



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION RATIFYING APPOINTMENT OF  
JUANITA NABORS TO BOARD OF DIRECTORS**

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 November 17, 2020 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 present:

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	Y
Todd Curley	Member	Y
Juanita Nabors	Member	Y
Chris Spencer	Member	Y

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
Nicole Green	Legal Counsel
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Will Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator

The following resolution was offered by Natisha Alexander, seconded by Chris Spencer, to wit:

**RESOLUTION RATIFYING APPOINTMENT OF  
JUANITA NABORS TO BOARD OF DIRECTORS**

**WHEREAS**, on November 9, 2020 the Albany County Legislature (the “Legislature”) appointed Juanita Nabors to the Albany County Land Bank Corporation (the “Land Bank”) Board of Directors in accordance with the Land Bank’s Bylaws to serve at the pleasure of the Land Bank and Legislature for a term ending December 31, 2023; and

**WHEREAS**, the Board of Directors (the “Board”) of the Land Bank deems it advisable and in the best interest of the Land Bank to ratify the appointment of Ms. Nabors as a member of the Board.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board does hereby confirm and ratify the appointment of Juanita Nabors as a member of the Land Bank’s Board. Ms. Nabors shall serve in such capacity until December 31, 2023 or until the appointment of her successor; and be it further

**RESOLVED**, that the appropriate officers of the Land Bank, including, without limitation, each of the Chairperson/President, Vice-Chairperson/Vice-President, Secretary, Treasurer, and Executive Director 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 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.

*[Reminder of Page Intentionally Left Blank]*

## CERTIFICATION

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

Board Member	Vote
Charles Touhey	Y
David Traynham	Y
Natisha Alexander	Y
Samuel Wells	Y
Jeffrey Collett	Y
Todd Curley	Y
Juanita Nabors	Y
Chris Spencer	Y

The foregoing Resolution was thereupon declared duly adopted, meeting the requirements of the Land Bank's Bylaws requiring a majority of the Board approving this resolution.

STATE OF NEW YORK)

SS.:

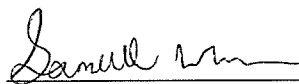
COUNTY OF ALBANY)

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 Board, including the Resolution contained therein, held on November 17, 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.

I FURTHER CERTIFY that (A) all members of the Board 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 Board present throughout said meeting; and (E) pursuant to the Land Bank's 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 17th day of November.



Secretary



**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 November 17, 2020 at 5:30 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:**

<b>Board Member</b>	<b>Title</b>	<b>Present (Y/N)</b>
Charles Touhey	Chair	Y
David Traynham	Vice-Chair	Y
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Jeffrey Collett	Member	Y
Todd Curley	Member	Y
Juanita Nabors	Member	Y
Chris Spencer	Member	Y

**LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:**

<b>Name</b>	<b>Title</b>
Adam Zaranko	Chief Executive Officer
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Will Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator
Nicole Green	Legal Counsel

The following resolution was offered by Todd Curley, 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 -



## November 2020 ACLB Board of Directors Meeting Property Sales

Parcel #	Property Address	Property Class	Acquisition Date	Applicant Name	Intended Use	Offer Amount	Sales Recommendation
65.71-1-21	134 Central Avenue	Commercial Building	6/12/2020	Hoke Development LLC (Jahkeen Hoke)	Personal Business	\$75,000	Recommend to advance sale to Hoke Development LLC (Jahkeen Hoke)
65.81-6-79	153 Sheridan Avenue	Residential Vacant Lot	12/23/2019	Housing Visions Unlimited, Inc	Maintain As Is	\$3,600	Recommend to advance sale to Housing Visions Unlimited, Inc
65.73-4-40	199 Clinton Avenue	Residential Vacant Lot	4/4/2019	Calvin Dixon	Fence	\$600	Recommend to advance sale to Calvin Dixon
65.64-6-46	255 First Street	Two Family	2/23/2017	Laborde Dodard	Redevelop and Re-sell	\$5,550	Recommend to advance sale to Laborde Dodard
74.11-2-68	23 Normanside Drive	Residential Vacant Lot	12/23/2019	James and Katelyn Foster	Landscaping	\$100	Recommend to advance sale to James and Katelyn Foster
74.11-2-66	27 Normanside Drive	Residential Vacant Lot	12/23/2019	James and Katelyn Foster	Recreational Use	\$500	Recommend to advance sale to James and Katelyn Foster
74.11-2-65	29 Normanside Drive	Residential Vacant Lot	12/23/2019	James and Katelyn Foster	Recreational Use	\$500	Recommend to advance sale to James and Katelyn Foster
74.11-2-64	31 Normanside Drive	Residential Vacant Lot	12/23/2019	James and Katelyn Foster	Recreational Use	\$500	Recommend to advance sale to James and Katelyn Foster
65.72-6-6	312 Clinton Avenue	Residential Vacant Lot	2/20/2015	Kizzy Williams & Holly Francisco	Other	\$600	Recommend to advance sale to Kizzy Williams & Holly Francisco
65.72-2-29	316 Sheridan Avenue	Single Family	2/23/2017	Charles Chandler	Operate As Rental	\$5,000	Recommend to advance sale to Charles Chandler

