



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, 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 dated to

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.

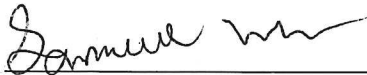
5. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 17th day of September 2019.



Chair

ATTEST/AUTHENTICATION:



Secretary

Albany County Land Bank - September 2019 Board of Director Meeting Sales Matrix

Property Address	Applicant Name	Intended Use	Sales Recommendation
10 Hazlehurst Avenue	Edward Salisbury	Maintain As Is	Recommend to advance sale to Mr. Salisbury at purchase price of \$500
10 Wilkins Avenue	Walker Enterprises Unlimited LLC	Operate As Rental	Recommend to advance sale to Mr. Walker
187 North Lake Avenue	Justin Wallace	Operate As Rental	Recommend to advance sale to Mr. Wallace
188 Delaware Avenue	Daniel Atkins	Operate As Rental	Recommended to advance sale to Mr. Atkins with Upstate Rental Group as an alternate buyer
	Upstate Rental Group	Operate As Rental	
	Xcel, LLC	Operate As Rental	
190 Delaware Avenue	Daniel Atkins	Operate As Rental	
	Upstate Rental Group	Operate As Rental	
	Xcel, LLC	Operate As Rental	
194-196 Delaware Avenue	Daniel Atkins	Lot	
	Upstate Rental Group	Lot	
	Xcel, LLC	Lot	
44 Erie Street & 46 Erie Street (Cohoes)	Rose Naze	Yard Expansion	Recommend to advance sale to Ms. Naze
453 Elk Street	Sam Win	Operate As Rental	Recommend to advance sale to Mr. Win
595 Clinton Avenue		Garden	

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Property Address	Applicant Name	Intended Use	Sales Recommendation
583 Clinton Avenue	Eden's Rose Foundation	Garden	Recommend to advance sale to Eden's Rose Foundation
62 Quail Street		Garden	
481 First Street		Garden	
74 Quail Street		Garden	
53 Albany Street	Xisaac Saba	Primary Residence	Recommend to advance sale to Ms. Saba
503A Eighth Avenue	Richard Berhaupt	Yard Expansion	Recommend to advance sale to Mr. Berhaupt
68 Green Island Ave	Diane Velardi	Yard Expansion	Recommend to advance sale to Ms. Velardi
86-88 West Street	Jonathan Jones	Garden	Recommend to advance sale to Mr. Jones
105 Clinton Avenue	Victor Henry	Green Space	Recommend to advance sale to Mr. Henry