



ALBANY COUNTY
LAND BANK CORPORATION

**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, 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 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, 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 dated to

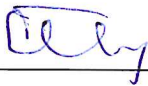
WHEREAS, the LAND BANK desires to sell each Property to the corresponding

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 20th day of August 2019.



Chair

ATTEST/AUTHENTICATION:



Secretary

Albany County Land Bank - August 2019 Sales - Sales Matrix

Property Address	ACQ Date	Parcel #	Applicant Name	Intended Use	BPO	Sales Recommendation
10 Hall Place & 41 Ten Broeck Street, Albany	2/28/2018 10/23/2018	65.82-1-2 65.82-5-59	TAGA Associates	Rental	\$30,000	Recommend to advance the sale to TAGA Associates
10 Hazelhurst Avenue, Albany	2/8/16	64.30-3-45	Edward Salisbury	Maintain as is	\$600	Recommend to advance sale to Mr. Salisbury
119 Columbia Street Extension, Cohoes	7/1/16	10.66-4-44	James Ahearn	Yard Space	\$1,000	Recommend to advance the sale to Mr. Aheran.
1353 Thacher Park Road, Berne	2/15/19	80.-2-13	Rachel & Benji Furman	New Construction/ Primary Residence	\$4,500	Recommend to advance the sale to Mr. and Mrs. Furman.
157 S. Hawk Street, Albany	2/28/18	76.56-4-34	Pedro Cedeno	Operate As Rental	\$8,000	Recommend to advance the sale to Mr. Cedeno.
18 McCrossin Avenue	4/4/19	65.49-2-4	True Blue Properties, LLC	Operate As Rental	\$30,000	Recommend to advance the sale to True Blue, LLC
			Andrew Porter Sr and Andrew Porter Jr	Operate As Rental		
187 Sherman Street, Albany	10/26/18	65.63-5-39	C-McD Properties, LLC	Parking	\$1,000	Recommend to advance the sale to C-McD Properties.
2505 Western Turnpike, Guilderland	8/24/18	39.12-2-18	Silver Lining Development LLC	New Construction	\$299,000	TBD

Albany County Land Bank - August 2019 Sales - Sales Matrix

Property Address	ACQ Date	Parcel #	Applicant Name	Intended Use	BPO	Sales Recommendation
344 Manning Boulevard, Albany	4/4/2019	64.44-2-30	Selman Ipek	Primary Residence	\$35,000	Recommend to advance the sale to Mr. Vega, with Mr. Ipek as alternate buyer.
			Alba Vega	Primary Residence		
36,38,40 Ten Broeck Place, Albany	10/28/2018	65.74-4-30	Obaroene Otigbe	Garden	\$1000 per lot	Recommend to advance the sale to Mr. Otigbe
	10/28/2018	65.74-4-29				
	2/23/2017	65.74-4-28				
490 Elk Street, Albany	10/3/18	65.46-3-43	Gary Hamilton	Side Lot	\$1,000	Recommend to advance the sale to TUS-ALB LLC with Mr. Hamilton recommended as the alternate buyer.
			TUS-ALB LLC	Side Lot		
541 Third Street, Albany	4/4/19	65.38-1-50	Tom Okure	Parking	\$1,500	Recommend to advance sale to Mr. Okure
569 Third Street, Albany	4/4/19	65.30-1-40	Construction Guru Corp dba Manhattan Interiors	Rental	\$35,000	Recommend to advance the sale to Construction Guru Corp.
57 Liebel Street, Albany	2/28/18	76.71-3-40	Sonji Henton	Side Lot	\$5,200	Recommend to advance the sale to Ms. Henton.
84 Consaul Road, Colonie	1/30/19	29.6-4-25.21	Carol Meyer	New Construction	\$10,000	Recommend to advance the sale to Ms. Mele, with Ms. Meyer as alternative buyer.
			Carol Mele	Yard Expansion		

