



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION 30**

**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;

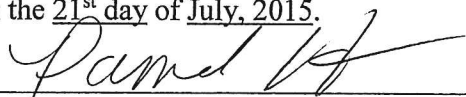
**WHEREAS**, the proposed Public Authority Budget and Finance Plan was drafted and reviewed by the Finance Committee of the Land Bank, in consultation with the Executive Director and counsel, and forwarded to the Board for review; and

**WHEREAS**, the Board has received the proposed 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 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 21<sup>st</sup> day of July, 2015.

  
\_\_\_\_\_  
Chair

**ATTEST/AUTHENTICATION:**

  
\_\_\_\_\_  
Secretary



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION 31**

**RESOLUTION APPROVING OF THE POLICY ON PUBLIC ACCESS TO PUBLIC MEETINGS OF THE ALBANY COUNTY LAND BANK CORPORATION**

**WHEREAS**, the New York State Not-For-Profit Law requires the Board of the Albany County Land Bank Corporation (“Land Bank”) to adopt a policy on public access to public meetings for the Corporation; and

**WHEREAS**, the proposed policy on public access to public meetings was drafted and reviewed by the Governance Committee of the Land Bank, in consultation with counsel, and forwarded to the Board for review; and

**WHEREAS**, the Board has received the proposed policy on public access to public meetings, 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 policy on public access to public meetings 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 21st day of July, 2015.

A handwritten signature in black ink, appearing to read 'P. ...', written over a horizontal line.

Chair

**ATTEST/AUTHENTICATION:**

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

Secretary



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION 32**

**RESOLUTION APPROVING OF THE POLICY ON PUBLIC ACCESS TO RECORDS  
OF THE ALBANY COUNTY LAND BANK CORPORATION**

**WHEREAS**, the New York State Not-For-Profit Law requires the Board of the Albany County Land Bank Corporation (“Land Bank”) to adopt a policy on public access to records for the Corporation; and

**WHEREAS**, the proposed policy on public access to records was drafted and reviewed by the Governance Committee of the Land Bank, in consultation with counsel, and forwarded to the Board for review; and

**WHEREAS**, the Board has received the proposed policy on public access to records, 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 policy on public access to records 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 21st day of July, 2015.

  
\_\_\_\_\_  
Chair

**ATTEST/AUTHENTICATION:**

  
\_\_\_\_\_  
Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION 33

**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, Section 4(g) of the Land Bank's Disposition of Real and Personal Property (the "Property Disposition Policy") permits the Land bank to dispose of property for less than fair value by negotiation when the disposal is within the mission, purpose, or governing statute of the LAND BANK, subject to obtaining such competition as is feasible under the circumstances ; and

WHEREAS, Section 4(f) of the Property Disposition Policy also permits the Land Bank to dispose of property by negotiation when the fair market value of the property does not exceed Fifteen Thousand Dollars (\$15,000.00), subject to obtaining such competition as is feasible under the circumstances; 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 21<sup>st</sup> day of July, 2015.

ATTEST/AUTHENTICATION:

Secretary

Chair



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION 34

**RESOLUTION AUTHORIZING THE ACQUISITION OF 454 FIRST STREET FROM THE COUNTY OF ALBANY TO THE ALBANY COUNTY LAND BANK CORPORATION**

**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 County of Albany holds title to 454 First Street, a certain tax foreclosed, abandoned, and vacant parcel of real property, more particularly described in the attached Appendix “A”; and

**WHEREAS**, the property is located in the target areas of the Land Bank and the acquisition of the property 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 454 First Street from the County of Albany, more particularly described in the attached Appendix “A”; and 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.
2. This Resolution shall take effect immediately.

**ADOPTED** by the Board and **SIGNED** by the Chair on the 21st day of July, 2015.

  
\_\_\_\_\_  
Chair

**ATTEST/AUTHENTICATION:**

  
\_\_\_\_\_

Secretary



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION 35**

**RESOLUTION APPROVING OF THE PURCHASE CONTRACT AND ENFORCEMENT NOTE AND MORTGAGE OF THE ALBANY COUNTY LAND BANK CORPORATION**

**WHEREAS**, the New York State Not-For-Profit Law and the New York State Public Authorities Law requires the Board of the Albany County Land Bank Corporation (“Land Bank”) to adopt a purchase contract and enforcement note and mortgage for the Corporation; and

**WHEREAS**, the proposed enforcement note and mortgage was drafted and reviewed by the Property Disposition Committee of the Land Bank, in consultation with counsel, and forwarded to the Board for review; and

**WHEREAS**, the Board has received the proposed enforcement note and mortgage and have had the opportunity to review it, and said enforcement note and mortgage is attached to this Resolution as Appendix “A”.

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

1. The proposed enforcement note and mortgage as attached to this Resolution as Appendix “A” are hereby adopted.
2. This Resolution shall be effective immediately upon passage.

