



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 11

**RESOLUTION APPROVING OF THE PUBLIC
AUTHORITY BUDGET AND FINANCE PLAN**

WHEREAS, the New York Public Authorities Law requires the Board of the Albany County Land Bank Corporation (“Land Bank”) to adopt a Public Authority Budget and Finance Plan;

WHEREAS, the proposed 2017-18 Public Authority Budget and Finance Plan was drafted and reviewed by the Finance Committee of the Land Bank, in consultation with the Executive Director and counsel, and forwarded to the Board for review; and

WHEREAS, the Board has received the proposed 2017-18 Public Authority Budget and Finance Plan and have had the opportunity to review it, and said budget and finance plan is attached to this Resolution as Appendix “A”.

NOW, THEREFORE, BE IT RESOLVED, by the Land Bank that:

1. The proposed 2017-18 Public Authority Budget and Finance Plan as attached to this Resolution as Appendix “A” is hereby adopted.
2. This Resolution shall be effective immediately upon passage.

ADOPTED by the Board and **SIGNED** by the Chair on the 18th day of April, 2017.

A handwritten signature in blue ink, appearing to read 'C. T. ...', is written over a horizontal line.

Chair

ATTEST/AUTHENTICATION:

A handwritten signature in blue ink, appearing to read 'D. ...', is written over a horizontal line.

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 12

**RESOLUTION TO ENTER INTO A CONTRACT FOR
ACCOUNTING SERVICES**

WHEREAS, the Albany County Land Bank (“Land Bank”) is in need of outside bookkeeping and accounting services to carry on the day-to-day operations of the Land Bank; and

WHEREAS, the Land Bank has received and reviewed a proposal and fee schedule for outside bookkeeping and accounting services from Bowers and Company CPAs; and

WHEREAS, the Land Bank, through its Executive Director, wishes to accept the proposal and enter into the contract for services attached hereto as “Schedule A” for bookkeeping and accounting services; and

NOW, THEREFORE, BE IT RESOLVED by the Albany County Land Bank Corporation that:

1. The contract for bookkeeping and accounting services is awarded and approved to Bower’s and Company CPAs; and
2. The Executive Director is authorized to execute any and all documents for bookkeeping and accounting services; and
3. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 18th day of April 2017.

A handwritten signature in blue ink, appearing to be 'C. Long', written over a horizontal line.

Chair

ATTEST/AUTHENTICATION:

A handwritten signature in blue ink, appearing to be 'Samuel ...', written over a horizontal line.

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 13

**RESOLUTION TO ENTER INTO A CONTRACT FOR
DEBRIS REMOVAL**

WHEREAS, a request for proposals (hereinafter the “RFP”) for Debris Removal Services was issued by the Albany County Land Bank Corporation (“Land Bank”) and distributed on or about March 16, 2017 and responses were to be submitted no later than March 30, 2017 at 2 P.M.; and

WHEREAS, in response thereto, Kingdom Services Unlimited, LLC, submitted a proposal for services by March 30, 2017 to render the requested services; and

WHEREAS, the Land Bank, through its Executive Director, has accepted the Proposal of the Firm to provide the aforesaid services as the lowest qualified responsible bidder; and

WHEREAS, in furtherance thereof, the parties executed a fully-integrated agreement with respect thereto, attached to this Resolution as Appendix “A”, which is subject to Board approval in accordance with the Land Bank by-laws;

NOW, THEREFORE, BE IT RESOLVED by the Albany County Land Bank Corporation that:

1. The Agreement for Debris Removal Services to be performed by Kingdom Services Unlimited, LLC Contracting for the benefit of the Land Bank is awarded and approved; and
2. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 18th day of April 2017.

A handwritten signature in blue ink, appearing to read "D. King", written over a horizontal line.

Chair

ATTEST/AUTHENTICATION:

A handwritten signature in blue ink, appearing to read "Samuel Mills", written over a horizontal line.

