



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 36 OF 2022

**CONFIRMING ACQUISITION AND DISPOSITION
COMMITTEE APPOINTMENT**

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session in accordance with applicable law of the State of New York on November 15, 2022, 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 board of directors of the Land Bank were present:

DIRECTORS:

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

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
Michelle Marinello	Legal Counsel
Amanda Wyckoff	Director Of Operations
Erica Ganns	Assistant Director of Operations
Elista Gayle	Applications Coordinator

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

RESOLUTION NO. 36 OF 2022

**CONFIRMING ACQUISITION AND DISPOSITION
COMMITTEE APPOINTMENT**

WHEREAS, there is currently a vacancy on the Acquisition and Disposition Committee of the Albany County Land Bank Corporation (the “Land Bank”); and

WHEREAS, the board of directors (the “Board”) of the Land Bank desire to appoint Joseph Seman-Graves to the Land Bank’s Acquisition and Disposition Committee in accordance with the Land Bank’s Bylaws (the “Appointment”);

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby confirm and ratify in all respects the Appointment; and be it further

RESOLVED, that Joseph Seman-Graves shall serve on the Acquisition and Disposition Committee in accordance with the Bylaws of the Land Bank until the appointment of his 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.

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
Joseph LaCivita	NIA
Samuel Wells	Y
Mark Bobb-Semple	NIA
Juanita Nabors	NIA
Joseph Seman-Graves	Y
David Rowley	NIA
Anthony Capece Jr	Y
Natisha Alexander	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.

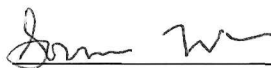
STATE OF NEW YORK)
SS.:
COUNTY OF ALBANY)

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 15, 2022 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 15th day of November 2022.



Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 37 OF 2022

RESOLUTION APPROVING SUBLEASE AGREEMENT

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session in accordance with applicable laws of the State of New York on November 15, 2022, 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 board of directors of the Land Bank were present:

DIRECTORS:

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

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
Michelle Marinello	Legal Counsel
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Elista Gayle	Applications Coordinator

The following resolution was offered by N. Alexander seconded by J. Seman-Graves, to wit:

RESOLUTION NO. 37 OF 2022

RESOLUTION APPROVING SUBLEASE AGREEMENT

WHEREAS, the Albany County Land Bank Corporation (the “Land Bank”) is desires to sublease certain office space from Advance Albany County Alliance Local Development Corporation (“Advance Albany”) at 111 Washington Ave, Albany, New York (the “Premises”);

WHEREAS, the Land Bank and Advance Albany desire to enter into a Sublease Agreement for the Premises substantially in the form attached hereto as Exhibit A (the “Sublease”); and

WHEREAS, the Board of Directors (the “Board”) of the Land Bank believe it is in the best interest of the Land Bank to enter into the Sublease for the Premises and to relocate the Land Bank’s office to the Premises.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby authorize and approve of in all respects the form, terms and provisions of the Sublease, and the performance by the Land Bank of its obligations under the Sublease and any agreements ancillary thereto; 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 execute and deliver to the appropriate parties the Sublease, with such changes therein and such amendments, modifications, and supplementations thereto or assignments thereof, if any, as the Authorized Officer executing the same shall, in such Authorized Officer’s sole discretion, deem necessary or appropriate, the execution and delivery of 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 each 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.

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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
Joseph LaCivita	N/A
Natisha Alexander	Y
Samuel Wells	Y
Mark Bobb-Semple	N/A
Anthony J. Capece, Jr.	Y
Juanita Nabors	N/A
Joseph Seman-Graves	Y
David C. Rowley	N/A

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 15, 2022 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 15th day of November 2022.



Secretary

EXHIBIT A
Sublease Agreement



RESOLUTION NO. 38 OF 2022

RESOLUTION TO APPROVE PURCHASE OF INSURANCE

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session in accordance with applicable laws of the State of New York on November 15, 2022 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 board of directors of the Land Bank were present:

DIRECTORS:

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

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
Michelle Marinello	Legal Counsel
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Elista Gayle	Applications Coordinator

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

RESOLUTION NO. 38 OF 2022

RESOLUTION TO APPROVE PURCHASE OF INSURANCE

WHEREAS, the Albany County Land Bank Corporation (the “Land Bank”) desires to renew certain of its insurance policies (the “Policies”) for the policy period beginning November 1, 2022;

WHEREAS, the cost to renew the Policies is \$85,566.81 (the “Renewal Premium”); and

WHEREAS, the Land Bank board of directors (the “Board”) deems it advisable and in the best interest of the Land Bank to obtain the Policies and pay the Renewal Premium.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby authorize, approve in all respects the payment of the Renewal Premium by the Land Bank in order to obtain the Policies; and be it further

RESOLVED, that the appropriate officers of the Land Bank, including, without limitation, 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 execute and deliver to the appropriate parties the necessary documentation needed to obtain the Policies, as the Authorized Officer executing the same shall, in such Authorized Officer’s sole discretion, deem necessary or appropriate. The execution and delivery of such documents in furtherance these resolutions, 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 each 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 Committee 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
Joseph LaCivita	N/A
Natisha Alexander	Y
Samuel Wells	Y
Mark Bobb-Semple	N/A
Anthony J. Capece, Jr.	Y
Juanita Nabors	N/A
Joseph Seman-Graves	Y
David C. Rowley	N/A

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.:

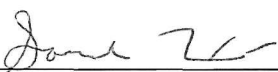
COUNTY OF ALBANY)

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 15, 2022, 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 15th day November 2022.



Secretary



RESOLUTION NO. 39 OF 2022

**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 in accordance with applicable law on November 15, 2022 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	N
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Mark Bobb-Semple	Member	N
Anthony J. Capece, Jr.	Member	Y
Juanita Nabors	Member	N
Joseph Seman-Graves	Member	Y
David C. Rowley	Member	N

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

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

RESOLUTION NO. 39 OF 2022

**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 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 Board of Directors Meeting
 Property Disposition Recommendations
 October 2022

Parcel Number	Property Address	Property Class	Acquisition Date	Applicant Name	Applicant Number	Applicant City	Intended Use	Offer Amount	Disposition Recommendation
65.63-2-27	217.5 Sherman Street (Albany, NY)	Residential Vacant Lot	10/26/2018	Nicholas Kelley	3138	Albany, NY	Expanded Yard Space	\$800	Recommend to advance sale of property to Nicholas Kelley
65.56-5-42	257 Third Street (Albany, NY)	Residential Vacant Lot	1/28/2021	Kingdom Services Global Outreach Ministries	3161	Albany, NY	Garden	\$750	Recommend to advance sale of property to Kingdom Services Global Outreach Ministries
65.61-3-35	502 Hudson Avenue, (Albany, NY)	Residential Building	1/28/2021	Noriyuki Uruga & Dylan Budhoo	3162	Glenmont, NY & Schenectady, NY	Rental	\$34,000 (Counter Offer Accepted)	Recommended to advance sale of property to Noriyuki Uruga & Dylan Budhoo with requirement that satisfactory evidence of pending code compliance resolution be provided prior to closing.
65.30-2-9	612 Third Street (Albany, NY)	Residential Vacant Lot	12/6/2016	Peter Amorosa	3152	Albany, NY	Maintain As Is	\$600	Recommend to advance sale of property to Peter Amorosa

