



RESOLUTION NO. 25 OF 2022

**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 applicable law on July 19, 2022 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	N
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Mark Bobb-Semple	Member	Y
Anthony J. Capece, Jr.	Member	Y
Juanita Nabors	Member	Y
Joseph Seman-Graves	Member	N
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
William Sikula	Planning & Projects Coordinator
Susan Baker	Enforcement & Administrative
	Coordinator
Elista Gayle	Applications Coordinator

The following resolution was offered by Natisha Alexander, seconded by Mark Bobb-Semple to wit:

RESOLUTION NO. 25 OF 2022

**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.

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
Natisha Alexander	Y
Samuel Wells	Y
Mark Bobb-Semple	Y
Juanita Nabors	Y
Anthony J. Capece Jr.	Y
David C. Rowley	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.

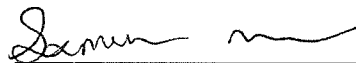
STATE OF NEW YORK)
 SS.:
COUNTY OF ALBANY)

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 July 19, 2022 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 19th day of July 2022.



Secretary

(SEAL)

EXHIBIT A

List of Properties

- SEE ATTACHED -

Albany County Land Bank Board of Directors Meeting
Property Disposition Recommendations
July 2022

Parcel Number	Property Address	Property Class	Property Notes	Acquisition Date	Applicant Name	Applicant Number	Purchase Price	Disposition Recommendation
75.83-2-18	18 Bohl Place (Albany, NY)	Residential Vacant Lot	Landlocked parcel adjacent to Graceland Cemetery and a residential street off of Delaware Avenue.	4/4/2019	Graceland Cemetery (Harry J. Ermundes)	2920	\$400	Recommend to advance sale to Graceland Cemetery (Harry J. Ermundes)
76.64-5-44	71 Second Avenue (Albany, NY)	Residential Vacant Lot	25'x105' vacant lot between two existing buildings.	12/23/2019	Ana Miquelina Fabian	3096	\$100	Recommend to advance sale of property to Ana Miquelina Fabian under the Spend a Little, Get a LOT! program subject to submission of satisfactory evidence that code violation(s) has been resolved.
75.84-1-44	128 Kenosha Street (Albany, NY) (Lots For Less Program)	Residential Vacant Lot	Very small triangle shaped lot at the end of Kenosha Street.	2/23/2017	Akosua Yeboah	3128	\$100	Recommend to advance sale of property to Akosua Yeboah under the Lots For Less program.
65.72-4-33	147 Lark Street (Albany, NY) (Lots for Less Program)	Residential Vacant Lot	19'x80' vacant lot adjacent to 149 Lark Street owned by ACLB.	8/9/2021	Caitlin Waggoner & Nan Xia	3122	\$100	Recommend to advance sale of property to Caitlin Waggoner & Nan Xia under the Lots For Less program.
65.72-4-34	149 Lark Street Albany, NY (Lots For Less Program)		19'x80' vacant lot adjacent to 147 Lark Street owned by ACLB.	8/9/2021		3131	\$100	
65.72-1-39	319 Sheridan Avenue (Albany, NY) (Lots For Less Program)	Vacant Residential Lot	22'x99' vacant lot between 2 buildings.	8/9/2021	Lawrence R. Kot	3127	\$100	Recommend to advance the sale of property to Lawrence R. Kot under the Lots For Less program.
73.-1-3.4	State Farm Road (New Scotland, NY)	Residential Vacant Lot	.75 acre landlocked residential lot.	1/10/2017	John K. Layaou Jr.	3087	\$2,276	Recommend to advance property sale to John K. Layaou Jr. without deed reverter in support of parcels being merged.

