



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION NO. 34 OF 2023**

**RESOLUTION TO APPROVE PURCHASE OF INSURANCE**

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 October 17, 2023 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:**

<b>Board Member</b>	<b>Title</b>	<b>Present (Y/N)</b>
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	N
Juanita Nabors	Member	Y
Joseph Seman-Graves	Member	Y
David C. Rowley	Member	Y

**LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:**

<b>Name</b>	<b>Title</b>
Amanda Wyckoff	Director of Operations
Nicole Green	Legal Counsel
Erica Ganns	Assistant Director of Operations
Elista Gayle	Applications Coordinator

The following resolution was offered by S.Wells, seconded by D. Rowley, to wit:

## **RESOLUTION NO. 34 OF 2023**

### **RESOLUTION TO APPROVE PURCHASE OF INSURANCE**

**WHEREAS**, the Albany County Land Bank Corporation (the “Land Bank”) desires to renew certain of its insurance policies and obtain new policies for property general liability coverage (collectively, the “Policies”) for the policy period beginning November 1, 2023;

**WHEREAS**, the Land Bank staff has worked with the Land Bank’s insurance broker to obtain the best value for premium’s while insuring adequate coverage levels given the nature of the Land Bank’s operations; and

**WHEREAS**, the Land Bank board of directors (the “Board”) deems it advisable and in the best interest of the Land Bank to obtain the Policies and any associated premiums.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby authorize, approve in all respects the payment of premiums for the Policies; and be it further

**RESOLVED**, that the appropriate officers of the Land Bank, including, without limitation, 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 necessary documentation needed to obtain the Policies, 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 these resolutions, 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 the Land Bank may obtain such additional policies on terms that are deemed reasonable with the sole discretion of the Authorized Officers; 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 Committee 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.

## 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	Yes
Joseph LaCivita	Absent
Natisha Alexander	Yes
Samuel Wells	Yes
Mark Bobb-Semple	Yes
Anthony J. Capece, Jr.	Absent
Juanita Nabors	Yes
Joseph Seman-Graves	Yes
David C. Rowley	Yes

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 October 17, 2023, 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 17<sup>th</sup> day of October 2023.



\_\_\_\_\_  
Secretary



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION NO. 35 OF 2023**

**RESOLUTION APPROVING 2024 ANNUAL BUDGET**

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session via teleconference in accordance with applicable laws of the State of New York on October 17, 2023 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:**

<b>Board Member</b>	<b>Title</b>	<b>Present (Y/N)</b>
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	N
Juanita Nabors	Member	Y
Joseph Seman-Graves	Member	Y
David C. Rowley	Member	Y

**LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:**

<b>Name</b>	<b>Title</b>
Amanda Wyckoff	Executive Director
Nicole Green	Legal Counsel
Erica Ganns	Assistant Director of Operations
Elista Gayle	Applications Coordinator

The following resolution was offered by S. Wells, seconded by N. Alexander, to wit:

**RESOLUTION NO. 35 OF 2023**

**RESOLUTION APPROVING 2024 ANNUAL BUDGET**

**WHEREAS**, the Albany County Land Bank Corporation (the “Land Bank”) desires to adopt an annual budget for its 20043 fiscal year, including such projections for the use of funds as developed by the Land Bank’s advisors, in substantially the form attached hereto as Exhibit A (the “Budget”); and

**WHEREAS**, the Board of Directors (the “Board”) of the Land Bank has reviewed the budget and believes it is in the best interest of the Lank Bank to adopt the Budget.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board does hereby adopt, authorize and approve of in all respects the Budget; 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 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, its Committees 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.

*[Remainder 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	N
Natisha Alexander	Y
Samuel Wells	Y
Mark Bobb-Semple	Y
Anthony J. Capece, Jr.	N
Juanita Nabors	Y
Joseph Seman-Graves	Y
David C. 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 October 17, 2023 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 17<sup>th</sup> day of October 2023.



\_\_\_\_\_  
Secretary

**EXHIBIT A**

**2024 Budget**

- SEE ATTACHED -



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION NO. 36 OF 2023**

**RESOLUTION TO ENTER INTO AGREEMENT FOR DEMOLITION SERVICES  
BY AND AMONG ALBANY COUNTY LAND BANK CORPORATION AND  
DITONNO & SONS, LLC FOR PROPERTY LOCATED AT 30, 32, AND 34  
ALBANY STREET IN THE CITY OF ALBANY**

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session in accordance with applicable law on October 17, 2023 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:**

<b>Board Member</b>	<b>Title</b>	<b>Present (Y/N)</b>
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	N
Juanita Nabors	Member	Y
Joseph Seman-Graves	Member	Y
David C. Rowley	Member	Y

**LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:**

<b>Name</b>	<b>Title</b>
Amanda Wyckoff	Director of Operations
Nicole Green	Legal Counsel
Erica Ganns	Assistant Director of Operations
Elista Gayle	Applications Coordinator

