



**RESOLUTION AUTHORIZING THE SALES OF
MULTIPLE PARCELS OF REAL PROPERTY**

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session via teleconference in accordance with Executive Order 202.1 of New York State on September 15, 2020 at 4:00 PM, 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
David Traynham	Vice-Chair	Y
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Jeffrey Collett	Member	N
Todd Curley	Member	Y
Chris Spencer	Member	Y

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Chief Executive Officer
Erica Ganns	Assistant Director of Operations
Will Sikula	Planing & Projects Coordinator
Nicole Green	Counsel

The following resolution was offered by Chris Spencer, seconded by David Traynham, to wit:

**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, 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; 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, 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 MEMBERS OF THE ALBANY COUNTY LAND BANK, AS FOLLOWS:

The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

1. The Members of the Board 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;
2. The Members of the Board hereby authorize the Executive Director Adam Zaranko and/or Charles Touhey, Chairman to enter into Sales Contracts. Each Contract to Purchase will be agreeable in form and content to the Executive Director.
3. Executive Director Adam Zaranko and/or Charles Touhey, Chairman 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.

EXHIBIT A

List of Properties

- SEE ATTACHED -

Albany County Land Bank Acquisition Disposition Committee Meeting September 2020 Sales Matrix

Parcel Number	Property Address	Property Class	Acquisition Date	Applicant Name	Intended Use	Offer Amount	Sales Recommendation
10.83-1-24	156 Congress Street (Cohoes) (EOP)	Two-Family	4/29/2020	Yujin Moon	Primary Residence & Rental	\$17,500	Recommend to advance the sale to Yujin Moon under EOP.
87.22-1-23	231 Mount Hope Drive (Mount Hope) (EOP)	Single Family	6/12/2020	Marlyn Nuesi	Primary Residence	\$20,000	Recommended to advance the sale to Marlyn Nuesi with Estela Urbaez as a alternate buyer and Raina Nobles as the second alternate buyer.
				Raina Nobles	Primary Residence	\$14,500	
				Estela Urbaez	Primary Residence	\$15,000	
65.65-2-86	174 Henry Johnson Boulevard (Arbor Hill)	Residential Vacant lot	4/29/2020	Power Beauty Unlimited LLC (Valerie Alexander)	Personal Business	\$1,500	Recommend to advance the sale to Power Beauty Unlimited, LLC.
65.56-3-39	21 Lexington Avenue (West Hill)	Commercial Building	2/20/2015	Charles Cousin	Mixed Use	\$5,000	Recommend to advance the sale to Kasir Rasul and Virginia Rawlins.
				Kasir Rasul and Virginia Rawlins	Operate As Rental	\$3,000	
65.21-1-72	699 Third Street (West End)	Single Family	12/23/2019	Miaad Mahmood	Operate As Rental	\$10,050	Recommend to advance the sale to Miaad Mahmood.
65.72-5-50	296 Sheridan Avenue (Sheridan Hollow)	Residential Vacant Lot	2/23/2017	Raphael and Mary Williams	Garden	\$100	Recommend to advance the sale to Raphael & Mary Williams under the Spend a Little, Get a LOT! Program.
65.72-1-4	368 Orange Street (Sheridan Hollow)	Two-Family	2/23/2017	Alliance Energy Group LLC (Olukemi Olukayode)	Operate As Rental	\$5,000	Recommend to advance the sale to Alliance Energy Group LLC.
76.71-3-36	45 Liebel Street (South End)	Two-Family	4/29/2020	Larry Tune and Larry E. Tune	Operate As Rental	\$8,000	Recommend to advance the sale to Larry & Larry E. Tune with Gervacio Guevara as alternate buyer.
				Gervacio Guevara	Primary Residence & Rental	\$6,000	
65.62-1-60	64 N Lake Avenue (Washington Square)	Residential Vacant Lot	9/24/2019	Sofyan Moflhi	Fence	\$1,000	Recommend to advance the sale to MANH Management with Sofyan Moflhi as alternate buyer. ENFORCEMENT NOTE: APPROVED BUYERS TO BE REQUIRED TO COMPLETE NEW CONSTRUCTION WITHIN 24 MONTHS.
				MANH Management Inc (ATM Haque)	New Construction	\$2,500	

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Parcel Number	Property Address	Property Class	Acquisition Date	Applicant Name	Intended Use	Offer Amount	Sales Recommendation
134.00-1-25	1203 River Road (Bethlehem)	Single Family	6/12/2020	Jeffrey Hassenfeld & Wendy Wahlberg	Demolish and Clean Up	\$5,000	Recommend to advance the sale to Jeffrey Hassenfeld & Wendy Wahlberg.
30.2-2-48	22 Sherwood Drive (Colonie)	Single Family	12/23/2019	Kit Kes	Primary Residence	\$34,500	Recommended to advance the sale to Kit Kess with Irina Mirzakhodjayeva & Said Mirzakhodjayeou as a alternate buyer with Stacey Sabiani as the second alternate buyer.
				Irina Mirzakhodjayeva & Said Mirzakhodjayeou	Primary Residence	\$30,000	
				Stacey Sabiani	Primary Residence	\$27,000	
180.-1-20	26 Frieda's Hill Lane (Rensselaerville)	Residential Vacant Lot	2/22/2018	Nicolaas Smit & Sahar Muradi	New Construction	\$15,000 (BAF)	Recommend to advance the sale to Nicolaas Smit & Sahar Muradi with Anna Mocaraska as alternate buyer.
				Anna Mocaraska	Maintain As Is	\$1,500 (BAF)	