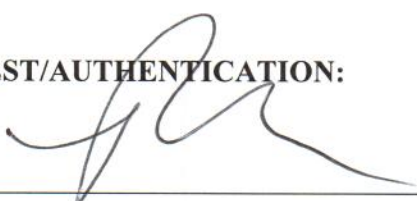
**WHEREAS**, the Board has received the proposed revised Personnel Policy, have had the opportunity to review it, and said policy is attached to this Resolution as Appendix “A”.

**NOW, THEREFORE, BE IT RESOLVED**, by the Land Bank that:

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

**ADOPTED** by the Board and **SIGNED** by the Chair on the 17<sup>th</sup> day of May, 2016.

  
\_\_\_\_\_  
Chair

**ATTEST/AUTHENTICATION:**  
  
\_\_\_\_\_  
Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION # 23

**RESOLUTION APPROVING AN AMENDED PROCUREMENT POLICY OF THE  
ALBANY COUNTY LAND BANK CORPORATION**

**WHEREAS**, the New York State Not-For-Profit Law requires the Board of the Albany County Land Bank Corporation (“Land Bank”) to adopt a procurement policy; and

**WHEREAS**, a Procurement Policy was first adopted by the Land Bank in December 2014; and

**WHEREAS**, the Land Bank Staff and the Land Bank Board of Directors have determined it necessary to amend the Procurement Policy; and

**WHEREAS**, the proposed Amended Procurement policy was drafted, reviewed and approved by the Governance Committee of the Land Bank, in consultation with counsel, and forwarded to the Board for review; and

**WHEREAS**, the Board has received the proposed Amended Procurement policy, have had the opportunity to review it, and said policy is attached to this Resolution as Appendix “A”.

**NOW, THEREFORE, BE IT RESOLVED**, by the Land Bank that:

1. The proposed Amended Procurement policy as attached to this Resolution as Appendix “A” is hereby adopted.
2. This Resolution shall be effective immediately upon passage.

**ADOPTED** by the Board and **SIGNED** by the Chair on the 17th day of May, 2016.

  
\_\_\_\_\_  
Chair

**ATTEST/AUTHENTICATION:**

  
\_\_\_\_\_  
Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION NO. 24

**RESOLUTION AUTHORIZING THE SALE 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, Section 4(g) of the Land Bank's Disposition of Real and Personal Property (the "Property Disposition Policy") permits the Land bank to dispose of property for less than fair value by negotiation when the disposal is within the mission, purpose, or governing statute of the LAND BANK, subject to obtaining such competition as is feasible under the circumstances ; and

WHEREAS, Section 4(f) of the Property Disposition Policy also permits the Land Bank to dispose of property by negotiation when the fair market value of the property does not exceed Fifteen Thousand Dollars (\$15,000.00), subject to obtaining such competition as is feasible under the circumstances; 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 City of Albany, 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.

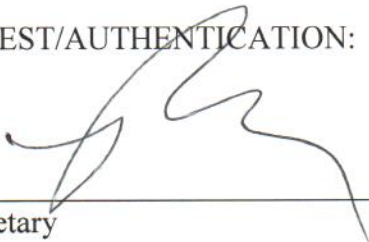
4. The other officers, employees and agents of the LAND BANK are hereby authorized and directed for and in the name and on behalf of the LAND BANK to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things 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 17th day of May, 2016.

  
\_\_\_\_\_  
Chair

ATTEST/AUTHENTICATION:

  
\_\_\_\_\_  
Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION NO. 25

RESOLUTION TO ENTER INTO A CONTRACT FOR  
DEMOLITION SERVICES

**WHEREAS**, a request for proposals (hereinafter the “RFP”) for asbestos abatement services was issued by the Albany County Land Bank Corporation (“Land Bank”) and distributed on Thursday April 28<sup>th</sup> 2016 to be submitted no later than May 12<sup>th</sup> 2016; and

**WHEREAS**, in response thereto, the Consultant, WPNT, submitted a proposal for services on May 12<sup>th</sup> 2016 to render the requested services; and

**WHEREAS**, the Land Bank, through its Executive Director, has accepted the Proposal of the Consultant to provide the aforesaid services as the lowest 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 services to be performed by WPNT Construction, LLC, 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 the 17<sup>th</sup> of May, 2016

A handwritten signature in blue ink, appearing to be 'J. Kelly', written over a horizontal line.

Chair

ATTEST/AUTHENTICATION:

A handwritten signature in black ink, appearing to be 'R. Kelly', written over a horizontal line.

Secretary