



**RESOLUTION ESTABLISHING AN UNDERSERVED
COMMUNITIES COMMITTEE AND APPOINT MEMBERS**

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 June 16, 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:

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

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

| Name | Title |
|----------------|----------------------------------|
| Adam Zaranko | Chief Executive Officer |
| Amanda Wyckoff | Director of Operations |
| Erica Ganns | Assistant Director of Operations |
| Will Sikula | Planning & Projects Coordinator |
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The following resolution was offered by Natisha Alexander, seconded by Sam Wells, to wit:

**RESOLUTION ESTABLISHING AN UNDERSERVED COMMUNITIES
COMMITTEE AND APPOINT MEMBERS**

WHEREAS, Article V Section 2 of the Bylaws of the Albany County Land Bank Corporation (“Land Bank”) authorizes the Board of Directors (“Board”), by resolution adopted by a majority of the entire Board, to designate from among its members other standing committees consisting of three (3) or more Members, which can make recommendations to the entire Board.

WHEREAS, Such standing committees shall have such authority as the Board shall by resolution provide, except that no standing committee shall have authority to:

- (a) Fill vacancies in the Board or in any Committee;
- (b) Amend or repeal these By-Laws, or adopt new By-Laws;
- (c) Amend or appeal any resolution of the Board unless, by its terms, such resolution is so amendable or repealable;
- (d) Purchase or sell property.

WHEREAS, Members of other Committees shall be appointed by the Board Chairperson/President, for a term beginning at the time of the appointment and ending at the close of the fiscal year, or sooner if the special committee work is completed;

WHEREAS, the Board wishes to establish an Underserved Communities Committee (“Committee”) to be comprised of not less than three board members, who shall constitute a majority on the committee, and who shall possess the necessary skills to understand the duties and functions of the committee; and

WHEREAS, the Committee shall have the responsibility to: (1) conduct a review of challenges and identify opportunities to better serve Underserved Populations and Communities through its mission of returning vacant and abandoned properties to productive use; (2) make recommendations to the full Board of Directors regarding the same;

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 Underserved Communities Committee shall be: Natisha Alexander, Pastor David Traynham (Chair), Charles Touhey, Samuel Wells
2. That unless vacated earlier, the Members of the Underserved Communities Committee shall continue to serve until the election of their successors at the 2021 annual meeting of the Board.

3. That the duties of the Members of the Underserved Communities Committee are effective immediately.

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> </u> |
| Natisha Alexander | VOTING | <u> Aye </u> |
| Samuel Wells | VOTING | <u> Aye </u> |
| Philip Calderone | VOTING | <u> Aye </u> |
| Jeffrey Collett | VOTING | <u> Aye </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.



**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 June 16, 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:

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

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

| Name | Title |
|----------------|----------------------------------|
| Adam Zaranko | Chief Executive Officer |
| Amanda Wyckoff | Director of Operations |
| Erica Ganns | Assistant Director of Operations |
| Will Sikula | Planning & Projects Coordinator |
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The following resolution was offered by Phil Calderone, seconded by Todd Curley, 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.

EXHIBIT A

List of Properties

- SEE ATTACHED -

Albany County Land Bank-June 2020 Board of Directors

| Parcel Number | Property Address1 | Acquisition Date | Property Class | Applicant Name | Intended Use | Offer Amount | Sales Recommendation |
|---------------|--|------------------|------------------------|--|-------------------|----------------|---|
| 75.83-1-2 | 1 Bohl Avenue | 2/23/2017 | Residential Vacant Lot | Alicia Harrison & Rah-mere Gibbs-Riggins | Fence | \$600 | Recommnd to advance sale to Ms Harrison & Alicia Harrison & Rah-mere Gibbs-Riggins. |
| 76.72-4-3 | 108 Second Avenue | 8/6/2018 | Residential Building | David Medrano | Operate As Rental | \$5,000 | Recommend to advance the sale to Mr. Medrano. |
| 133.00-2-6 | 1293 Route 9W (Selkirk) | 1/10/2017 | Residential Vacant Lot | Hieu Dang | New Construction | \$2,000 | Recommend to advance sale to Mr. Dang. |
| 76.49-1-8 | 4 Madison Place | 9/24/2019 | Residential Building | Timothy M Kelly | New Construction | \$10,000 (BAF) | TBD |
| 109.00-2-17 | 40 Elm Avenue East (Bethlehem) | 12/23/2019 | Residential Building | Daniel and Deborah Jackson | Primary Residence | \$20,000 | Recommend to advance sale to Ms. & Mr. Leto with Ms. & Mr. Jackson as alternate buyers. |
| | | | | Jill Leto | Operate As Rental | \$20,000 | |
| 65.55-4-14 | 508 Clinton Avenue | 10/26/2018 | Residential Vacant Lot | Fabiola Sanders and Dacia Wyatt | Side-Lot | \$800 | Recommend to advance sale to Ms. Sanders & Ms. Wyatt. |
| 20.76-4-7 | 66 James Street (Green Island) | 1/10/2017 | Residential Vacant Lot | Robert Boudreau | Maintain As Is | \$5,000 | Recommend to advance sale to Mr. Boudreau. |
| 20.76-4-22 | 8-10 Bleecker Street (Green Island) | 1/10/2017 | Residential Vacant Lot | Christine Mallery | Landscaping | \$5,000 | Recommend to advance sale to Ms. Mallery. |

