



**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 May 19, 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	Y
Natisha Alexander	Treasurer	N
Samuel Wells	Secretary	Y
Philip Calderone	Member	N
Jeffrey Collett	Member	N
Todd Curley	Member	Y
Chris Spencer	Member	Y

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
Catherine Hedgeman	Counsel

The following resolution was offered by D. Traynham, seconded by T. Curley, 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.

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

Charles Touhey	VOTING	<u>Aye</u>
David Traynham	VOTING	<u>Aye</u>
Natisha Alexander	VOTING	_____
Samuel Wells	VOTING	<u>Aye</u>
Philip Calderone	VOTING	_____
Jeffrey Collett	VOTING	_____
Todd Curley	VOTING	<u>Aye</u>
Chris Spencer	VOTING	<u>Aye</u>

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 February 18, 2020 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 24 day of ~~May~~ July 2020.

Samuel Wells
Secretary

(SEAL)

EXHIBIT A

List of Properties

- SEE ATTACHED -

Albany County Land Bank - May 2020 Board of Directors Meeting - Sales Matrix

Parcel Number	Property Address	Acquisition Date	Property Class	Applicant Name	Intended Use	Sales Recommendation
32.19-1-22	1208 Chestnut Street (Colonie)	12/23/2019	Residential Vacant Lot	Leonid Vovna	Maintain As Is	Recommend to advance sale to Mr. Vovna
32.75-1-25	202 15th Street (Watervliet)	12/23/2019	Residential Vacant lot	Justin Palma	Driveway-Parking	Recommend to advance sale to Mr. Palma
65.66-2-13	218 Colonie Street (Albany)	2/23/2017	Residential Vacant Lot	Lisa Faggans	Garden	Recommend to advance sale to Ms. Faggans with Mr. Field as alternate buyer.
65.66-2-13			Residential Vacant Lot	Robert Field IV	Community Use	
65.66-2-12	220 Colonie Street (Albany)	2/20/2015	Residential Vacant Lot	Lisa Faggans	Garden	Recommend to advance sale to Ms. Faggans with Mr. Field as alternate buyer.
65.66-2-13			Residential Vacant Lot	Robert Field IV	Community Use	
65.66-2-11	222 Colonie Street (Albany)	4/4/2019	Residential Vacant Lot	Lisa Faggans	Garden	Recommend to advance sale to Ms. Faggans with Mr. Field as alternate buyer.
65.66-2-13			Residential Vacant Lot	Robert Field IV	Community Use	

Albany County Land Bank - May 2020 Board of Directors Meeting - Sales Matrix

Parcel Number	Property Address	Acquisition Date	Property Class	Applicant Name	Intended Use	Sales Recommendation
65.66-2-9	226 Colonie Street (Albany)	2/23/2017	Residential Vacant Lot	Lisa Faggans	Garden	Recommend to advance sale to Ms. Faggans.
65.6-2-1	250 Shaker Road (Albany)	4/4/2019	Residential Vacant Lot	JL Development	Other	Recommend to advance sale to JL Development.
84.-1-9	28 Whitbeck Lane (New Scotland)	8/24/2018	Residential Building	James J Cramer Sr	Demo	Recommend to advance sale to Mr. Cramer Sr. <u>REQUIRE DEMOLITION WITHIN 12 MONTHS OF ACQUISITION</u>
65.73-1-36	311 Clinton Avenue (Albany) (Neighbors for Neighborhoods)	1/9/2018	Residential Building	Rachel Middleton & Cameron Snyder Mitchell	Primary Residence	Recommend to advance sale to Ms. Middleton & Mr. Mitchell under the Neighbors for Neighborhoods Program
76.56-2-87	35 Osborne Street (Albany)	12/23/2019	Residential Vacant Lot	Linda Jones	Maintain As Is	Recommend to advance sale to Ms. Jones with Ms Hines as alternate buyer.
76.56-2-87			Residential Vacant Lot	Shazzia Hines	Garden	
76.56-2-88	37 Osborne Street (Albany)	12/23/2019	Residential Vacant Lot	Shazzia Hines	Garden	Recommend to advance sale to Mr. Hines.

