

RESOLUTION NO. 41 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 December 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	Ν	
Samuel Wells	Secretary	Y	
Mark Bobb-Semple	Member	Ν	
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	
Will Sikula	Planning & Projects Coordinator	
Elista Gayle	Applications Coordinator	
Susan Baker	Administrative Assistant	

The following resolution was offered by _____, seconded by _____, to wit:

RESOLUTION NO. 41 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; a n d

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.

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 Y	
Charles Touhey		
Joe LaCivita	Y	
Sam Wells	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.: NY) 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 December 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 December 2021.

Secretary

(SEAL)

EXHIBIT A

List of Properties

- SEE ATTACHED -

Albany County Land Bank Board of Directors Meeting Property Disposition Recommendations December 2021

Parcel Number	Property Address	Property Class	Applicant Name	Applicant Number	Intended Use	Purchase Price	
65.7-1-20	5 Rosemary Circle	Residential Vacant Lot	Barry Stith	2921	Fence	\$600	R
11.61-2-8	102 Ontario Street (City of Cohoes)	Residential Building	Milltown Homes LLC	2996	Demo/ New Construction	\$500	R R
11.61-2-7	104 Ontario Street (City of Cohoes)	Residential Vacant Lot	Milltown Homes LLC	2997	Demo/ New Construction	\$500	R
65.81-6-75	143 Sheridan Avenue	Residential Vacant Lot	Housing Visions Unlimited, Inc. (Michael LaFlair)	2877	Maintain As Is	\$3,000	R (1
65.66-1-18	223 Colonie Street	Residential Vacant Lot	Harry Mercado	2962	Fence	\$500 (Residental side-lot Program)	R
65.36-1-15	540 N. Pearl Street	Residential Vacant Lot	ZHRE NP536 LLC (Erez Zohar)	2941	Garden	\$700	F

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Recommend to advance sale to Barry Stith

Recommend to advance sale to Milltown Homes LLC <u>with</u> <u>Redevelopment Enforcement</u>

Recommend to advance sale to Milltown Homes LLC <u>with</u> <u>Redevelopment Enforcement</u>

Recommend to advance sale to Housing Visions Unlimited Inc. (Michael LaFlair).

Recommend to advance sale to Harry Mercado <u>under the</u> <u>Residential Side-Lot Program</u>

Recommend to advance sale to ZHRE NP536 LLC (Erez Zohar)