



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 40 OF 2022

RESOLUTION APPROVING 2023 MEETING SCHEDULE

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session in accordance with applicable laws of the State of New York on December 20, 2022 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:

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	N
Joseph Seman-Graves	Member	Y
David C. Rowley	Member	N

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
Michelle Marinello	Legal Counsel
Amanda Wyckoff	Director of Operations
William Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator

The following resolution was offered by S,Wells, seconded by A. Capece, to wit:

RESOLUTION NO. 40 OF 2022

RESOLUTION APPROVING 2023 MEETING SCHEDULE

WHEREAS, pursuant to the bylaws of the Albany County Land Bank Corporation (the “Land Bank”) the Board of Directors (the “Board”) of the Land Bank believe it is in the best interest of the Land Bank to confirm and ratify the time and place of the Board’s meetings for calendar year 2023; and

WHEREAS, the Landbank will hold its meetings during 2023 at its offices located at 111 Washington Avenue, Suite 100, Albany, New York (the “Land Bank Offices”) on the following dates (collectively, the “2023 Schedule”).

January 17, 2023

February 21, 2023

March 21, 2023

April 18, 2023

May 16, 2023

June 20, 2023

July 18, 2023

August 15, 2023

September 19, 2023

October 17, 2023

November 21, 2023

December 19, 2023

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby confirm and ratify the 2023 Schedule with all such meetings to take place at the Land Bank Offices; 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.

[Reminder of Page Intentionally Left Blank]

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
Joseph LaCivita	Y
Samuel Wells	Y
Anthony Capece	Y
Joseph Seman-Graves	Y
Natisha Alexander	Absent
David Rowley	Absent
Mark Bobb-Semple	Absent
Juanita Nabors	Absent

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 December 20, 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.

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 20th day of December 2022.

Secretary



RESOLUTION NO. 41 OF 2022

RESOLUTION APPROVING RENEWAL OF EPROPERTY PLUS SUBSCRIPTION

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session in accordance with applicable laws of the State of New York on December 20, 2022 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:

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	N
Joseph Seman-Graves	Member	Y
David C. Rowley	Member	N

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
Michelle Marinello	Legal Counsel
Amanda Wyckoff	Director of Operations
William Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator

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

RESOLUTION NO. 41 OF 2022

**RESOLUTION APPROVING RENEWAL OF EPROPERTY
PLUS SUBSCRIPTION**

WHEREAS, the Albany County Land Bank Corporation (the “Land Bank”) is party to that certain Master Subscription Agreement for ePropertyPlus Services between eProperty /Innovations, LLC and the Land Bank dated December 9, 2015, as amended from time to time (the “Agreement”) for eProperty Plus software and services (the “Subscription”);

WHEREAS, the pursuant to the terms of the Agreement, the Land Bank desires to renew the Subscription for twenty-four (24) months in accordance with the terms set forth on Exhibit A attached hereto (the “Renewal”); 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 the Renewal.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby authorize and approve of in all respects the form, terms and provisions of the Renewal, and the performance by the Land Bank of its obligations under the Renewal and the Agreement; 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 Renewal, 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.

[Reminder of Page Intentionally Left Blank]

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
Joseph LaCivita	Y
Samuel Wells	Y
Anthony Capece	Y
Joseph Seman-Graves	Y
Natisha Alexander	Absent
David Rowley	Absent
Mark Bobb-Semple	Absent
Juanita Nabors	Absent

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 December 20, 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.

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 20th day of December, 2022.

Secretary

EXHIBIT A

Subscription Agreement Renewal

- SEE ATTACHED -



RESOLUTION NO. 42 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 in accordance with applicable law on December 20, 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	Y
Natisha Alexander	Treasurer	N
Samuel Wells	Secretary	Y
Mark Bobb-Semple	Member	N
Anthony J. Capece, Jr.	Member	Y
Juanita Nabors	Member	N
Joseph Seman-Graves	Member	Y
David C. Rowley	Member	N

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
Michelle Marinello	Legal Counsel
Amanda Wyckoff	Director of Operations
William Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator

The following resolution was offered by J. Seman-Graves, seconded by A. Capece, to wit:

RESOLUTION NO. 42 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
Joseph LaCivita	Y
Samuel Wells	Y
Anthony Capece	Y
Joseph Seman-Graves	Y
Natisha Alexander	Absent
David Rowley	Absent
Mark Bobb-Semple	Absent
Juanita Nabors	Absent

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 December 20, 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 20th day of December 2022.

Secretary

(SEAL)

EXHIBIT A

List of Properties

- SEE ATTACHED -

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

Parcel Number	Property Address	Property Class	Acquisition Date	Applicant Name	Applicant Number	Intended Use	Offer Amount	Disposition Recommendation
65.52-2-12 65.44-3-19	8 Mohawk Street and 11 Mohawk Street (City of Albany)	Residential Vacant Lot	4/4/2019	Aspiration Properties & Equities LLC	3226 3227	New Construction	\$600 (per lot)	<p>Recommend to advance sale to Aspiration Properties & Equities LLC and enter purchase option for the five (5) properties for up to 12 months at an additional cost of \$2,265 (in addition to the purchase price set forth in this recommendation).</p>
66.29-2-59	1233 Broadway (City of Albany)	Residential Vacant Lot	12/23/2017		3228		\$1,500	
66.29-2-59	1235 Broadway (City of Albany)	Residential Vacant Lot	12/23/2017		3229		\$1,500	
66.29-2-52	1247 Broadway (City of Albany)	Residential Vacant Lot	9/26/2016		3230		\$600	
65.72-5-63	268 Sheridan Avenue (City of Albany)	Residential Vacant Lot	4/4/2019		Ricky Johnson		3080	