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 14

**RESOLUTION TO ENTER INTO A CONTRACT FOR
PROPERTY CONTENT EVALUATION AND REDISTRIBUTION SERVICES**

WHEREAS, the Albany County Land Bank (“Land Bank”) is in need of Property Content Evaluation and Redistribution services to carry on the day-to-day operations of the Land Bank; and

WHEREAS, the Land Bank has received and reviewed a proposal and fee schedule for Property Content Evaluation and Redistribution services from Avery, Teach and Co.; and

WHEREAS, the Land Bank, through its Executive Director, wishes to accept the proposal and enter into the contract for services attached hereto as “Schedule A” for Property Content Evaluation and Redistribution services; and

NOW, THEREFORE, BE IT RESOLVED by the Albany County Land Bank Corporation that:

1. The contract for Property Content Evaluation and Redistribution services is awarded and approved to Avery, Teach and Co; and
2. The Executive Director is authorized to execute any and all documents for the services; and
3. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 18th day of April 2017.

A handwritten signature in blue ink, appearing to read 'Avery', is written above a horizontal line.

Chair

ATTEST/AUTHENTICATION:

A handwritten signature in blue ink, appearing to read 'Samuel Mills', is written above a horizontal line.

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 15

**RESOLUTION TO ENTER INTO A CONTRACT FOR
TECHNICAL ASSISTANCE**

WHEREAS, the Albany County Land Bank (“Land Bank”) has been selected as one of three 2017 scholarship recipients in the Center for Community Progress’ national Technical Assistance Scholarship Program (TASP); and

WHEREAS, the Technical assistance delivered through the scholarship program will strengthen the partnership between the Albany County Land Bank and the Albany Community Land Trust; and

WHEREAS, through TASP, recipient communities will receive up to 400 hours of assistance from a team of national experts over eight months, between April and November 2017. Assistance may include a diagnosis of the most pressing problems, evaluation of current systems and strategies, and recommendations on solutions that involve key government decision-makers, residents, and other stakeholders; and

WHEREAS, the Land Bank has received and reviewed a proposal for TASP and wishes to approve the agreement for Technical Assistance with the Center for Community Progress which is attached hereto as Schedule A; and

NOW, THEREFORE, BE IT RESOLVED by the Albany County Land Bank Corporation that:

1. The contract for the TASP technical assistance services is approved; and
2. The Executive Director is authorized to execute any and all documents for TASP technical services; and
3. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 18th day of April 2017.

A handwritten signature in blue ink, appearing to read "Atty", written over a horizontal line.

Chair

ATTEST/AUTHENTICATION:

A handwritten signature in blue ink, appearing to read "Samuel Miller", written over a horizontal line.

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 16

**RESOLUTION AUTHORIZING THE SALE 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, 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 Section 5 of the Property Disposition Policy; and

WHEREAS, the LAND BANK owns certain parcels of real property situate in the City of Albany, 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, each Property's appraised fair market value is set forth on the Properties List; 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, if any Property is being disposed of for less than fair market value, the Board of Directors (the "Board") has considered the information set forth in Section 4(g) of the Property Disposition Policy and has determined that there is no reasonable alternative to the proposed transfer that would achieve the same purpose of such transfer; 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 ALBANY COUNTY LAND BANK CORPORATION AS FOLLOWS:

1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.
2. The Members of the Board hereby authorize the LAND BANK to sell each Property to the corresponding Buyer identified on the Properties List and authorize the Executive Director to enter into a Contract to Purchase with the LAND BANK as seller and the Buyer as buyer with respect to each Property. Each Contract to Purchase will be agreeable in form and content to the Executive Director and LAND BANK counsel.
3. The Chairman, Vice Chairman and the Executive Director of the LAND BANK 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.

ADOPTED by the Board and SIGNED by the Chair this 18th day of April, 2017.



Chair

ATTEST/AUTHENTICATION:



Secretary