



RESOLUTION NO. 32 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 on August 17, 2021 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 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	N
Anthony J. Capece, Jr.	Member	Y
Juanita Nabors	Member	Y
David C. Rowley	Member	N

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

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

The following resolution was offered by S. Wells, seconded by J. LaCivita, to wit:

RESOLUTION NO. 32 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
Anthony Capece	Y
Juanita Nabors	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 August 17, 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 17th day of August 2021.



Secretary

(SEAL)

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

Parcel Number	Property Address	Property Class	Property Notes	Acquisition Date	Applicant Name	Applicant Number	Intended Use	Asking Price	Disposition Recommendation
181.-2-41	Fish Road (Town of Rensselaerville)	Residential Vacant Lot	Corner of Fish Road and Edwards Hill Road. Soils are determined to be of statewide importance for farming.	5/6/2020	Mark Carroll	2180	Maintain As Is	\$5,000	Recommend to advance sale to Mark Carroll.
178.-1-23	Gedney Hill Road (Town of Coeymans)	Residential Vacant Lot	Previous owner is adjacent neighbor. Large undeveloped 12.3 acreage with limited development options	12/23/2019	Michael Ticker & Angeline Rohan	2914	New Construction	\$34,000	Recommend to advance sale Michael Ticker & Angeline Rohan.
178.-1-21	Gedney Hill Road (Town of Coeymans)	Residential Vacant Lot	Large undeveloped 3.5 acre parcel with limited development options.	12/23/2019	Valerian B. & Hope V. Masao	2796	Garden	\$14,000	Recommend to advance sale to Valerian B. & Hope Masao with Tanner & Zachary Penzabene as alternate buyer.
					Tanner & Zachary Penzabene	2845	Fence		
119.-1-14	Cedar Grove Road (Town of New Scotland)	Residential Vacant Lot	Small lot on Cedar Grove Road in New Scotland.	8/24/2018	United Upstate Service Inc.-(Ursula Mangir)	2853	Garden	\$600	Recommended to advance sale to United Upstate Service Inc. contingent upon applicant receiving local Planning Board approval for proposal.
76.71-2-27	35 Regent Street	Residential Vacant Lot	Very small lot near Second Avenue neighborhood between South End and Delaware Avenue.	12/23/2019	David Sutton	2868	Maintain As Is	\$800	Recommend to advance sale to David Sutton contingent upon closing of 37 Regent Street.
76.64-1-21	52 Delaware Street	Residential Building	Scope of Work: \$169,173 (older scope, recent estimates are higher). Building is currently unsafe to enter. One of the last vacant buildings on the block. Previous approaches to rehabbing building have been unsuccessful.	2/20/2015	TAGA Associates LLC	2895	Rental	\$5,000	Recommend to advance sale to TAGA Associates.
76.56-2-51	82 Catherine Street	Residential Vacant Lot	Lot is adjacent to several intact rowhouse style buildings but mostly vacant lots and steep topography on the other side.	1/28/2021	True Blue Properties LLC-(Noriyuki Urugn)	2884	Driveway-Parking	\$1,500	Recommend to advance sales to True Blue Properties LLC. Applicant to be referred to city of Albany Planning Department to ensure an opportunity to be aware of the rules and regulations regarding the proposed use
76.65-2-44	87 Clinton Street	Residential Vacant Lot	Same block as several Albany Housing Authority buildings. Single vacant lot between two rowhouses.	4/9/2019	Albany Community Land Trust-(Susan Cotner)	2841	Mow To Own Program	\$600	Recommend to advance sale to Albany Community Land Trust with condition that applicant acquires previously approved property sales that are ready to close.
65.72-4-51	124 Lark Street	Residential Vacant Lot	Corner lot located at Lark and Sheridan Avenue. Access to curb cut on adjacent vacant lot.	1/28/2021	Diana Moise	2876	Driveway-Parking	\$2,200	Recommend to advance sale to Diana Moise. Applicant to be referred to city of Albany Planning Department to ensure an opportunity to be aware of the rules and regulations regarding the proposed use.
65.71-1-3	124 Sherman Street	Residential Vacant Lot	Near corner of Sherman & Lexington Avenue. Vacant lot adjacent to vacant lots on both sides.	4/4/2019	Michael & Melissa Wiseso	2875	Garden	\$600	Recommend to advance sale to Michael & Melissa Wiseso.