Albany County Land Bank - August 2019 Sales - Sales Matrix

Property Address	ACQ Date	Parcel #	Applicant Name	Intended Use	BPO	Sales Recommendation
267 Mount Hope Drive (EOPP)	12/21/18	87.22-1-41	Enrique Baez Gomez and Nora Lisa Alcantara	Primary Residence	\$15,000	Recommend to advance the sale to Enrique Baez Gomez & Nora Lisa Alcantara <u>subject to securing financing</u> , with Betsy Baez & Joe Nunez recommended as alternate
			Joe Nunez and Betsy Baez	Primary Residence		



ALBANY COUNTY
LAND BANK CORPORATION

**RESOLUTION TO ENTER INTO A CONTRACT FOR
Demolition & Abatement Services**

WHEREAS, a request for proposals (hereinafter the “RFP”) for package, transport & disposal of waste disposal Services was issued by the Albany County Land Bank Corporation (“Land Bank”); and

WHEREAS, in response thereto, Bronze Contracting LLC (“Firm”), submitted a proposal for services on July 30th, 2019; 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 Abatement and Demolition Services to be performed by Bronze Contracting LLC. 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 20th day of August 2019.

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

Chair

ATTEST/AUTHENTICATION:

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

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

**RESOLUTION TO ENTER INTO A CONTRACT FOR
Demolition & Abatement Services**

WHEREAS, a request for proposals (hereinafter the “RFP”) for package, transport & disposal of waste disposal Services was issued by the Albany County Land Bank Corporation (“Land Bank”); and

WHEREAS, in response thereto, Dan’s Hauling & Demo (“Firm”), submitted a proposal for services on July 30th, 2019; 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 Abatement and Demolition Services to be performed by Dan’s Hauling & Demo, Inc. 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 20th day of August 2019.

A handwritten signature in blue ink, appearing to read "C. Kelly", written above a horizontal line.

Chair

ATTEST/AUTHENTICATION:

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

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CO-DEVELOPMENT AGREEMENT WITH HABITAT FOR HUMANITY CAPITAL DISTRICT FOR THE REHABILITATION OF 52 DELAWARE STREET

WHEREAS, the New York Not-for-Profit Corporation Law §1608(b) authorizes the Albany County Land Bank Corporation (the “Land Bank”) to acquire real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise rehabilitate said property; and

WHEREAS, pursuant to New York Not-for-Profit Corporation Law §1608(c), the Land Bank may accept transfers of real property from municipalities upon such terms and conditions as agreed to by the Land Bank and the municipality; and


WHEREAS, the property sought to be rehabilitated shall be located in the target areas of the Land Bank and the acquisition of these properties would be consistent with the Land Bank’s purpose and mission; and

WHEREAS, the Land Bank and Habitat For Humanity Capital District wish to enter into a Co-development agreement to co-develop and rehabilitate 52 Delaware Street;

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

1. The Chairman and the Executive Director of the Land Bank are each authorized and directed to execute a co-development agreement with Habitat For Humanity Capital District to co-develop and rehabilitate 52 Delaware Street;
2. The Chairman and the Executive Director of the Land Bank are each authorized and directed to execute all documents on behalf of the Land Bank which may be necessary or desirable to carry out the terms of the co-development agreement.
3. This Resolution shall take effect immediately.

ADOPTED by the Board and **SIGNED** by the Chair on the 20th day of August, 2019.



Chair

ATTEST/AUTHENTICATION:



Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION TO APPROVE AN AMENDED WHISTLEBLOWER POLICY

WHEREAS, the New York Public Authorities and Not-For-Profit Corporation Laws require the Board of the Albany County Land Bank Corporation (“Land Bank”) to adopt a Whistleblower Policy for the Corporation; and

WHEREAS, the Staff and Board from time to time require certain changes to be made to the Whistleblower Policy to reflect current policy and procedures for governance of Land Bank properties; and

WHEREAS, the Staff and Counsel have prepared proposed changes to the Whistleblower Policy and have forwarded said recommended changes to the Whistleblower Policy to the Board and the Board has received the proposed Revised Property Whistleblower Policy, has had the opportunity to review it, and said policy is attached to this Resolution as Appendix “A”.

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

1. The proposed Property Whistleblower Policy 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 20th day of August, 2019



Chair

ATTEST/AUTHENTICATION:



Secretary