



RESOLUTION NO. 34 OF 2021

**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 on September 21, 2021, 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:

MEMBERS:

Board Member	Title	Present (Y/N)
Charles Touhey	Chair	Y
Joseph LaCivita	Vice-Chair	Y
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Mark Bobb-Semple	Member	Y
Anthony J. Capece, Jr.	Member	Y
Juanita Nabors	Member	Y
David C. Rowley	Member	Y

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

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

The following resolution was offered by J. Nabors, seconded by N. Alexander, to wit:

RESOLUTION NO. 34 OF 2021

**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.

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
Joe LaCivita	Y
Natisha Alexander	Y
Samuel Wells	Y
Mark Bobb-Semple	Y
Anthony Capece	Y
Juanita Nabors	Y
David Rowley	Y

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.

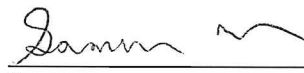
STATE OF NEW YORK)
 SS.:
COUNTY OF ALBANY)

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 September 21, 2021 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 21st day of September 2021.



Secretary

(SEAL)

September 2021

Albany County Land Bank Board of Directors Meeting Disposition Recommendations

Parcel Number	Property Address	Property Class	Applicant Name	Intended Use	Asking Price	Disposition Recommendation
65.64-3-58	38 Lexington Avenue	Residential Vacant Lot	Orville Gordon	Fence /Garden	\$600	Recommend to advance sale to Orville Gordon
65.71-1-45	42-46 Bradford Street	Residential Building	Kathleen Murray	Operate As Rental	\$15,000	Recommend to advance sale to Kathleen Murray
10.75-3-40	146 Main Street (City of Cohoes)	Residential Vacant Lot	Robert White III	Yard Expansion	\$600	Recommend to advance sale to Robert White III
32.67-2-42	211 15th Street (City of Watervliet)	Residential Vacant Lot	Elizabeth Fero	Garden	\$800	Recommend to advance sale to Elizabeth Fero
65.65-5-5	278 Livingston Avenue	Residential Vacant Lot	Dennis & Luisa Cuesta Young	Garden	\$1,500	Recommend to advance sale to Dennis & Luisa Cuesta Young
65.56-3-24	298 Second Street	Residential Vacant Lot	Candace Felicity Bijadder	Garden	\$600	Recommend to advance sale to Candace Felicity Bijadder
65.56-3-47	315 First Street	Residential Vacant Lot	Candace Felicity Bijadder	Garden	\$600	Recommend to advabnce sale to Candace Felicity Bijadder
65.64-3-1	400 Clinton Avenue	Residential Vacant Lot	Orville Gordon	Fence/Garden	\$600	Recommend to advance sale to Orville Gordon
65.47-1-37	491 Second Street	Residential Vacant Lot	Eden's Rose Foundation Gregory Sheldon	Garden	\$600	

September 2021
Albany County Land Bank Board of Directors Meeting Disposition Recommendations

65.47-1-38	493 Second Street	Residential Vacant Lot	Eden's Rose Foundation Gregory Sheldon	Garden	\$600	Recommend to advance sale to Eden's Rose Foundation (Gegory Sheldon)
65.47-1-39	495 Second Street	Residential Vacant Lot	Eden's Rose Foundation Gregory Sheldon	Garden	\$600	
85.09-3-10	Western Avenue (Town of Bethlehem)	Residential Vacant Lot	Katie Marie Ferrigan & Thomas Tatun	New Construction	\$10,000	Recommended to advance sale to Aung Thu Kyaw and Lin Lin Khaing with Katie Marie Ferrigan and Thomas Tatun as alternate.
			Christopher R. & Kelly T. Parsons	New Construction		
			Aung Thu Kyaw & Lin Lin Khaing	New Construction		



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 35 OF 2021

**RESOLUTION RATIFYING SUBMISSION OF PPP LOAN
FORGIVENESS APPLICATION**

A regular meeting of the Albany County Land Bank Corporation (the "Land Bank") was convened in public session via teleconference on September 21, 2021, 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
Joseph LaCivita	Vice-Chair	Y
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Mark Bobb-Semple	Member	Y
Anthony J. Capece, Jr.	Member	Y
Juanita Nabors	Member	Y
David C. Rowley	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
Elista Gayle	Applications Coordinator
Will Sikula	Planning & Projects Coordinator

The following resolution was offered by S. Wells, seconded by D. Rowley, to wit:

RESOLUTION NO. 35 OF 2021

**RESOLUTION RATIFYING SUBMISSION OF PPP LOAN
FORGIVENESS APPLICATION**

WHEREAS, on March 24, 2021, the Albany County Land Bank Corporation (the “Land Bank” obtained a Small Business Administration Paycheck Protection Program loan as created by the Coronavirus Aid, Relief, and Economic Security Act through M&T Bank (the “Lender”) in the amount of \$100,342 (the “SBA Loan”);

WHEREAS, the Land Bank, in conjunction with its advisors, prepared an application, attached hereto as Exhibit A (the “Application”) to apply for forgiveness of the SBA Loan from the Lender and Small Business Administration;

WHEREAS, on August 31, 2021, the Application was submitted to the Lender and the respective Authorities and forgiveness was obtained on September 7, 2021, and

WHEREAS, the Board of Directors (the “Board”) of the Land Bank desires to confirm and ratify the contents and submission of the Application.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby confirm and ratify the form, contents, and submission of the Application in all respects; 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.

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
Joe LaCivita	Y
Natisha Alexander	Y
Samuel Wells	Y
Mark Bobb-Semple	Y
Anthony Capece	Y
Juanita Nabors	Y
David Rowley	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 September 21, 201 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 21st day of September 2021.



Secretary

