



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 1-2016

**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

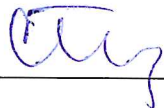
WHEREAS, if any Property is being disposed of for less than fair market value, the Board of Directors (the "Board") has considered the information set forth in Section 4(g) of the Property Disposition Policy and has determined that there is no reasonable alternative to the proposed transfer that would 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 19th day of January, 2015.



Chair

ATTEST/AUTHENTICATION:



Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 2

RESOLUTION AUTHORIZING THE ACQUISITION OF 207 ELM 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; 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 Land Bank wishes to acquire 207 Elm Street; and

WHEREAS, the properties are 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

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

1. The Land Bank is hereby authorized to acquire title to 207 Elm Street;
2. The 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.
3. This Resolution shall take effect immediately.

ADOPTED by the Board and **SIGNED** by the Chair on the 19th day of January, 2015.

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Chair

ATTEST/AUTHENTICATION:

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Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 3

**RESOLUTION APPROVING THE REVISED DISPOSITION POLICY OF THE
ALBANY COUNTY LAND BANK CORPORATION**

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 revised Property Disposition Policy for the Corporation; and

WHEREAS, the Land Bank passed a resolution adopting a Property Disposition Policy that was drafted by counsel, and forwarded to the Board for review on May 15, 2015; and

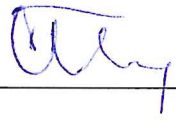
WHEREAS, a legislative change required a proposed Revised Property Disposition Policy to be drafted by counsel, and forwarded to the Board for review; and

WHEREAS, the Board has received the proposed Revised Property Disposition Policy, have 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 Disposition 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 19th day of January, 2016.



Chair

ATTEST/AUTHENTICATION:



Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 4

**RESOLUTION APPROVING THE REVISED INTERNAL CONTROL POLICY OF
THE ALBANY COUNTY LAND BANK CORPORATION**

WHEREAS, the New York Public Authorities Law and New York State Not-For-Profit Corporation Law requires the Board of the Albany County Land Bank Corporation (“Land Bank”) to adopt an internal control policy for the Corporation that outlines the process by which the Land Bank will safeguard its assets; check the accuracy and reliability of its accounting data and financial reporting; promote the effectiveness and efficiency of its financial operations; ensure compliance with this provision and general good governance and internal control standards; and encourage adherence to prescribed managerial policies; and

WHEREAS, the a proposed revised Internal Control Policy was drafted and reviewed by the Finance Committee of the Land Bank, in consultation with counsel, and forwarded to the Board for review; and

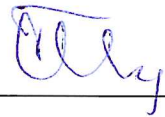
WHEREAS, the Public Authority Law of the State of New York requires that Land Bank to conduct an annual assessment of the effectiveness of such internal controls and as specified in the Policy, the Executive Director and the Finance Committee will work jointly in order to provide such an annual assessment; and

WHEREAS, the Board has received the proposed Revised Internal Control Policy, have 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:

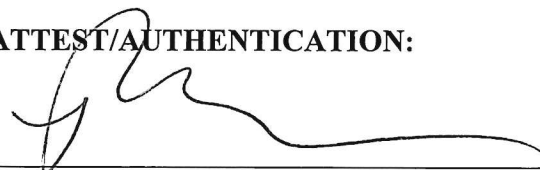
1. The proposed Internal Control Policy as attached to this Resolution as Appendix “A” is hereby adopted.
2. This Resolution shall be effective immediately upon passage.

ADOPTED by the Board and **SIGNED** by the Chair on the 19th day of January, 2015.



Chair

ATTEST/AUTHENTICATION:



Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 5

RESOLUTION AUTHORIZING THE PURCHASE OF INSURANCE

WHEREAS, Article 16 of the New York Not-For-Profit Corporation law empowers the land Bank to procure insurance against losses in connection with the real property, assets, or activities of the Land Bank; and

WHEREAS, the members of the board have reviewed the insurance proposals presented to the board by the Land Bank's Executive Director and Chairman of the Board on October 20, 2015; and

WHEREAS, the members of the board and staff of the Land Bank wish to increase the Land Bank's insurance coverage;

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

1. The Insurance proposal presented to the board on January 19 2016 sufficiently protects the Land Bank against losses in connection with the real property, assets, or activities of the Land Bank; and
2. The Land Bank's Executive Director and Chairman of the Board are authorized to execute the final insurance application and policies.
3. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 19th day of January, 2016.

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Chair

ATTEST/AUTHENTICATION:

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Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 6

**RESOLUTION TO ENTER INTO A CONTRACT FOR
ROOF REPLACEMENT SERVICES**

WHEREAS, a request for proposals (hereinafter the “RFP”) for Roof Replacement Services was issued by the Albany County Land Bank Corporation (“Land Bank”) and published and distributed on November 3, 2015 to be submitted no later than November 9, 2015 at 2 P.M.; and

WHEREAS, in response thereto, Allmighty General Contracting, LLC, submitted a proposal for services on November 9, 2015 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 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 Roof Replacement Services to be performed by Allmighty General 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 19th day of January, 2016.



Chair

ATTEST/AUTHENTICATION:



Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 7

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

WHEREAS, a request for proposals (hereinafter the “RFP”) for Roof Replacement Services was issued by the Albany County Land Bank Corporation (“Land Bank”) and Habitat For Humanity Capital District (“HfHCD”) pursuant to a co-development agreement between the Land Bank and HfHCD, and published and distributed on or about December 3, 2015 to be submitted no later than December 17, 2015 at 2 P.M.; and

WHEREAS, in response thereto, Cousins Construction, LLC, submitted a proposal for services on December 17, 2015 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 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 Roofing Services to be performed by Cousins Construction, 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 19th day of January, 2016.

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Chair

ATTEST/AUTHENTICATION:

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Secretary