



ALBANY COUNTY
LAND BANK CORPORATION

**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 August 18, 2020 at 10:00 AM, 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	N
Chris Spencer	Member	N

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Chief Executive Officer
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
William Sikula	Planning + Projects Coordinator
Nicole Green	Counsel

The following resolution was offered by N. Alexander, seconded by S. Wells, 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.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Charles Touhey	VOTING	<u>Y</u>
David Traynham	VOTING	<u>Y</u>
Natisha Alexander	VOTING	<u>Y</u>
Samuel Wells	VOTING	<u>Y</u>
Jeffrey Collett	VOTING	_____
Todd Curley	VOTING	_____
Chris Spencer	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted unanimously meeting the requirements of the Land Bank’s bylaws requiring a majority of the Board approving this resolution.

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

I, the undersigned Secretary of the ALBANY COUNTY LAND BANK CORPORATION DOES HEREBY CERTIFY, that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Land Bank, including the Resolution contained therein, held on August 18, 2020 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Land Bank had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Land Bank present throughout said meeting; and (E) Pursuant to the Land Bank Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this ____ day of August 2020.

Samuel Wells

Secretary

(SEAL)

EXHIBIT A

List of Properties

- SEE ATTACHED -

Albany County Land Bank - August 2020 Board of Directors Sales Matrix

Parcel Number	Property Type	Property Address	Acquisition Date	City	Applicant Name	Intended Use	Offer Amount	Sales Recommendation
106-2-6	Residential Building	154 Clipp Rd	4/29/2020	New Scotland	Luke and Beth Ann Billoto and Vincent and Deborah Spinosa	Yard Expansion	\$24,000 (BAF)	Recommend to advance sale to Juan & Cori Rodriguez with Luke and Beth Ann Billoto and Vincent and Deborah Spinosa as alternate buyers and Kacey & William Bonagura as second alternate buyers. ENFORCEMENT NOTE: APPROVED BUYERS TO BE REQUIRED TO DEMOLISH STRUCTURES WITHIN 12 MONTHS
					Kacey & William Bonagura	Primary Residence	\$20,500 (BAF)	
					Juan & Cori Rodriguez	Primary Residence	\$31,000 (BAF)	
76-54-3-8	Residential Building	188 Delaware Avenue	4/4/2019	Albany	True Blue Properties, LLC (Noti Unuga)	Affordable Housing	\$25,000	Recommend to advance the sale to True Blue Properties, LLC.
76-54-3-9	Residential Building	190 Delaware Avenue	4/4/2019	Albany	True Blue Properties, LLC (Noti Unuga)	Affordable Housing	\$25,000	Recommend to advance the sale to True Blue Properties, LLC.
76-54-3-11	Residential Vacant lot	194-196 Delaware Avenue	2/23/2017	Albany	True Blue Properties, LLC (Noti Unuga)	Driveway-Parking	\$0	Recommend to advance the sale to True Blue Properties, LLC.
65-71-1-33	Residential Building	19 Bradford Street	4/29/2020	Albany	Pearl Ha	Operate As Rental	\$40,000 (BAF)	Recommend to advance sale to Ripon Roy, with Pearl Ha as alternate buyer and Larry Tune and Larry E. Tune as second alternate buyer.
					Ripon Roy	Redevelop and Re-sell	\$45,000 (BAF)	
					Larry Tune and Larry E. Tune	Redevelop and Re-sell	\$31,919 (BAF)	
65-56-3-3	Residential Building	21 Judson Street	4/4/2019	Albany	Pavel Karakalichu	Operate As Rental	\$5,000	Recommend to advance the sale to Pavel Karakalichu
65-85-7-24	Residential Lot	259 Livingston Avenue	8/6/2018	Albany	Justin Wallace	Yard Expansion	\$950	Recommend to advance the sale to Justin Wallace.
65-56-3-3	Residential Building	259 Myrtle Avenue	12/23/2019	Albany	Apricia Cabey	Primary Residence	\$17,500	Recommend to advance the sale to Apricia Cabey pending approval of loan funds with Elita and Klajdi Frahollas as alternate buyers.
					Elita and Klajdi Fraholl	Primary Residence	\$24,000	
78-3-33	Residential Building	286 Rock Road	4/29/2020	Berne	Russell DeMuth & Colleen DeMuth	Other	\$3,700 (BFO Pending)	Recommend to advance the sale to Colleen & Russell DeMuth.
65-72-6-33	Residential Vacant Lot	313 Orange Street	12/23/2019	Albany	Kizzy Williams & Holly Francisco	Garden	\$200	Recommend to advance the sale to Kizzy Williams and Holly Francisco.
65-72-6-34	Residential Vacant Lot	315 Orange Street	2/20/2015	Albany	Kizzy Williams & Holly Francisco	Garden	\$200	Recommend to advance the sale to Kizzy Williams and Holly Francisco.
65-64-3-24	Residential Building	336 Clinton Avenue	12/23/2019	Albany	Taga Associates LLC (Frank Taylor & Maria Gayle)	Operate As Rental	\$36,000	Recommend to advance the sale to TAGA Associates with Albany Community Land Trust as the alternate buyer.
					Albany Community Land Trust	Affordable Housing	\$25,000	