## November 2020 ACLB Board of Directors Meeting Property Sales

Parcel #	Property Address	Property Class	Acquisition Date	Applicant Name	Intended Use	Offer Amount	Sales Recommendation
65.63-3-68	33 West Street	Two Family	2/28/2018	Fatema Khatun	Primary Residence & Rental	\$42,000 (BFO)	<b>Recommend to advance sale to Fatema Khatun, with Chyan Fraser as alternate buyer and Shirin Ali as first alternate buyer.</b>
				Tufaul and Sameli Chowdhury	Primary Residence	\$19,000	
				MD Sadikur Rahman and Feroza Akter Rotna	Primary Residence & Rental	\$15,001 (BFO)	
				Chyan Fraser	Primary Residence & Rental	\$25,000 (BFO)	
				Shirin Ali	Primary Residence & Rental	\$25,000 (BFO)	
76.62-4-44	37 Sand Street	Residential Vacant Lot	4/4/2019	Sulaiman Elhariri	Accessory Structure	\$1,800	<b>Recommend to advance sale to Sulaiman Elhariri</b>
65.64-4-61	395 Clinton Avenue	Residential Vacant lot	12/23/2019	Kizzy Williams & Holly Francisco	Garden	\$500	<b>Recommend to advance sale to Kizzy Williams &amp; Holly Francisco</b>
65.64-3-60	42 Lexington Avenue	Residential Vacant Lot	12/6/2016	Fritz Hyatt	Side Lot	\$1,000	<b>Recommend to advance sale to Fritz Hyatt</b>
65.30-1-40	569 Third Street	Two Family	4/4/2019	James Conde	Other (see note)	\$10,000	<b>Recommend to advance sale to James Conde</b>



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION APPOINTING NOMINEES TO SERVE AS  
MEMBERS OF THE BOARD OF DIRECTORS**

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 November 17, 2020 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 present:

**MEMBERS:**

<b>Board Member</b>	<b>Title</b>	<b>Present (Y/N)</b>
Charles Touhey	Chair	Y
David Traynham	Vice-Chair	N
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Jeffrey Collett	Member	Y
Todd Curley	Member	Y
Juanita Nabors	Member	Y
Chris Spencer	Member	Y

**LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:**

<b>Name</b>	<b>Title</b>
Adam Zaranko	Executive Director
Nicole Green	Legal Counsel
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Will Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator

The following resolution was offered by Jeffrey Collett, seconded by Todd Curley, to wit:

**RESOLUTION APPROVING NOMINEES TO SERVE AS  
MEMBERS OF THE BOARD OF DIRECTORS**

**WHEREAS**, pursuant to the Bylaws of the Albany County Land Bank Corporation (the “Land Bank”) the Albany County Legislature (the “Legislature”) appoints the members of the Land Bank’s Board of Directors;

**WHEREAS**, in order to align the goals of the Land Bank and the Legislature, the Land Bank desires to present to the Legislature a slate of nominees to serve as members of the Land Bank’s Board of Directors for formal appointment to the Board of Directors by the Legislature;

**WHEREAS**, the Board of Directors (the “Board”) desires to nominate for appointment by the Legislature the following individuals (collectively, the “Nominees”),

Natisha Alexander  
Todd Curley  
Anthony Gaddy  
Juanita Nabors  
Chris Spencer  
Charles Touhey  
Samuel Wells

to serve terms commencing on the date of their appointment by the Legislature and ending December 31, 2023; and

**WHEREAS**, the Board requests that the Legislature set the number of members of the Board of Directors of Land Bank at seven (7) in accordance with the Land Bank’s Bylaws and Certificate of Incorporation.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board does hereby approve and confirm the Nominees; and be it further

**RESOLVED**, that the Board hereby directs the Executive Director to present the Nominees to the Legislature for formal appointment to the Board of Directors and directs the Executive Director to request that the Legislature set the number of members of the Board of Directors at seven (7); and be it further

**RESOLVED**, that the appropriate officers of the Land Bank, including, without limitation, each of the Chairperson/President, Vice-Chairperson/Vice-President, Secretary, Treasurer, and Executive Director 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 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.

*[Reminder of Page Intentionally Left Blank]*

## CERTIFICATION

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

Board Member	Vote
Charles Touhey	Y
David Traynham	
Natisha Alexander	Y
Samuel Wells	Y
Jeffrey Collett	Y
Todd Curley	Y
Juanita Nabors	Y
Chris Spencer	Y

The foregoing Resolution was thereupon declared duly adopted, 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 Board, including the Resolution contained therein, held on November 17, 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.