Albany County Land Bank - May 2020 Board of Directors Meeting - Sales Matrix

Parcel Number	Property Address	Acquisition Date	Property Class	Applicant Name	Intended Use	Sales Recommendation
65.64-2-20	45 Lexington Avenue (Albany)	12/23/2019	Residential Vacant Lot	Christ Church of Albany PLS Devel. Corp.	Maintain As Is	Recommend to advance sale to Christ Church of Albany PLS Devel. Corp.
27.14-2-1	Valley Pine Drive (Guilderland)	1/10/2017	Residential Vacant Lot	Brendan McCarthy and Erin Dates-McCarthy	Maintain As Is	Recommend to advance sale to Mr. And Mrs. McCarthy
65.73-1-38	315 Clinton Avenue (Albany) (Neighbors for Neighborhoods) PRICE ADJUSTMENT	1/9/2018	Residential Building	Clare O'Connell	Primary Residence	Recommend to advance sale to Ms. O'Connell under the Neighbors for Neighborhoods Program with adjusted price



**RESOLUTION APPROVING AN OPTION TO PURCHASE
REAL ESTATE AGREEMENT**

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 May 19, 2020 at 10AM, 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	Y
Natisha Alexander	Treasurer	N
Samuel Wells	Secretary	Y
Philip Calderone	Member	N
Jeffrey Collett	Member	N
Todd Curley	Member	Y
Chris Spencer	Member	Y

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Chief Executive Officer
Amanda Wyckoff	Director of Operations
Catherine M. Hedgeman, Esq.	General Counsel
Erica Ganns	Assistant Director of Operations
Will Sikula	Planning & Projects Coordinator

The following resolution was offered by T. Curley, seconded by D. Traynham, to wit:

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 Albany County Land Bank (Land Bank) is the owner of the following parcels:

**SCHEDULE A
PROPERTY**

Tax ID Number	Address	Type
76.72-4-60	23 Leonard	Lot
76.72-4-41	9 Liebel Street	Lot
76.72-4-42	11 Liebel Street	Lot
76.72-4-43	13 Liebel Street	Lot
76.72-4-44	15 Liebel Street	Lot
76.72-4-45	17 Liebel Street	Lot
76.72-4-46	19 Liebel Street	Lot
76.72-3-33	1 Batchner Street	Lot
76.72-3-31	2 Batchner Street	Lot
76.72-3-23	27 Benjamin Street	Lot
76.72-3-52	2 O'dell Street	Lot
76.72-3-67	61 O'dell Street	Lot
76.80-1-10	42 1st Ave	Lot
76.80-1-9	44 1st Ave	Lot
76.80-1-8	46 1st Ave	Lot
76.80-1-7	48 1st Ave	Lot
76.80-1-6	50 1st Ave	Lot
76.80-1-5	52 1st Ave	Lot
76.80-1-4	54 1st Ave	Lot
76.80-1-3	56 1st Ave	Lot
76.80-1-11	17 Cherry Hill Street	Lot
76.80-1-12	19 Cherry Hill Street	Lot
76.80-1-13	21 Cherry Hill Street	Lot
76.80-1-14	23 Cherry Hill Street	Lot
76.80-1-15	25 Cherry Hill Street	Lot
76.80-1-16	27 Cherry Hill Street	Lot
76.80-1-17	29 Cherry Hill Street	Lot
76.80-1-18	31 Cherry Hill Street	Lot
76.80-1-19	33 Cherry Hill Street	Lot
76.80-1-20	35 Cherry Hill Street	Lot
76.72-2-53	159 Broad Street	Lot

WHEREAS, South End Development, LLC has proposed a development plan which has been reviewed and approved by the Acquisition and Disposition Committee of the Land Bank; and

WHEREAS, South End Development, LLC and the Land Bank have agreed to an Option to Purchase Real Estate for the parcels set forth above; and

WHEREAS, for good and valuable consideration for the Option to Purchase Real Estate, South End Development, LLC shall enter into an Option Agreement with the Land Bank for the parcels that is attached Resolution as Appendix "A;"

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ALBANY COUNTY LAND BANK, AS FOLLOWS:

1. The proposed Option To Purchase Real Estate as attached to this Resolution as Appendix "A" is hereby adopted.
2. This Resolution shall be effective immediately.

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

Charles Touhey	VOTING	<u>Aye</u>
David Traynham	VOTING	<u>Aye</u>
Natisha Alexander	VOTING	<u> </u>
Samuel Wells	VOTING	<u>Aye</u>
Philip Calderone	VOTING	<u> </u>
Jeffrey Collett	VOTING	<u> </u>
Todd Curley	VOTING	<u>Aye</u>
Chris Spencer	VOTING	<u>Aye</u>

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)

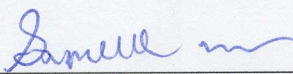
I, the undersigned Secretary of the ALBANY COUNTY LAND BANK CORPORATION DOES HEREBY CERTIFY, that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Land Bank, including the Resolution contained therein, held on April 21, 2020 with the original thereof on 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 pursuant to Governor's Executive Order 202.1 (2020) permits the board to consider the use of telephone conferencing, "to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed; and due notice of the time and place of said meeting was duly given in accordance with the Governor's Executive Order 202.1 (2020); (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 ~~19th~~ day of ~~May~~, 2020.

24th July



Secretary