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

Parcel Number	Property Address	Property Class	Property Notes	Acquisition Date	Applicant Name	Applicant Number	Intended Use	Asking Price	Disposition Recommendation
65.81-6-75	143 Sheridan Avenue	Residential Vacant Lot	Recent demo. Along corridor with Housing Visions apartments and across the street is two-family owner occupied units. Sheridan Ave. also has a mix of garages, light industrial buildings and parking structures.	3/19/2021	Habitat For Humanity Capital District	2886	New Construction	\$3,000	Recommend to advance sale to Habitat for Humanity Capital District.
76.64-2-51	153 Fourth Avenue	Residential Building	Building is currently unsafe to enter. Adjacent to Land Bank South End redevelopment cluster.	5/17/2021	TAGA Associates LLC	2894	Rental	\$10,000	Recommend to advance sale to Laura Trivison subject to financing being secured within (6) six months of approval with TAGA Associates as alternate buyer.
					Laura Trivison	2899	Primary Residence		
65.81-3-16	216 Orange Street	Residential Vacant Lot	Block has seen new construction of several single family homes by H4H recently.	4/4/2019	Albany Community Land Trust-(Susan Cotner)	2840	Mow To Own Program	\$600	Recommend to advance sale to Albany Community Land Trust with condition that applicant acquires previously approved property sales that are ready to close.
65.56-3-22	302 Second Street	Residential Vacant Lot	Single vacant lot adjacent to residential home on one side and several vacant lots on the other which were recently demoed building including a former City of Albany school.	9/26/2016	Albany Community Land Trust-(Susan Cotner)	2835	Mow To Own Program	\$600	Recommend to advance sale to Albany Community Land Trust with condition that applicant acquires previously approved property sales that are ready to close.
64.84-2-7	622 Park Avenue	Residential Building	Scope of work approximately \$126,000. Very close to multiple commercial corridors and parks.	3/19/2021	True Blue Properties LLC-(Noriyuki Urugn)	2878	Operate As Rental	\$29,000	Recommend to advance sale to Rukundo Nsanzurwanda with True Blue Properties LLC as alternate buyer
					Rukundo Nsanzurwanda	2801	Primary Residence		
65.52-2-17	1108 Broadway	Residential Vacant Lot	One of Several vacant lots along Broadway between Albany Street and Mohawk Street in North Albany.	2/23/2017	Allyson Smith	2733	Garden	\$600	Recommended to advance sale to Allyson Smith.



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 33 OF 2021

**RESOLUTION APPROVING AGREEMENTS OF PHONE
AND INTERNET SERVICE**

A regular meeting of the Albany County Land Bank Corporation (the "Land Bank") was convened in public session on August 17, 2021 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	
Joseph LaCivita	Vice-Chair	
Natisha Alexander	Treasurer	
Samuel Wells	Secretary	
Mark Bobb-Semple	Member	
Anthony J. Capece, Jr.	Member	
Juanita Nabors	Member	
David C. Rowley	Member	

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
	Legal Counsel

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

RESOLUTION NO. 33 OF 2021

**RESOLUTION APPROVING AGREEMENTS OF PHONE
AND INTERNET SERVICE**

WHEREAS, the Albany County Land Bank Corporation (the “Land Bank”) has requested quotes from phone and internet service providers for its office at 69 State Street, 8th Floor, Albany, New York;

WHEREAS, after reviewing the available providers and the proposals provided the Land Bank desires to engage Syndeo, LLC d/b/a Broadvoice (“Broadvoice”) for phone services and Crown Castle Fiber LLC (“Crown Caste” and together with Broadvoice, collectively, the “Providers”) for internet Services (such internet and phone services, collectively, the “Services”); 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 contracts for the Services with each Provider.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby authorize and approve of in all respects the form, terms, and provisions of the agreements with the Providers for the Services including all expenditures thereunder; 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 Amendment, 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

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 August 17, 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.

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 17th day of August 2021.



Secretary