



ALBANY COUNTY  
LAND BANK CORPORATION

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING OF THE APPOINTMENT OF DIRECTOR  
TO THE LAND BANK BOARD**

**WHEREAS**, the Albany County Legislature has appointed Eugene Napierski of Voorheesville, NY to the Board of the Albany County Land Bank Corporation (“Land Bank”) for a term ending on December 31, 2019; and

**WHEREAS**, the Land Bank’s Board of Directors wishes to appoint Eugene Napierski to the Land Bank Board of Directors;

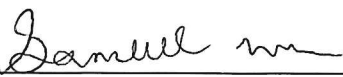
**NOW, THEREFORE, BE IT RESOLVED** by the Albany County Land Bank Corporation that:

1. Eugene Napierski shall be appointed to the Land Bank Board for a term ending on December 31, 2019;
2. This Resolution shall take effect immediately.

**ADOPTED** by the Board and **SIGNED** by the Chair on the 14th day of May 2018.

Chair 

**ATTEST/AUTHENTICATION:**

  
Secretary



**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 14th day of May, 2018.

  
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Chair

ATTEST/AUTHENTICATION:

  
\_\_\_\_\_  
Secretary

| PROPERTY INFORMATION  |              |                        | APPLICANT INFORMATION                                       | LAND BANK  |
|-----------------------|--------------|------------------------|---|--|
| Property Address      | Parcel ID    | Structure Type         | Applicant Name  | Sale Recommendation  |
| Delaware Avenue       | 85.17-1-1    | Residential Vacant Lot | Michael Wolfanger   | Recommend to advance sale to Mr. Wolfanger.  |
| SR 145                | 181.2-27.20  | Commercial Building    | Brian Wood  | Recommend to advance sale to Mr. Wood.<br>Applicant will be required to demolish existing structure.   |
| 12 Rutland Ave        |              |                        | Sam Duong   | Recommend to advance sale to Mr. Duong with Daz Real Estate Development as first alternate buyer and Mr. and Mrs. Seney as second alternate buyer.<br><br>Buyers that propose to resell the property upon completion of the rehabilitation will be required to abide by the Land Bank's resale policy (which requires the vetting and approval of the subsequent buyer by ACLB). |
|                       |              |                        | Daniel & Emily Seney  |  |
|                       |              |                        | Daz Real Estate Development                                 |  |
| 15 North First Street | 65.44-1-24   | Residential Vacant Lot | Nancy Kipp  | Recommend to advance sale to Ms. Kipp.   |
| 17 North First Street | 65.44-1-23   |                        |   |  |
| 19 North First Street | 65.44-1-22   |                        |   |  |
| 21 Unit Avenue        | 19.20-4-28   | Residential Vacant Lot | Surrey Hill Homeowner Association                           | Recommend to advance sale to Surrey Hill Homeowner Association, subject to a satisfactory increase in offer price (pending Surrey Hill Homeowners Board Approval).   |
| 40 Kakely Street      | 64.64-4-17   | Residential Building   | Margaret Esseplan   | Recommend to advance sale to Ms. Esseplan with Ms. Austin approved as first alternate buyer and Mr. Shawa as second alternate buyer.   |
|                       |              |                        | Hassan Shawa  |  |
|                       |              |                        | Leonida Austin  |  |
| 67 Ontario Street     | 65.38-2-40   | Residential Building   | Red Bark Property Management (Jermaine White & Alan Hughes) | Recommend to advance sale to Red Bark Property Management  |
| 69 Second Street      | 65.74-3-31   | Residential Building   | Khalid Rasheed  | Recommend to advance sale to Mr. Rasheed.  |
| 85 Sherman Street     | 65.72-3-42   | Residential Vacant Lot | Legal Aid Society of Northeastern New York, Inc.            | Recommend to advance sale to Legal Aid Society.  |
| 136 Livingston Avenue | 65.74-4-16   | Residential Vacant Lot | Albany County Historical Association                        | Recommend to advance sale to Albany County Historical Association.   |
| 166 Milner Avenue     | 64.63-2-28   | Residential Building   | Ethan Hendricks   | Recommend to advance sale to Mr. Hiller, with Mr. Hendricks as first alternate buyer and Ms. Koerber as second alternative buyer.  |
|                       |              |                        | Judith Koerber  |  |
|                       |              |                        | David Hiller  |  |
| 254 Yates Street      | 65.77-1-19   | Residential Building   | Arman Hossain   | Recommend to advance sale to Mr. Hossain.  |
| 1350 Township Road    | 36-3-41.1    | Residential Building   | John & Donna Marohn   | Recommend to advance sale to Mr. and Mrs. Marohn.<br>Applicants will be required to demolish the existing structure as a condition of the sale.  |
| 6176 Depot Road       | 49.00-2-19.1 | Residential Vacant Lot | Joseph Fisherauer & Brenda McClaine                         | Recommend to advance the sale to Mr. Fisherauer and Ms. McClaine.  |





