



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:

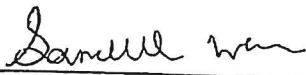
1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.
2. The Members of the Board hereby authorize the Land Bank to sell each Property to the corresponding Buyer identified on the Properties List and authorize the Executive Director to enter into a Contract 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 18th day of September 2018.



Chair

ATTEST/AUTHENTICATION:



Secretary

PROPERTY INFORMATION			APPLICANT INFORMATION			LAND BANK STAFF
Property Address	Parcel ID	Applicant Name	Proposed Use	BPO	Sale Recommendation	
51 Ontario Street	65.38-2-35	Red Bark Property Management, LLC (Jermaine White and Alan Hughes)	New Construction	\$3,500	Recommend to advance the sale to Red Bark Property Management with the requirement that the applicant to fence in the property as well as remove or stabilize the current structures on the property within six months of purchase.	
53 Ontario Street	65.38-2-36					
186 Second Street	65.65-3-18	Capacity Investing LLC (Kirk & Rochelle Williams)	Greenspace	\$500	Recommend to advance the sale to Capacity Investing LLC.	
		Enve Hair Salon of Albany, INC. (Miguel Mejia & Seferina Acosta)	Rental		Recommend to advance the sale to Ms. Payano and Mr. Almonte as the first approved buyer, with Mr. Reyes as the second buyer and Mr. Marcocchi as the third approved buyer.	
262 Morton Avenue	76.55-1-3	Ramon Reyes	Rental	\$10,000		
		Rafael Almonte & Natividad Payano	Primary Residence			
309 First Street	65.56-3-44	Mukeeze Muwanga	Owner Occupant	\$2,000	Recommend to advance the sale to Mr. Muwanga.	
522 First Street	65.46-4-60	Michael Korzyk	Greenspace	\$500	Recommend to advance the sale to Mr. Korzyk.	
2427 4th Avenue	32.42-2-25	Alberto Aviles	Resell	\$10,000	Recommend to advance the sale to Mr. Aviles.	

PROPERTY INFORMATION		APPLICANT INFORMATION			LAND BANK STAFF
Property Address	Parcel ID	Applicant Name	Proposed Use	BPO	Sale Recommendation
Spend A Little, Get A Lot 2.0 Sales					
6 Stephen Street	76.72-1-29	Habitat for Humanity Capital District	New Construction	\$100	Recommend to advance the sale to Habitat for Humanity.
163 Sheridan Avenue	65.81-3-35	Interfaith Partnership for the Homeless	Garden	\$100	Recommend to advance the sale to Interfaith Partnership for the Homeless.

Equitable Ownership Pilot Program (APPLICANTS BELOW RECOMMENDED BY ACQUISITION & DISPOSITION COMMITTEE)					
PROPERTY INFORMATION		APPLICANT INFORMATION			
Property Address	Parcel ID	Applicant Name	Proposed Use	BPO	
50 Emmet Street/ 48 Emmet Street (EOPP)	65.52-1-44/ 65.52-1-45	Lamyah Lanier-Myles	Primary Residence	\$10,500	
175 Broad Street (EOPP)	76.72-2-47	Stephanie Santana	Primary Residence	\$5,000	
612 Livingston Avenue (EOPP)	65.38-1-13	David Lue and Phyllis Gregory	Primary Residence	\$20,000	



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION AUTHORIZING THE ACQUISITION OF
1101 DELAWARE TURNPIKE DELMAR, NY 12054

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 1101 Delaware Turnpike Delmar NY 12054; 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 1101 Delaware Turnpike Delmar NY 12054;
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 18th day of September, 2018

Chair

ATTEST/AUTHENTICATION:

Secretary

**ALBANY COUNTY LAND BANK
ANNUAL HOUSEKEEPING RESOLUTION 2018**

A regular meeting of Albany County Land Bank (the "Land Bank") was convened in public session at 200 Henry Johnson Boulevard at 5:30 PM on Tuesday September 18, 2018

RESOLUTION APPROVING CERTAIN APPOINTMENTS AND ADMINISTRATIVE MATTERS OF THE LAND BANK.

WHEREAS, Albany County Land Bank (the "Land Bank") is authorized and empowered by the provisions of Article 16 of the New York State Not-For-Profit Law (the "Enabling Act");

WHEREAS, under Section 1607 of the Act, the Land Bank has the power to make certain appointments and approve certain administrative matters; and

WHEREAS, as provided in the Land Bank's by-laws; and

WHEREAS, the members of the Land Bank desire to make certain appointments and approve certain administrative matters;

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

Section 1. The Land Bank hereby takes the following actions:

(A) Approves the appointments and the administrative matters described in Schedule A attached hereto.

(B) Approves, ratifies and confirms the policies described in Schedule A and contained in the Land Bank's By Laws.

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

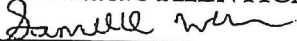
1. The Land Bank hereby authorizes the Chair and the Executive Director to take all steps necessary to implement the matters described in Schedule A attached; and
2. This Resolution shall take effect immediately.

ADOPTED by the Board and **SIGNED** by the Chair on the 18th day of September 2018.



Chair

ATTEST/AUTHENTICATION:



Secretary

SCHEDULE A

Confirmation of Regular Land Bank Meeting Schedule

Third Tuesday of the Month at 5:30 PM

Appointment of Executive Director to the Land Bank

Adam Zaranko, Executive Director

Appointment of Accounting Firm of the Land Bank

Bonadaio Group

Appointment of Land Bank Counsel

**Catherine M. Hedgeman, Esq.
Law office of Catherine M. Hedgeman, PLLC**

Appointments to Governance Committee

David Traynham, Charles Touhey

Appointments to Audit Committee

Todd Curley, Catherine Hedgeman, Samuel Wells

Appointments to Finance Committee

David Traynham, Charles Touhey, Natisha Alexander

Appointments to Human Resources Committee

Catherine Hedgeman, Jeffery Collett, Todd Curley

Approval and Confirmation of Land Bank Policies

See Schedule A Attached Listing Land Bank Policies

Appointment of Contract/Procurement Officer

Amanda Wycoff, Director of Operations

Appointment of Investment and FOIL Officer

Adam Zaranko, Executive Director

SCHEDULE A

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