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128-2-19	Residential Building	372 County Route 412	4/29/2020	Westerlo	George and Sherry Stark	Redevelop and re-sell to owner occupant	\$55,000 (BAF)	Two applicants provided identical Best and Final Offers. Seeking guidance from Board of Directors on how to proceed.
					James Yienger and Christine Pepe	Accessory Structure	\$41,000 (BAF)	
					Pamela Lounsbury	Primary Residence	\$45,000 (BAF)	
					Rebecca and Brendan Dillon	Primary Residence	\$55,000 (BAF)	
75.76-1-31	Residential Building	4 Sparkill Avenue	4/29/2020	Albany	Theresa and Daniel Keenan	Operate As Rental	\$140,000	Recommend to advance the sale to Daniel & Theresa Keenan with Bushar Ullah as a first alternate and Lucho Lora as the second alternate.
					Bashir Ullah	Primary Residence	\$131,100	
					Lucho Lora	Primary Residence	\$125,000	
76.65-1-3	Residential Vacant lot	48 Elizabeth Street	9/26/2016	Albany	Iglesia Pentecostal Damasco, Inc	Landscaping	\$100	Recommend to advance the sale to Iglesia Pentecostal Damasco, Inc.
65.11-6-27	Residential Building	510 Kenwood Avenue	4/29/2020	Dalmar	Manon Robichaud	Primary Residence	\$101,000	Recommend to advance the sale to Manon Robichaud
65.39-1-78	Residential Vacant lot	525 Second Street	12/23/2019	Albany	Norma Parrish Johnson	Garden	\$100	Recommend to advance the sale to Norma & Parrish Johnson
65.39-1-77	Residential Vacant lot	527 Second Street	12/23/2019	Albany	Norma Parrish Johnson	Garden	\$100	Recommend to advance the sale to Norma & Parrish Johnson
65.39-1-76	Residential Vacant lot	529 Second Street	10/26/2018	Albany	Norma Parrish Johnson	Garden	\$100	Recommend to advance the sale to Norma & Parrish Johnson
65.55-1-29	Residential Building	569 Clinton Avenue	4/6/2020	Albany	Devon Skeins	Operate As Rental	\$20,000	Recommend to advance sale to Devon Skeins
32.19-2-25	Residential Building	901 12th Street	4/29/2020	Colonie	Faisal Iqbal	Maintain as is post demolition	\$12,500 (BAF)	Recommend to advance sale to Faisal Iqbal with Donald Fandi as alternate buyer. ENFORCEMENT NOTE: APPROVED BUYERS TO BE REQUIRED TO DEMOLISH STRUCTURES WITHIN 12 MONTHS
					Donald Fandi	Yard Expansion	\$8,500 (BAF)	
181-2-41	Residential Vacant Lot	Fish Road	5/6/2020	Rensselaerville	Ronald Gadsen	Landscaping	\$5,000 (BAF)	Both applicants provided same Best and Final Offer. Recommended to advance sale to Ronald Gadsen upon receipt of satisfactory evidence of closing on adjacent property purchase with Melissa Lupo as alternate buyer.
					Melissa Lupo	Garden	\$5,000 (BAF)	
76.57-1-25	Residential Vacant lot	19 Charles Street	6/12/2020	Albany	A Block at a Time (Danielle Hille & Zach Garafalo)	Community Garden	\$500	Recommend to advance the sale to A Block at a Time
76.57-1-4	Residential Vacant lot	20 Myrtle Avenue	4/29/2020	Albany	A Block at a Time (Danielle Hille & Zach Garafalo)	Community Garden	\$250	Recommend to advance the sale to A Block at a Time

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76-49-1-78	Residential Vacant lot	158 Eagle Street	12/23/2019	Albany	A Block at a Time (Danielle Hillie & Zach Garafalo)	Community Garden	\$250	Recommend to advance the sale to A Block at A Time