I FURTHER CERTIFY that (A) all members of the Board 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 Board present throughout said meeting; and (E) pursuant to the Land Bank's 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 17th day of November.



\_\_\_\_\_  
Secretary



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION APPROVING PAYMENT PURSUANT TO  
ALBANY COUNTY RESOLUTION NO. 453(A) (2015)**

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 November 17, 2020 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 present:

MEMBERS:

<b>Board Member</b>	<b>Title</b>	<b>Present (Y/N)</b>
Charles Touhey	Chair	Y
David Traynham	Vice-Chair	N
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Jeffrey Collett	Member	Y
Todd Curley	Member	Y
Juanita Nabors	Member	Y
Chris Spencer	Member	Y

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

<b>Name</b>	<b>Title</b>
Adam Zaranko	Executive Director
Nicole Green	Legal Counsel
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Will Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator

The following resolution was offered by Natisha Alexander, seconded by Todd Curley, to wit:

**RESOLUTION APPROVING PAYMENT PURSUANT TO  
ALBANY COUNTY RESOLUTION NO. 453(A) (2015)**

**WHEREAS**, the pursuant to Albany County Resolution No. 453 of 2015 (“Resolution No. 453”), the Albany County Land Bank Corporation (the “Land Bank”) is required to remit certain funds to Albany County for the property sales over \$30,000;

**WHEREAS**, the list of qualify properties for calendar year 2019 is attached hereto as Exhibit A (the “2019 Report”); and

**WHEREAS**, based on the information contained in the 2019 Report and in accordance with Resolution No. 453 the Land Bank is required to remit \$331,363.47 (the “Payment”) to Albany County.

**WHEREAS**, the Board of Directors (the “Board”) of the Land Bank has reviewed the 2019 Report and authorize the Lank Bank to make the Payment as required.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board does hereby adopt the 2019 Report and authorizes the Land Bank to make the Payment to Albany County; and be it further

**RESOLVED**, that the appropriate officers of the Land Bank, including, without limitation, each of the Chairperson/President, Vice-Chairperson/Vice-President, Secretary, Treasurer, and Executive Director 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, to pay or cause to be paid on behalf of the Land Bank any related costs and expenses, to execute and deliver or cause to be executed and delivered such other notices, requests, demands, directions, consents, approvals, orders, applications, certificates, agreements, undertakings, supplements, amendments, further assurances or other instruments or communications in the name and on behalf of the Land Bank, 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 carry out and comply with the terms and provisions of the foregoing resolutions and complete and effect the foregoing transactions and to carry out the intent and purposes of the foregoing resolutions and the transactions contemplated thereby, 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.

*[Reminder of Page Intentionally Left Blank]*



## CERTIFICATION

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

Board Member	Vote
Charles Touhey	Y
David Traynham	
Natisha Alexander	Y
Samuel Wells	Y
Jeffrey Collett	Y
Todd Curley	Y
Juanita Nabors	Y
Chris Spencer	Y

The foregoing Resolution was thereupon declared duly adopted, meeting the requirements of the Land Bank's Bylaws requiring a majority of the Board approving this resolution.

STATE OF NEW YORK)

SS.:

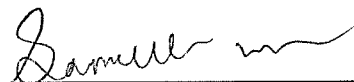
COUNTY OF ALBANY)

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 Board, including the Resolution contained therein, held on November 17, 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.

I FURTHER CERTIFY that (A) all members of the Board 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 Board present throughout said meeting; and (E) pursuant to the Land Bank's 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 17th day of November.



\_\_\_\_\_  
Secretary

**EXHIBIT A**  
**2019 Report**



**Summary of Property Sales by the Albany County Land Bank Corporation Over \$30,000 from January 1, 2019 to December 31, 2019 of Real Property Transferred from Albany County  
Subject to and in accordance with Resolution 453 of 2015**

