



ALBANY COUNTY  
LAND BANK CORPORATION

**RESOLUTION APPROVING AN OPTION TO PURCHASE  
REAL ESTATE AGREEMENT**

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 April 21, 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:**

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

The following resolution was offered by David Trynham, seconded by Todd Curley, to wit:

**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 Albany County Land Bank (Land Bank) is the owner of a parcels located at **141 Henry Johnson Boulevard**

**251 First Street; 261 First Street; 263 First Street; 271 First Street; 273 First Street; 275 First Street; 278 First Street; 281 First Street**

**251 Second Street; 256 Second Street; 258 Second Street; 260 Second Street; 265 Second Street; 275 Second Street; 277 Second Street; and**

**WHEREAS**, Arbor Hill Development Corporation has proposed an Option To Purchase Real Estate for the parcels set forth above; and

**WHEREAS**, for good and valuable consideration for the Option to Purchase Real Estate, Arbor Hill Development Corporation shall enter into an Option Agreement with the Land Bank for the parcels that is attached Resolution as Appendix “A;”

**NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ALBANY COUNTY LAND BANK, AS FOLLOWS:**

1. The proposed Option to Purchase Real Estate as attached to this Resolution as Appendix “A” is hereby adopted.
2. This Resolution shall be effective 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>  Aye  </u>
David Traynham	VOTING	<u>  Aye  </u>
Natisha Alexander	VOTING	<u>          </u>
Samuel Wells	VOTING	<u>  Aye  </u>
Philip Calderone	VOTING	<u>          </u>
Jeffrey Collett	VOTING	<u>          </u>
Todd Curley	VOTING	<u>  Aye  </u>
Chris Spencer	VOTING	<u>  Aye  </u>

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 April 21, 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 pursuant to Governor’s Executive Order 202.1 (2020) permits the board to consider the use of telephone conferencing, “to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed; and due notice of the time and place of said meeting was duly given in accordance with the Governor’s Executive Order 202.1 (2020); (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 April 2020.

  
\_\_\_\_\_  
Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

**RESOLUTION TO ENTER INTO A CONTRACT  
WITH C.T. MALE ASSOCIATES FOR ENGINEERING SERVICES**

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 April 21, 2020 at 10:00 AM, local time.

The meeting was called to order by the Chair of 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	N
Samuel Wells	Secretary	Y
Philip Calderone	Member	N
Jeffrey Collett	Member	N
Todd Curley	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

The following resolution was offered by Todd Curley, seconded by Sam Wells, to wit:

**RESOLUTION TO ENTER INTO A CONTRACT  
WITH C.T. MALE ASSOCIATES FOR ENGINEERING SERVICES**

**WHEREAS**, a request for proposals (hereinafter the “RFP”) for Engineering Services was issued by the Albany County Land Bank Corporation (“Land Bank”) and published and distributed on Friday, January 17, 2020 to be submitted no later than Wednesday, February 12, 2020 at 2:00 pm; and

**WHEREAS**, in response thereto, C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. (hereinafter “C.T. Male”) submitted a proposal with estimates to render the requested services; and

**WHEREAS**, the Land Bank, through its Executive Director, has accepted the Proposal of C.T. Male to provide the aforesaid services; and

**WHEREAS**, in furtherance thereof, the parties executed an agreement with respect thereto, attached to this Resolution as Appendix “A”, which is subject to Board approval in accordance with the Land Bank by-laws;

**NOW, THEREFORE, BE IT RESOLVED** by the Albany County Land Bank Corporation that:

1. The Agreement for Engineering Services is hereby approved; and
2. 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>    Aye    </u>
David Traynham	VOTING	<u>    Aye    </u>
Natisha Alexander	VOTING	<u>          </u>
Samuel Wells	VOTING	<u>    Aye    </u>
Philip Calderone	VOTING	<u>          </u>
Jeffrey Collett	VOTING	<u>    Aye    </u>
Todd Curley	VOTING	<u>    Aye    </u>
Chris Spencer		

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 February 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 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 Land Bank this \_\_\_\_\_ day of February 18, 2020.



\_\_\_\_\_  
Secretary



**RESOLUTION AUTHORIZING  
LOAN FUNDS FROM THE PAYCHECK PROTECTION  
PROGRAM**

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 April 21, 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:**

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

The following resolution was offered by Todd Curley, seconded by Sam Wells, to wit:



**WHEREAS**, Article 16 of the New York Not-For-Profit Corporation Law, Section 1607(a) (4) empowers the Land Bank to borrow money at such rates of interest as the Land Bank may determine; and

**WHEREAS**, due to the COVID-19 Pandemic, the U.S. Small Business Administration has established several financial and lending programs to assist nonprofits including the Paycheck Protection Program; and

**WHEREAS**, the Land Bank has suffered economic stress due to the COVID-19 Pandemic and was approved for a \$99,900 loan from M&T Bank, the Land Bank's Banking Institution through the Payroll Protection Program

