



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 | N |
| Samuel Wells | Secretary | Y |
| Mark Bobb-Semple | Member | N |
| 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 J. Nabors, seconded by A. Capece, 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; 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
Property Disposition Recommendations
December 2021**

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