



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION NO. 54

**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

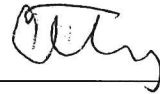
NOW, THEREFORE, BE IT RESOLVED BY THE ALBANY COUNTY LAND BANK CORPORATION AS FOLLOWS:

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.

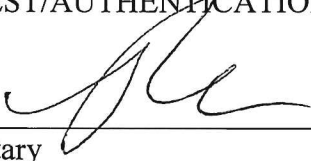
5. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 20th day of October, 2015.



Chair

ATTEST/AUTHENTICATION:



Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION NO. 55

**RESOLUTION TO ENTER INTO A CONTRACT FOR SNOW REMOVAL SERVICES**

**WHEREAS**, New York Not-for-Profit Law § 1607(7) grants power to the Albany County Land Bank Corporation (“Land Bank”) to enter into contracts necessary to the performance of its duties and the exercise of its powers; and

**WHEREAS**, the Land Bank owns certain unoccupied properties, some standard lots and corner lots, the majority of which are located in the County of Albany, New York; and

**WHEREAS**, city ordinances require that sidewalks be shoveled upon 2 inches of snow accumulation within 24 hours of a snowfall; and

**WHEREAS**, the Land Bank has heretofore requested proposals for sidewalk snow-removal services to be rendered, said request having been issued and published by the Land Bank on Wednesday, February 11, 2015 requesting proposals to be submitted no later than Thursday October 15, 2015 at two o'clock in the afternoon; and

**WHEREAS**, in response thereto, the Contractor, Kingdom Services, submitted a proposal with estimates on October 13, 2015 to render the requested services; and

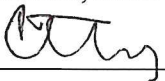
**WHEREAS**, the Land Bank, through its Executive Director, has accepted the Proposal of the Contractor to provide the aforesaid services as the lowest responsible bidder; and

**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 Snow Removal Services to be performed by Kingdom Services for the benefit of the Land Bank is approved; and
2. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 20<sup>th</sup> day of October, 2015.

  
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Chair

ATTEST/AUTHENTICATION:

  
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Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION NO. 56

**RESOLUTION AUTHORIZING THE PURCHASE OF INSURANCE**

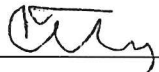
**WHEREAS**, Article 16 of the New York Not-For-Profit Corporation law empowers the land Bank to procure insurance against losses in connection with the real property, assets, or activities of the Land Bank; and

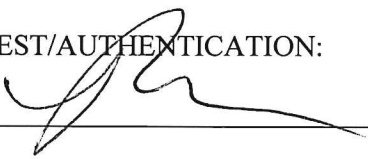
**WHEREAS**, the members of the board have reviewed the insurance proposals presented to the board by the Land Bank's Executive Director and Chairman of the Board on October 20, 2015; and

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

1. The Insurance proposal presented to the board on October 20, 2015 sufficiently protects the Land Bank against losses in connection with the real property, assets, or activities of the Land Bank; and
2. The Land Bank's Executive Director and Chairman of the Board are authorized to execute the final insurance application and policies.
3. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 20<sup>th</sup> day of October, 2015.

  
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Chair

ATTEST/AUTHENTICATION:  
  
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Secretary