



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 16th day of October 2018.


Chair

ATTEST/AUTHENTICATION:


Secretary

PROPERTY INFORMATION		APPLICANT INFORMATION			LAND BANK STAFF
Property Address	Parcel ID	Applicant Name	Proposed Use	BPO	Sale Recommendation
1 Louis Street	10.7-1-11	Aleksandr & Angela Sushchik	Primary Residence	\$8,000	Recommend to advance sale to Mr. and Mrs. Sushchik.
46 Swinton Street	65.56-5-25	Evelyn Fields	Greenspace	\$500	Recommend to advance sale to Mrs. Fields
49 Park Avenue	76.49-6-65	Joseph & Scosha Woolridge	Rental	\$5,000	Recommend to advance sale to Mr. and Mrs. Woolridge and request they expedite building stabilization.
66 North Lake Avenue	65.63-3-74	Capital Roots (Amy Klein)	Greenspace	\$5,000	Recommend to advance sale to Capital Roots
84 Central Avenue	10.20-2-16	Samir Lukovic	Rental	\$10,000	Recommend to advance the sale to Mr. Lukovic, with Mr. Jones as the alternate buyer.
100 Central Avenue	79.9-9-25	Christine Rhys	Primary Residence	\$175,000	Recommend to advance the sale to Mr. Rhys.

PROPERTY INFORMATION		APPLICANT INFORMATION			LAND BANK STAFF
Property Address	Parcel ID	Applicant Name	Proposed Use	BPO	Sale Recommendation
100 SWILL ROAD	12-3-30	Bruce Wolford	Primary Residence	\$13,000	Sale to Mrs. RUTH WILIT MR. Wolford as alternate buyer.
234 Livingston Avenue	65.65-6-19	Charles Cousin	Greenspace	\$500	Recommend to advance sale to Mr. Cousin
283 Third Street	65.56-1-61	Kirk Moore	Nursery Garden	\$1,000 (for both lots)	Recommend to advance sale to Mr. Moore
285 Third Street	65.56-1-60				
309 Second Street	65.56-2-62	Albany Community Land Trust	Yard Expansion	\$1,000	Recommend to advance sale to ACLT
450 Livingston Avenue	65.48-1-7	Patrick Waverly	Green Space/ Educational Program	\$500	Recommend to advance sale to Mr. Waverly
633 Clinton Avenue	65.47-2-57	Cheryl Stephens	Owner Occupant	\$10,000	Recommend to advance sale to Ms. Stephens
783 Woodstock Road (Lot 78)	103.10-3-23	Olga Petrou	Summer Camp	\$8,000	Recommend to advance sale to Mr. Petrou

PROPERTY INFORMATION		APPLICANT INFORMATION			LAND BANK STAFF
Property Address	Parcel ID	Applicant Name	Proposed Use	BPO	Sale Recommendation
783 Woodstock Road (Lot 127)	103.10-2-24	Dolores Hart-Toomey Thomas Verenini	Primary Residence Camp	\$12,000	Recommend to advance sale to Mr. Verenini



ALBANY COUNTY
LAND BANK CORPORATION

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

WHEREAS, it is in the best interest of Albany County Land Bank Corporation ("Land Bank") and is required by New York State Law to adopt a Sexual Harassment Policy; and

WHEREAS, the proposed Sexual Harassment Policy was drafted, reviewed and approved by the Staff of the Land Bank, in consultation with counsel; and

WHEREAS, the Board has received the proposed Sexual Harassment 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 Sexual Harassment Policy as attached to this Resolution as Appendix "A" is hereby adopted.
2. This Resolution shall be effective immediately upon passage.
3. The Sexual Harassment Policy shall be incorporated into the Land Bank's Personnel Policy.

ADOPTED by the Board and SIGNED by the Chair on the 16th day of October, 2018

A handwritten signature in cursive script, appearing to read "D. W.", positioned above a horizontal line.

Chair

ATTEST/AUTHENTICATION:

A handwritten signature in cursive script, appearing to read "Daneel W.", positioned above a horizontal line.

Secretary