



RESOLUTION NO. 6 OF 2024

**RESOLUTION AUTHORIZING
THE SALE OF REAL PROPERTY**

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session in accordance with applicable law on February 20, 2024, at 5:30 p.m. 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
Joseph LaCivita	Vice-Chair	N
Natisha Alexander	Treasurer	N
Samuel Wells	Secretary	Y
Mark Bobb-Semple	Member	N
Anthony J. Capece, Jr.	Member	Y
Juanita Nabors	Member	Y
Joseph Seman-Graves	Member	Y
David C. Rowley	Member	N

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Michelle Marinello	Legal Counsel

The following resolution was offered by Joseph Seman-Graves, seconded by Sam Wells, to wit:

RESOLUTION NO. 6 OF 2024

**RESOLUTION AUTHORIZING
THE SALE OF REAL PROPERTY**

WHEREAS, New York Not-For-Profit Corporation Law §1609(d) authorizes the Albany County Land Bank Corporation (the “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 (the “Board”);

WHEREAS, all disposals of Land Bank property must be made to qualified buyers pursuant to the Property Disposition Policy;

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”);

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;

WHEREAS, Land Bank staff have determined that each Buyer is a qualified buyer;

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;

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;

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, that the Board does 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 be it further

RESOLVED, that the appropriate officers of the Land Bank, including, without limitation, each of the Chairperson, Vice-Chairperson, Secretary, and Treasurer of the Land Bank (each an “Authorized Officer”) be, and each of them hereby is, authorized to, enter into the sales contract for a Property; with such sales contract being acceptable to the Authorized Officer in its sole discretion, any be it further

RESOLVED, any Authorized Officer hereby is authorized to execute, deliver and perform such agreements, documents and other instruments, and to take such other action in the name and on behalf of the Land Bank, as each such Authorized Officer shall, in such Authorized Officer’s sole discretion, deem necessary or advisable to file the Complaint, carry out and comply with the terms and provisions of the foregoing resolutions and to carry out the intent and purposes of the foregoing resolutions, the taking of such action and the preparation, execution, delivery and performance of any such agreements, documents and other instruments or the performance of any such act shall be conclusive evidence of the approval of the Board thereof and all matters relating thereto; and be it further

RESOLVED, that all actions heretofore taken by the Board and/or Authorized Officers of the Land Bank with respect to the foregoing transactions and all other matters contemplated by the foregoing resolutions are hereby in all respects, approved, adopted, ratified and confirmed.

EXHIBIT A

List of Properties

- SEE ATTACHED -



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 7 OF 2024

**APPROVING QUIET TITLE ACTION FOR
255 FIRST STREET IN THE CITY OF ALBANY**

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session in accordance with applicable law on February 20, 2024 at 5:30 p.m. 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 board of directors of the Land Bank were present:

DIRECTORS:

Board Member	Title	Present (Y/N)
Charles Touhey	Chair	Y
Joseph LaCivita	Vice-Chair	N
Natisha Alexander	Treasurer	N
Samuel Wells	Secretary	Y
Mark Bobb-Semple	Member	N
Anthony J. Capece, Jr.	Member	Y
Juanita Nabors	Member	Y
Joseph Seman-Graves	Member	Y
David C. Rowley	Member	N

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Michelle Marinello	Legal Counsel

The following resolution was offered by Sam Wells, seconded by Anthony Capece, to wit:

RESOLUTION NO. 7 OF 2024

**APPROVING QUIET TITLE ACTION FOR
255 FIRST STREET IN THE CITY OF ALBANY**

WHEREAS, the Albany County Land Bank Corporation (the “Land Bank”) is the owner of certain real property located at 255 First Street, City of Albany, County of Albany, State of New York, also known as Tax Map No.: 65.64-6-46 (the “Property”);

WHEREAS, in order to obtain clear title for the Property the Land Bank desires to commence an action against certain individuals who may claim an interest in the Property that is averse to that of the Land Bank by filing a complaint with the Supreme Court of the State of New York for Albany County (the “Complaint”); and

WHEREAS, the Board of Directors (the “Board”) of the Land Bank believes that it is in the best interest of the Land Bank to file the Complaint in order to obtain clear title to the Property.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby authorize the filing of the Complaint on behalf of the Land Bank; and be it further

RESOLVED, that the appropriate officers of the Land Bank, including, without limitation, each of the Chairperson, Vice-Chairperson, Secretary, and Treasurer of the Land Bank (each an “Authorized Officer”) be, and each of them hereby is, authorized to prepare, execute, deliver and perform such agreements, documents and other instruments, and to take such other action in the name and on behalf of the Land Bank, as each such Authorized Officer shall, in such Authorized Officer’s sole discretion, deem necessary or advisable to file the Complaint, carry out and comply with the terms and provisions of the foregoing resolutions and to carry out the intent and purposes of the foregoing resolutions, the taking of such action and the preparation, execution, delivery and performance of any such agreements, documents and other instruments or the performance of any such act shall be conclusive evidence of the approval of the Board thereof and all matters relating thereto; and be it further

RESOLVED, that all actions heretofore taken by the Board and/or Authorized Officers of the Land Bank with respect to the foregoing transactions and all other matters contemplated by the foregoing resolutions are hereby in all respects, approved, adopted, ratified and confirmed.