Address	Sold Date	Parcel Number	County Transfer Resolution	Muni	Sold Amount	Property Class	Base Taxes Owed*	Estimated Market Value*	Lessor of 50% Assessed Value or Taxes Due for above \$30,000^
40 Kakely Street	1/15/2019	64.64-4-17	17-260	Albany	\$ 103,000	Residential Building	\$ 56,987.00	\$ 147,164	\$ 56,987
County Route 352	2/28/2019	172.-1-53	18-317	Rensselaerville	\$ 40,000	Residential Vacant Lot	\$ 11,490.80	\$ 31,000	\$ 11,491
17 Ulenski Drive	3/14/2019	30.4-1-46	17-481	Colonie	\$ 60,000	Residential Building	\$ 40,483.00	\$ 65,000	\$ 32,500
22 Hammond Road	5/14/2019	35.-2-9.1	18-171	Delanson	\$ 66,500	Residential Vacant Lot	\$ 20,143.20	\$ 50,000	\$ 20,143
6 Maple Avenue	5/22/2019	20.20-1-28	17-260	Watervliet	\$ 40,000	Residential Building	\$ 20,343.00	\$ 109,225	\$ 20,343
1 Swartson Court	7/9/2019	75.50-3-26	18-272	Albany	\$ 31,500	Residential Building	\$ 16,465.38	\$ 111,000	\$ 16,465
188 Swift Road	7/11/2019	72.-3-35	18-317	New Scotland	\$ 170,000	Residential Building	\$ 34,901.16	\$ 210,000	\$ 34,901
328 Consaul Road	9/12/2019	17.1-2-30	16-492	Colonie	\$ 150,000	Residential Vacant Lot	\$ 38,934.18	\$ 130,800	\$ 38,934
97 Orchard Hill Road	11/12/2019	95.-1-6	18-272	Slingerlands	\$ 107,000	Residential Building	\$ 99,598.75	\$ 352,500	\$ 99,599
<b>Total Due to Albany County</b>									<b>\$ 331,363.47</b>

**NOTES**

\* Provided by Albany County

^ In accordance with Resolution 453 of 2015



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION REQUESTING ADDITIONAL FUNDING**

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 November 17, 2020 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 present:

**MEMBERS:**

<b>Board Member</b>	<b>Title</b>	<b>Present (Y/N)</b>
Charles Touhey	Chair	Y
David Traynham	Vice-Chair	N
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Jeffrey Collett	Member	Y
Todd Curley	Member	Y
Juanita Nabors	Member	Y
Chris Spencer	Member	Y

**LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:**

<b>Name</b>	<b>Title</b>
Adam Zaranko	Executive Director
Nicole Green	Legal Counsel
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Will Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator

The following resolution was offered by Samuel Wells, seconded by Chris Spencer, to wit:

## **RESOLUTION REQUESTING ADDITIONAL FUNDING**

**WHEREAS**, the Albany County Land Bank Corporation, Inc. (“Land Bank”) was originally funded by a grant from the Land Bank Community Revitalization Initiative administered by the New York Attorney General;

**WHEREAS**, Land Banks play a vital role in putting distressed, vacant, and blighted properties back on a community’s tax rolls and furthering the development and revitalization of distressed neighborhoods;

**WHEREAS**, the COVID-19 pandemic has furthered the divide between well-served and underserved communities and is likely to cause an increase in distressed and vacant properties, which Land Banks are uniquely situated and experienced to solve for;

**WHEREAS**, since it was established by Albany County in 2014 the Land Bank has acquired over 1,150 vacant, abandoned or tax-foreclosed properties, demolished over 85 blighted structures, improved 120 vacant lots, incentivized over \$20 million in private investment, and increased homeownership opportunities, open space and affordable housing throughout Albany County by enabling over 600 vacant, abandoned or tax-foreclosed properties to be returned to productive use; and

**WHEREAS**, the Board of Directors (the “Board”) of the Land Bank believes it is in the best interest of the community and the Land Bank to call on and petition both the State of New York and the federal government to provide additional funding for the Land Bank in order to better serve underprivileged and distressed communities affected by the COVID-19 pandemic.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Directors hereby calls upon the State of New York and the federal government to provide additional funding for Land Banks across New York State and the United States as part of the response to the COVID-19 economic crisis; and be it further

**RESOLVED**, that the appropriate officers of the Land Bank, including, without limitation, each of the Chairperson/President, Vice-Chairperson/Vice-President, Secretary, Treasurer, and Executive Director of the Land Bank (each an “Authorized Officer”) be, and each hereby is, authorized and directed, for and in the name and on behalf of the Land Bank, to take action in furtherance of the foregoing resolutions, with the execution and delivery of any such documents in furtherance of these resolutions, including all exhibits thereto, by such Authorized Officer to 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 request for funding and all other matters contemplated by the foregoing resolutions are hereby in all respects, approved, adopted, ratified and confirmed.

**CERTIFICATION**

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

Board Member	Vote
Charles Touhey	Y
David Traynham	
Natisha Alexander	Y
Samuel Wells	Y
Jeffrey Collett	Y
Todd Curley	Y
Juanita Nabors	Y
Chris Spencer	Y

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

STATE OF NEW YORK)

SS.:

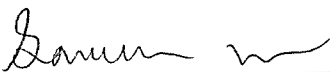
COUNTY OF ALBANY)

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 Board, including the Resolution contained therein, held on [\_\_\_\_], 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.

I FURTHER CERTIFY that (A) all members of the Board 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 Board present throughout said meeting; and (E) pursuant to the Land Bank’s 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 17 day of November 2020.

  
\_\_\_\_\_  
Secretary