ALBANY COUNTY  
LAND BANK CORPORATION

**RESOLUTION AUTHORIZING THE ACQUISITION OF  
123 HENRY JOHNSON BOULEVARD, ALBANY, NY**

**WHEREAS**, the New York Not-for-Profit Corporation Law §1608(b) authorizes the Albany County Land Bank Corporation (the “Land Bank”) to acquire real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise; and

**WHEREAS**, pursuant to New York Not-for-Profit Corporation Law §1608(c), the Land Bank may accept transfers of real property from municipalities and private parties upon such terms and conditions as agreed to by the Land Bank and the municipality in accordance with a redevelopment plan; and

**WHEREAS**, the Land Bank wishes to 123 Henry Johnson Boulevard, Albany, NY; and

**WHEREAS**, the properties are located in the target areas of the Land Bank and the acquisition of these properties would be consistent with the Land Bank’s purpose and mission; and

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

1. The Land Bank is hereby authorized to acquire title to 123 Henry Johnson Boulevard;
2. The 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.
3. This Resolution shall take effect immediately.

**ADOPTED** by the Board and **SIGNED** by the Chair on the 14th day of May, 2018

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Chair

**ATTEST/AUTHENTICATION:**

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Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION NO: \_\_\_\_\_

**RESOLUTION AUTHORIZING A PILOT DISPOSITION PROGRAM TO CREATE  
EQUITABLE AND AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES**

**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 seeks to create equitable and affordable homeownership opportunities for low to moderate income individuals and families residing in or relocating to Albany County’s economically distressed neighborhoods that are seeking to purchase their first home; and

**WHEREAS**, the Land Bank has created a program designed to eliminate traditional barriers purchasing a property for the first time and provide assistance to support the rehabilitation of the property referred to as the Equitable Homeownership Pilot Program and desires to administer the program on a trial basis; and

**WHEREAS**, the Land Bank Board has received and reviewed the Equitable Homeownership Pilot Program which is attached hereto as Schedule A; and

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

1. The Equitable Homeownership Pilot Program is approved; and
2. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 14th day of May 2018.

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Chair

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ATTEST/AUTHENTICATION:

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Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION NO: \_\_\_\_\_

**RESOLUTION AUTHORIZING A DISCOUNT VACANT LOT PROGRAM**

**WHEREAS**, the Albany County Land Bank ("Land Bank") has identified multiple vacant lots within its inventory that it wishes to sell at a discounted price subject to a discounted Lot Policy; and

**WHEREAS**, the Discounted Lot Program Policy and list of properties to be included in the Discounted Lot Program have been submitted to the board for their review; and

**WHEREAS**, the Land Bank Board has received and reviewed the Discounted Lot Program Policy and list of properties to be included in the Discounted Lot Program which is attached hereto as Schedule A; and

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

1. The Discounted Lot Program Policy and list of properties to be included in the Discounted Lot Program is approved; and
2. The Executive Director and Staff shall have the authority to approve the sale of each lot pursuant to the terms of the Policy without further review or vote by the Board of Directors; and
3. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 14<sup>th</sup> day of May 2018.

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Chair

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ATTEST/AUTHENTICATION:

A handwritten signature in cursive script, appearing to read "Samuel W. ...", is written over a horizontal line.

Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

**RESOLUTION APPROVING OF THE APPOINTMENT OF OFFICERS  
TO THE LAND BANK BOARD**

**WHEREAS**, the Albany County Land Bank (“Land Bank”) Board of Directors is empowered to elect Officers of the Board of Directors; and

**WHEREAS**, the offices of Treasurer and Secretary of the Land Bank Board are vacant; and

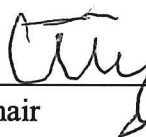
**WHEREAS**, the Land Bank Board wishes to nominate David Traynham to the office of Vice Chairman of the Land Bank Board; and

**WHEREAS**, the Land Bank Board wishes to nominate Natisha Alexander to the office of Treasurer of the Land Bank Board; and

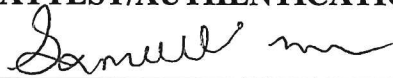
**NOW, THEREFORE, BE IT RESOLVED** by the Albany County Land Bank Corporation that:

1. David Traynham be elected Vice-Chairman of the Land Bank Board of Directors; and
2. Natisha Alexander be elected Treasurer of the Land Bank Board of Directors; and
3. This Resolution shall take effect immediately.

**ADOPTED** by the Board and **SIGNED** by the Chair on the 14th day of May 2018.

  
Chair

**ATTEST/AUTHENTICATION:**

  
Secretary

Secretary





**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 reviewed the terms and conditions of the template Purchase and Sale Agreement 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:

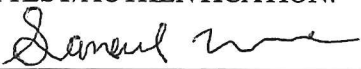
1. Land Bank participation in NCST’s REO acquisition programs is approved; and
2. The Executive Director is authorized to purchase properties from the program up to the purchase price of \$250,000 and execute any and all documents necessary to purchase properties in the program subject to Land Bank Board 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 14<sup>th</sup> day of May, 2018.

Chair

  
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ATTEST/AUTHENTICATION:

  
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Secretary