



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, 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



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION AUTHORIZING THE ACQUISITION OF 483 2ND STREET, 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 acquire 483 2nd Street, 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 483 2nd Street;
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 21st day of November, 2017

A handwritten signature in blue ink, appearing to be 'W. J. ...', is written above a horizontal line.

Chair

ATTEST/AUTHENTICATION:

A handwritten signature in black ink, appearing to be 'Samuel Wess', is written above a horizontal line.

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION AUTHORIZING GENERAL COUNSEL CATHERINE M. HEDGEMAN, ESQ. AS AN APPROVED SIGNATORY OF LAND BANK DOCUMENTS

WHEREAS, the Land Bank Board in order to conduct its business affairs with regard to the acquisition and disposition of property of the Land Bank must designate officers of the Land Bank Corporation authorized to execute documents; and

WHEREAS, Catherine M. Hedgeman, Esq. is General Counsel to the Land Bank; and

WHEREAS, the Land Bank Board wishes to appoint Catherine M. Hedgeman, Esq. as an officer of the Albany County Land Bank Corporation in order to give her the authority to execute all documents necessary to carry out the business affairs of the Land Bank; and

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

1. The Board of Directors hereby designates Catherine M. Hedgeman, Esq. as an officer of the Albany County Land Bank Corporation; and
2. The Board of Directors authorizes Catherine M. Hedgeman, Esq. to execute any and all documents necessary to carry out the business affairs of the Land Bank.

2. This Resolution shall take effect and be in force immediately upon its adoption.

ADOPTED by the Board and **SIGNED** by the Chair on the 21 day of Nov, 2017

A handwritten signature in blue ink, appearing to be "C. Hedgeman", is written above a horizontal line.

Chair

ATTEST/AUTHENTICATION:

A handwritten signature in black ink, appearing to be "Samuel Miller", is written above a horizontal line.

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

**RESOLUTION APPOINTING AMANDA WYCKOFF
CONTRACT PROCUREMENT OFFICER**

WHEREAS, the Albany County Land Bank (“Land Bank”) Board of Directors is empowered and required by New York Public Authorities Law Section 2879 to appointment a contract procurement officer; and

WHEREAS, the Land Bank Board wishes to appoint Amanda Wyckoff the contract procurement officer for the Albany Land Bank Corporation; and

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

1. Amanda Wyckoff shall be appointed the contract procurement officer; and
2. This Resolution shall take effect immediately.

ADOPTED by the Board and **SIGNED** by the Chair on the 21st day of November, 2017.

A handwritten signature in blue ink, appearing to read 'A. Wyckoff', positioned above a horizontal line.

Chair

ATTEST/AUTHENTICATION:

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Secretary



ALBANY COUNTY
LAND BANK CORPORATION

**RESOLUTION AUTHORIZING THE ALBANY COUNTY LAND BANK CORPORATION
TO FORM A WHOLLY OWNED SINGLE MEMBER SUBSIDIARY**

WHEREAS, the New York Not-for-Profit Corporation Law §1607(21) authorizes the Albany County Land Bank Corporation (the “Land Bank”) to form a wholly owned subsidiary New York Single Member Limited Liability Company for the primary reason of limiting the Land Bank’s potential liability impact of the subsidiary’s projects; and

WHEREAS, the Land Bank wishes to acquire real property and engage in such projects that require the Land Bank to limit its potential liability; and

WHEREAS, the Land Bank and its Board of Directors believe it to be in the best interest of the Land Bank to form a wholly owned subsidiary New York Limited Liability Corporation in order to limit the Land Bank’s potential liability with regard to banking certain properties and undertaking certain projects;

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

1. The Chair and the Executive Director of the Land Bank are each authorized and directed to incorporate a New York Limited Liability Corporation;
2. The Chair and the Executive Director of the Land Bank are each authorized and directed to execute all documents on behalf of the Land Bank which may be necessary or desirable to form the New York Limited Liability Corporation; and
3. This Resolution shall take effect immediately.

ADOPTED by the Board and **SIGNED** by the Chair on the 21st day of November, 2017

A handwritten signature in blue ink, appearing to be 'C. T. T.', is written above a horizontal line.

Chair

ATTEST/AUTHENTICATION:

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Secretary



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, 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

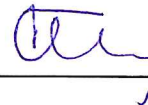
WHEREAS, the LAND BANK desires to sell each Property to the corresponding Buyer identified on the Properties List at the price which was offered by each Buyer, as set forth on the Properties List; and

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 21st day of November, 2017.

Chair



ATTEST/AUTHENTICATION:


Secretary

PROPERTY INFORMATION		APPLICANT INFORMATION	
Property Address	Parcel ID	Applicant Name	Sale Recommendation
551 Third Street	65.38-1-55	Anwar Ali	Recommended to advance sale
14 Stephen Street	76.72-1-33	Karashan Mansaray	Recommend to advance sale to Mr. Mansaray with Mr. Lopez/Cozy Cottage Properties Group, LLC as a backup buyer.
		Cozy Cottage Properties Group, LLC	
33 Ontario Street	65.38-1-30	Diana Ortiz/ Steven Colon	Recommended to advance sale
494 Elk Street	65.46-3-41	Christopher Edward	Recommend to advance Mr. Edwards with Albany Community Land Trust as a backup buyer. In the event of a sale to the backup buyer ACLB staff recommends a sales price of \$500
		Albany Community Land Trust	

181 Sheridan Avenue	65.81-3-44	Justin Wallace	Recommended to advance sale
389 Second Street (387 Second Street)	65.47-4-35 (65.47-4-34)	Matthew Jones	Recommend to advance sale of both properties to Mr. Jones with A-Line Rentals as a back-up. In the event of a sale to the back-up buyer staff recommends a sales price of \$500 for 387 Seconds Street.
		A-Line Rentals, LLC	
59 Clinton Street	76.65-1-57	Theresa Rodriguez	Recommended to advance sale
4 Delaware Street	76.65-1-56	Theresa Rodriguez	Recommended to advance sale
6 Delaware Street	76.65-1-55	Theresa Rodriguez	
60 Green Street	76.50-1-14	Capitalize Albany Corporation	Recommended to advance sale
19 Alexander Street	76.65-2-21	Jeffrey Wagoner	Recommended to advance sale
31 North Road	105.-2-28	Todd Bartley	Recommended to advance sale