**ADOPTED** by the Board and **SIGNED** by the Chair on the 21st day of July, 2015.

---

Chair

**ATTEST/AUTHENTICATION:**

---

Secretary





ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION 36

RESOLUTION TO ENTER INTO A CONTRACT FOR  
REAL ESTATE LISTING SERVICES

WHEREAS, a request for proposals (hereinafter the "RFP") for Real Estate Listing Services was issued by the Albany County Land Bank Corporation ("Land Bank") and published and distributed on Friday May 15, 2015 to be submitted no later than Friday, May 29, 2015 at 2 P.M.; and

WHEREAS, in response thereto, the Real Estate Services Firm, Keller Williams Capital District, by and through its Agent Peter McKee, submitted a proposal for services on May 29, 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 Real Estate listing Services to be performed by Peter McKee of Keller Williams, Capital District 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 21st day of July, 2015.

Chair

ATTEST/AUTHENTICATION:

Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION 37

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

**WHEREAS**, a request for proposals (hereinafter the “RFP”) for Demolition Services was issued by the Albany County Land Bank Corporation (“Land Bank”) and published and distributed on June 12, 2015 to be submitted no later than June 29, 2015.; and

**WHEREAS**, in response thereto, the Contractor Di Tonno and Sons, submitted a proposal for services on June 23, 2015 to render the requested services; and

**WHEREAS**, the Land Bank, through its Executive Director, has accepted the Proposal of the Consultant 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 Demolition Services to be performed by the Contractor Di Tonno and Sons, 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 21st day of July, 2015.

A handwritten signature in black ink, appearing to be 'J. Di Tonno', written over a horizontal line.

Chair

ATTEST/AUTHENTICATION:

A handwritten signature in black ink, appearing to be 'J. Di Tonno', written over a horizontal line.

Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION 38

RESOLUTION TO ENTER INTO A CONTRACT FOR  
AIR MONITORING SERVICES

**WHEREAS**, a request for proposals (hereinafter the “RFP”) for Air Monitoring Services was issued by the Albany County Land Bank Corporation (“Land Bank”) and published and distributed on June 18, 2015 to be submitted no later than July 2, 2015.; and

**WHEREAS**, in response thereto, the Contractor ALECS, LLC, submitted a proposal for services on July 2, 2015 to render the requested services; and

**WHEREAS**, the Land Bank, through its Executive Director, has accepted the Proposal of the Consultant 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 Demolition Services to be performed by the Contractor ALECS, 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 21st day of July, 2015.

A handwritten signature in black ink, appearing to be 'P. V. H.', written over a horizontal line.

Chair

ATTEST/AUTHENTICATION:

A handwritten signature in black ink, appearing to be 'J. P. H.', written over a horizontal line.

Secretary



ALBANY COUNTY  
LAND BANK CORPORATION

RESOLUTION 39

RESOLUTION TO ENTER INTO A CONTRACT FOR  
AUDITING AND TAX SERVICES

WHEREAS, a request for proposals (hereinafter the "RFP") for auditing and tax services was issued by the Albany County Land Bank Corporation ("Land Bank") and published and distributed on Friday May 15, 2015 to be submitted no later than Friday, ~~May 29, 2015~~ at 2 P.M.; and *June 5, 2015*

WHEREAS, in response thereto, the Consultant, Bonadaio Group, submitted a proposal for services on June 5, 2015 to render the requested services; and

WHEREAS, the Land Bank, through its Executive Director, has accepted the Proposal of the Consultant 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 Auditing and Tax Services to be performed by the Consultant, Bonadaio Group, 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 21<sup>th</sup> day of July, 2015.

Chair

ATTEST/AUTHENTICATION:

Secretary



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION 40**

**RESOLUTION APPROVING OF THE ALBANY COUNTY LAND BANK CORPORATION MISSION STATEMENT**

**WHEREAS**, the Board of the Albany County Land Bank Corporation (“Land Bank”) wishes to adopt a Mission Statement for the Corporation; and

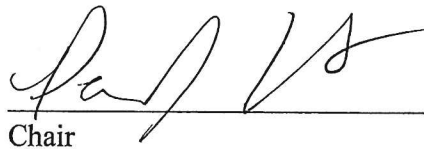
**WHEREAS**, the proposed Mission Statement was drafted and reviewed by a Committee of the Land Bank, and forwarded to the Board for review; and

**WHEREAS**, the Board has received the proposed Mission Statement, have had the opportunity to review it, and said Mission Statement is attached to this Resolution as Appendix “A”.

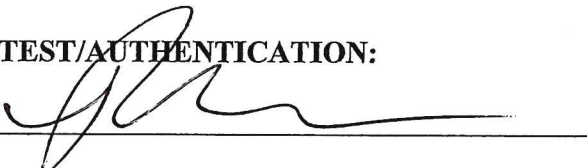
**NOW, THEREFORE, BE IT RESOLVED**, by the Land Bank that:

1. The proposed Mission Statement 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 21<sup>st</sup> day of July, 2015

  
Chair

**ATTEST/AUTHENTICATION:**

  
Secretary



**RESOLUTION NO. 41**

**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, Section 4(g) of the Land Bank's Disposition of Real and Personal Property (the "Property Disposition Policy") permits the Land bank to dispose of property for less than fair value by negotiation when the disposal is within the mission, purpose, or governing statute of the LAND BANK, subject to obtaining such competition as is feasible under the circumstances; and

WHEREAS, Section 4(f) of the Property Disposition Policy also permits the Land Bank to dispose of property by negotiation when the fair market value of the property does not exceed Fifteen Thousand Dollars (\$15,000.00), subject to obtaining such competition as is feasible under the circumstances; 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 that:

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.