Albany County Land Bank-June 2020 Board of Directors

| Parcel Number | Property Address1 | Acquisition Date | Property Class | Applicant Name | Intended Use | Offer Amount | Sales Recommendation |
|---------------|-------------------------|------------------|------------------------|------------------------------------|----------------|-------------------|---|
| 65.30-2-41.2 | 663 Second Street | 12/23/2019 | Residential Vacant lot | Peter Amorosa | Maintain As Is | \$2,500 | Recommend to advance sale to Mr. Amarosa with out Developmnet Requirement. |
| 65.82-1-53 | 79 North Swan Street | 2/23/2017 | Residential Vacant Lot | Sekou Kwasi Hamer and Kaiama Hamer | Maintain As Is | \$725 | Recommended to advance sale to Sekou Kwasi Hamer and Kaiama Hamer with <u>24 month Development Agreement term.</u> |
| 65.74-3-57 | 80 North Swan Street | 8/28/2017 | Residential Vacant Lot | | Maintain As Is | \$725 | |
| 65.74-3-58 | 82 North Swan Street | 8/28/2017 | Residential Vacant Lot | | Maintain As Is | \$725 | |
| 65.82-1-54 | 81 First Street | 2/23/2017 | Residential Vacant Lot | | Maintain As Is | \$725 | |
| 85.11-3-18 | Hunter Road (Bethlehem) | 12/23/2019 | Residential Vacant lot | Allen Leavens | Maintain As Is | \$27,000 (BAF) | Recommend to advance sale to Mr. Leavens. |
| 144.-2-16.3 | River Road (Coeymans) | 1/10/2017 | Residential Vacant Lot | Malcolm Rowe | Maintain As Is | \$2,601 (BAF) | Recommended to advance sale to Mahesh Naidu Aleti |
| | | | | John Duvall | Apiary | \$2,000 (BAF) | |
| | | | | Mahesh Naidu Aleti | Fence | \$11,304.36 (BAF) | |



RESOLUTION AUTHORIZING THE ISSUANCE OF A NOTICE OF AWARD TO RESPONSE TO REQUEST FOR QUALIFICATIONS FOR A CO-DEVELOPMENT PARTNER FOR THE REDEVELOPMENT OF MULTIPLE PROPERTIES IN THE SOUTH END NEIGHBORHOOD OF ALBANY, NEW YORK

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 June 16, 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:

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

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

| Name | Title |
|----------------|----------------------------------|
| Adam Zaranko | Chief Executive Officer |
| Amanda Wyckoff | Director of Operations |
| Erica Ganns | Assistant Director of Operations |
| Will Sikula | Planning & Projects Coordinator |
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The following resolution was offered by Jeffrey Collett, seconded by Sam Wells, to wit:

**RESOLUTION AUTHORIZING THE ISSUANCE OF A NOTICE OF AWARD TO
RESPONSE TO REQUEST FOR QUALIFICATIONS FOR A CO-DEVELOPMENT
PARTNER FOR THE REDEVELOPMENT OF MULTIPLE PROPERTIES IN THE
SOUTH END NEIGHBORHOOD OF ALBANY, NEW YORK**

WHEREAS, New York Not-For-Profit Corporation Law §1607(16)) authorizes the Albany County Land Bank Corporation, Inc. (“Land Bank”) to enter into partnership, joint ventures, and other collaborative relationships with municipalities and other public and private entities for the ownership, management, development, and disposition of real property;

WHEREAS, a request for qualifications (hereinafter the “RFQ”) for Co-Developer Partner(s) for the Redevelopment of Multiple Properties in the South End Neighborhood of Albany, New York was issued by the Albany County Land Bank Corporation and published and distributed on Wednesday, February 5, 2020 to be submitted no later than Friday, March 6, 2020 at 4:00 pm; and

WHEREAS, in response thereto, Toporovsky Realty Corporation in partnership with MGD Design + Construction (“TRC/MGD”) submitted a proposal in response to the RFQ; and

WHEREAS, the Land Bank, through its evaluation of the RFQ responses has determined TRC/MGD to be the highest-scoring responsive respondent to the RFQ; and

WHEREAS, in furtherance thereof, the Land Bank’s Procurement Officer has recommended the issuance of a Notice of Award to TRC/MGD so that the Land Bank may engage TRC/MGD on structuring a co-developer agreement for review by the Board of Directors pursuant to the terms of the RFQ and the Notice of Award attached to this Resolution as Appendix “A”;

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

The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

1. 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.
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> </u> |
| Natisha Alexander | VOTING | <u>Aye</u> |
| Samuel Wells | VOTING | <u>Aye</u> |
| Philip Calderone | VOTING | <u>Aye</u> |
| Jeffrey Collett | VOTING | <u>Aye</u> |
| Todd Curley | VOTING | <u>Aye</u> |
| Chris Spencer | VOTING | <u>Aye</u> |

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)

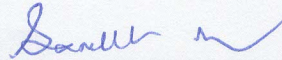
I, the undersigned Secretary of the ALBANY COUNTY LAND BANK CORPORATION, DOES HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Board, including the Resolution contained therein, held on June 16, 2020 with the original thereof on file 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 24th day of ~~June~~ July, 2020.

July



Secretary