The following resolution was offered by S. Wells, seconded by M. Bobb-Semple, to wit:



**RESOLUTION NO. 36 OF 2023**

**RESOLUTION TO ENTER INTO AGREEMENT FOR DEMOLITION SERVICES  
BY AND AMONG ALBANY COUNTY LAND BANK CORPORATION AND  
DITONNO & SONS, LLC FOR PROPERTY LOCATED AT 30, 32, AND 34  
ALBANY STREET IN THE CITY OF ALBANY**

**WHEREAS**, the Albany County Land Bank Corporation (the “Land Bank”) requested proposals for demolition contracting services to be rendered for 30, 32, and 34 Albany Street in the City of Albany, which are currently owned by the Land Bank;

**WHEREAS**, the Land Bank accepted the proposal of Ditonno & Sons, LLC (the “Contractor”) and desires to enter into an Agreement for Demolition Services with the Contractor in substantially the form attached to this Resolution as Exhibit A (the “Agreement”); and

**WHEREAS**, the Executive Director, has reviewed the proposed Agreement and believes it is in the best interest of the Land Bank to enter into the Agreement with the Contractor, which is subject to approval of the Land Bank’s Board of Directors (the “Board”) in accordance with the Land Bank’s Bylaws.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby authorize, approve and adopt in all respects the form, term, and provisions of 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 necessary documentation, including all exhibits thereto, substantially in the forms submitted to and reviewed by the undersigned, 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 the Agreement, 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 Committee thereof and all matters relating thereto; and be it further

**RESOLVED**, that all actions heretofore taken by the Board, its Committees and/or 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.

## 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	Yes
Joseph LaCivita	Absent
Natisha Alexander	Yes
Samuel Wells	Yes
Mark Bobb-Semple	Yes
Anthony J. Capece, Jr.	Absent
Juanita Nabors	Yes
Joseph Seman-Graves	Yes
David C. Rowley	Yes

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 October 17, 2023 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 17<sup>th</sup> day of October 2023.



Secretary

**Exhibit A**

Form of Demolition Services Agreement

[See attached]



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION NO. 37 OF 2023**

**RESOLUTION APPROVING AMENDMENT TO MASTER DEVELOPMENT AGREEMENT WITH REGAN DEVELOPMENT CORP.**

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session in accordance with applicable law on October 17, 2023 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:**

<b>Board Member</b>	<b>Title</b>	<b>Present (Y/N)</b>
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	N
Juanita Nabors	Member	Y
Joseph Seman-Graves	Member	Y
David C. Rowley	Member	Y

**LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:**

<b>Name</b>	<b>Title</b>
Amanda Wyckoff	Director of Operations
Nicole Green	Legal Counsel
Erica Ganns	Assistant Director of Operations
Elista Gayle	Applications Coordinator

The following resolution was offered by J. Seman-Graves, seconded by M. Bopp-Semple, to wit:

## RESOLUTION NO. 37 OF 2023

### RESOLUTION APPROVING AMENDMENT TO MASTER DEVELOPMENT AGREEMENT WITH REGAN DEVELOPMENT CORP.

**WHEREAS**, the Board of Directors (the “Board”) of the Albany County Land Bank Corporation (the “Land Bank”) previously approved at its April 18, 2023 board meeting entering into a Master Developer Agreement (the “Development Agreement”) with Regan Development Corp. (“Developer”) for the properties commonly known as 130 Ontario Street, 135 Ontario Street, 134 West Street and 154 West Street in the City of Albany, County of Albany, State of New York;

**WHEREAS**, the Land Bank and Developer desire to amend the Development Agreement to add an additional property located at 260 Bradford Street in the City of Albany by entering into an amendment in substantially the form attached hereto as Exhibit A (the “Amendment”); and

**WHEREAS**, the Board believes it is in the best interest of the Land Bank to enter into the Amendment in furtherance of the development project;

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby authorize, approve and adopt in all respects the Amendment; and be it further

**RESOLVED**, that the appropriate officers of the Land Bank, including, without limitation, the Executive Director, the Chairperson, Vice-Chairperson, Secretary and Treasurer 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 the sale; 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, its Committees 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.

## 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	Yes
Joseph LaCivita	Absent
Natisha Alexander	Yes
Samuel Wells	Yes
Mark Bobb-Semple	Yes
Anthony J. Capece, Jr.	Absent
Juanita Nabors	Yes
Joseph Seman-Graves	Yes
David C. Rowley	Yes

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.:

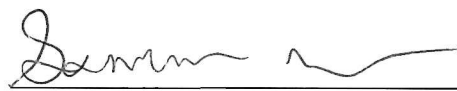
COUNTY OF ALBANY)

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 October 17, 2023 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 October 2023.

  
\_\_\_\_\_  
Secretary

**Exhibit A**

**Development Agreement Amendment**

[See attached]