**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 Executive Director Adam Zaranko, General Counsel Catherine M. Hedgeman and/or Charles Touhey, Chairman on such terms and conditions as he/she/they may deem proper, to borrow pursuant to the terms and conditions of the Paycheck Protection Act from LENDER M&T Bank sums of money not to exceed \$99,900; and to sign, execute, and endorse all such documents as may be required by said bank to evidence such indebtedness, and;
2. 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>  Aye  </u>
David Traynham	VOTING	<u>  Aye  </u>
Natisha Alexander	VOTING	<u>          </u>
Samuel Wells	VOTING	<u>  Aye  </u>
Philip Calderone	VOTING	<u>          </u>
Jeffrey Collett	VOTING	<u>          </u>
Todd Curley	VOTING	<u>  Aye  </u>
Chris Spencer	VOTING	<u>  Aye  </u>

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 April 21, 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 pursuant to Governor's Executive Order 202.1 (2020) permits the board to consider the use of telephone conferencing, "to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed; and due notice of the time and place of said meeting was duly given in accordance with the Governor's Executive Order 202.1 (2020); (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 April 2020.

  
\_\_\_\_\_  
Secretary



**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 April 21, 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:**

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

The following resolution was offered by David Traynham, seconded by Chris Spencer, 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, General Counsel Catherine M. Hedgeman 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, General Counsel Catherine M. Hedgeman 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>  Aye  </u>
David Traynham	VOTING	<u>  Aye  </u>
Natisha Alexander	VOTING	<u>          </u>
Samuel Wells	VOTING	<u>  Aye  </u>
Philip Calderone	VOTING	<u>          </u>
Jeffrey Collett	VOTING	<u>          </u>
Todd Curley	VOTING	<u>  Aye  </u>
Chris Spencer	VOTING	<u>  Aye  </u>

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 February 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 April 2020.

  
\_\_\_\_\_  
Secretary

(SEAL)

### Albany County Land Bank April 2020 Board of Director's Sales Matrix

Parcel #	Property Address	Acquisition Date	Property Class	Applicant Name	Intended Use	Sales Recommendation
76.63-2-51	167 Second Avenue	4/4/2019	Residential Building	CMFY Corp Rene Gabino and Jermaine White	Operate As Rental Operate As Rental	Recommend to advance sale to Mr. Gabino and Mr. White with CMFY Corp as alternate buyers
31.8-1-12	19 Mount Riga Avenue (Town of Colonie)	1/10/2017	Residential Vacant Lot	Robert and Theresa Welsh	Maintain As Is	Recommend to advance sale to Mr. and Mrs Welsh
65.47-4-49	197 North Lake Avenue	9/26/2016	Residential Vacant Lot	Patrick Chiou	Maintain As Is	Recommend to advance sale to Mr. Chiou providing applicant increase offer price
65.47-4-48	199 North Lake Avenue	12/23/2019	Residential Building	Patrick Chiou	Operate As Rental	
55.17-3-1	30 Simmons Lane (Menands)	9/2/2016	Commercial Vacant Lot	Eden's Rose Foundation	Garden	Recommend to advance sale to Eden's Rose and request applicant increase offer price

### Albany County Land Bank April 2020 Board of Director's Sales Matrix

Parcel #	Property Address	Acquisition Date	Property Class	Applicant Name	Intended Use	Sales Recommendation
65.73-1-38	315 Clinton Avenue (Neighbors for Neighborhoods)	1/9/2018	Residential Building	Clare O'Connell	Primary Residence	Recommend to advance sale to Ms. O'Connell under the Neighbors for Neighborhoods Program
10.59-3-20	60 Sargent Street (Cohoes)	9/2/2016	Residential Vacant Lot	Kenneth O'Melia	Maintain As Is	Recommend to advance sale to Mr. O'Melia
65.46-3-21	614 Clinton Avenue	4/4/2019	Residential Vacant Lot	Albany Community Land Trust	Green to Own	Recommend to advance sale to Albany Community Land Trust in support of the Green to Own Program
65.45-3-27	623 Washington Avenue	12/23/2019	Residential Building	Mohammed Ali  Le Phan & Oscar Cerutti  Sulaiman Elhariri	Primary Residence  Primary Residence  Primary Residence	Recommend to advance sale to Sulaiman Elhariri with Le Phan & Oscar Cerutti as alternate buyer and Mohammed Ali as second alternate buyer



**Albany County Land Bank April 2020 Board of Director's Sales Matrix**

Parcel #	Property Address	Acquisition Date	Property Class	Applicant Name	Intended Use	Sales Recommendation
168.12-2-12	9 First Street (Town of Coeymans)	12/23/2019	Residential Vacant lot	Coeymans Recycling Center LLC	Landscaping	<b>Recommend to advance sale to Coeymans Recycling Center LLC providing applicant increase offer price</b>
47.-2-26.71	State Route 156 (Town of Knox)	12/23/2019	Residential Vacant Lot	Michael Moolick	Maintain As Is	<b>Recommend to advance sale to Mr. Moolick</b>
65.56-5-27	50 Swinton Street	2/23/2017	Residential Vacant Lot	Louis Williams	Fence	<b>Recommend to advance sale to Mr. Williams</b>