



RESOLUTION NO. 39 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 November 16, 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	Y
Samuel Wells	Secretary	N
Mark Bobb-Semple	Member	Y
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
Susan Baker	Administrative Assistant

The following resolution was offered by N. Alexander, seconded by D. Rowley, to wit:

RESOLUTION NO. 39 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 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 Disposition Recommendations
November 2021

Parcel Number	Property Address	Property Class	Applicant Name	Applicant Number	Intended Use	Offer Amount	Disposition Recommendation
76.61-3-19	27 Bertha Street	Residential Vacant Lot	Travis Rumble	2967	Accessory Structure	\$1,500	Recommend to advance sale to Travis Rumble
65.80-1-18	48 Sherman Street	Commercial Vacant Lot	Qing Chen	2903	Garden	\$600	Recommend to advance sale to Qing Chen
64.45-1-12	136 Woodville Avenue	Residential Vacant Lot	Angelo Senat	2925	New Construction	\$600	Recommend to advance sale to Angelo Senat
65.65-6-7	210 Livingston Avenue	Residential Building	N. City Builders Inc. (Isaac Aregbesola)	2969	Primary Residence	\$15,000	Recommend to advance sale to N. City Builders Inc (Isaac Aregbesola)
65.56-5-42	257 Third Street	Residential Vacant Lot	Sally Frazier	2961	Garden	\$1,100	Recommend to advance sale to Sally Frazier
65.52-1-53	459 North Pearl Street	Residential Vacant Lot	Ivan Myers	2981	Expanded Yard Space	\$100 (SALGAL)	Recommend to advance sale to Ivan Myers under the SALGAL Program
65.52-1-54	461 North Pearl Street	Residential Vacant Lot	Ivan Myers	2982	Expanded Yard Space	\$100 (SALGAL)	Recommend to advance sale to Ivan Myers under SALGAL Program
65.30-1-40	569 Third Street	Residential Building	Vertesol LLC (Marie Carla Eustache)	2972	Redevelop/Resell	\$12,000	Recommend to advance sale to Vertesol LLC (Marie Carla Eustache)
65.55-2-3	604 Clinton Avenue	Residential Building	Collecia Smith	2973	Primary Residence	\$5,000	Recommend to advance sale to Collecia Smith
65.21-1-20	783 Livingston Avenue	Residential Building	Miaad Mahmood	2957	Operate As Rental	\$10,500	Recommend to advance sale to Miaah Mahmood
74.11-2-43	1164 New Scotland Road	Residential Vacant Lot	Sean Dunleavy	2944	Maintain As Is	\$600 B&F	Recommend to advance sale to Sean Dunleavy
83.-4-19.5	Bullock Road (Tow of New Scotland)	Residential Vacant Lot	Genesis Y. Quiles-Pared	2913	Maintain As Is	\$1,000	Recommend to advance sale to Genesis Y. Quiles-Pared
73.-1-3.4	State Farm Road (Town of New Scotland)	Residential Vacant Lot	Kody & Jordan Pinkowski	2956	Maintain As Is	\$600 Counter Offer	Recommend to advance sale to Kody & Jordan Pinkowski



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 40 OF 2021

RESOLUTION ACCEPTING BID FOR SNOW REMOVAL

A regular meeting of the Albany County Land Bank Corporation (the "Land Bank") convened in public session via teleconference in accordance with Law Chapter 417 of the Laws of 2021 of New York State on November 16, 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 board of directors of the Land Bank were present:

DIRECTORS:

Board Member	Title	Present (Y/N)
Charles Touhey	Chair	Y
Joseph LaCivita	Vice-Chair	Y
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	N
Mark Bobb-Semple	Member	Y
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	Executive Director
Nicole Green	Legal Counsel
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Susan Baker	Administrative Assistant

The following resolution was offered by J. Nabors, seconded by A. Capece, to wit:

RESOLUTION NO. 40 OF 2021

RESOLUTION ACCEPTING BID FOR SNOW REMOVAL

WHEREAS, the Albany County Land Bank Corporation (the “Land Bank”) has requested quotes from snow removal providers for its properties during the 2021-2022 winter season;

WHEREAS, after reviewing the available providers and the proposals provided, the Land Bank desires to engage Kingdom Services Unlimited, LLC (“Provider”) for snow removal services (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 accept the bid for Services from the Provider attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby authorize and approve of in all respects the form, terms, and provisions of the agreement with the Provider 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
Charles Touhey	Y
Joe LaCivita	Y
Natisha Alexander	Y
Mark Bobb-Semple	Y
Anthony Capece	Y
Juanita Nabors	Y
David Rowley	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 16, 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 16th day of November 2021.



Secretary

