



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 18th day of June 2019.



Chair

ATTEST/AUTHENTICATION:



Secretary

Albany County Land Bank Corp., June 2019 Sales - Board of Director's Meeting						
Property Address (City of Albany unless otherwise noted)	Acq date	Parcel #	Applicant Name	Intended Use	BPO	A&D Recommendation
136 Lark Street	4/4/19	65.72-4-45	Mary Kittle	Parking Lot	\$1,500	Recommend to advance the sale to Mary Kittle for a discounted price of \$100, in accordance with the amended Residential Side Lot Policy.
74 Lark Street	4/4/19	65.73-5-79	Albany Housing Authority	Parking/ Green Space	\$5,000	Recommend to advance the sale to Albany Housing Authority.
69 Grand Street	4/9/19	76.49-2-73	TCB Holdings	Green Space/ADA Access	\$12,500	Recommend to advance the sale to The Community Builders.
176 Orange Street	4/4/19	65.81-6-46	Talbot and Tina Robinson	Garden	\$1,500	Recommend to advance the sale to Tina and Talbot Robinson
57 Cohoes Road (Town of Colonie)	9/2/16	20.20-2-14	Robert Nichols	Garden	\$5,000	Recommend to advance the sale to Robert Nichols
531 1st Street	4/4/19	65.46-4-30	Philip Guerra	Green Space	\$1,500	Recommend to advance the sale to Phillip Guerra for \$500 in accordance with the amended Residential Side Lot Policy.
171 & 173 3rd Avenue	11/29/18	76.56-4-42 & 76.56-4-41	Franck Wa-Mpezya	Driveway/ Garage	\$1,500 & \$500	Recommend to advance the sale to Franck Wa-Mpezya
26 Sherman Street	4/4/2019	65.80-1-30	Roy Conrad III	Side Lot	\$5,000	Recommend to advance the sale Roy Conrad
Fuller Station Road & West Lydius Street (Town of Guilderland)	8/24/2018	26.00-3-26 26.00-3-27 26.00-3-28	Edward Glenning	New Construction	\$3,000 (\$1,000 per lot)	Recommend to advance the sale to Edward Glenning
67 George Street (Green Island)	1/10/2017	33.21-1-17	Joseph & Roseann Domey	Green Space	\$5,000	Recommend to advance the sale to Mr. & Mrs. Domey
350 Livingston Ave	2/23/17	65.56-5-11	EFN Properties	Rental	\$8,000	Recommend to advance the sale to EFN Properties
308 First Street	2/20/2015	65.64-1-15	Albany Community Land Trust	Green Space	100	Recommend to advance the sale to ACLT.
389 Orange Street	2/20/2015	65.64-3-50	Taga Associates	Backyard	\$250	Recommend to advance the sale to TAGA Associates



ALBANY COUNTY
LAND BANK CORPORATION

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

WHEREAS, the Albany County Land Bank (“Land Bank”) adopted a side-lot policy in conjunction with its adopted Property Disposition Policy; and

WHEREAS, the Land Bank wishes to revise said Side Lot Policy; and

WHEREAS, the proposed Revised Side-Lot Policy was drafted and reviewed by the Staff, in consultation with counsel, and forwarded to the Board for review; and

WHEREAS, the Board has received the proposed Revised Side Lot 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 Revised Side-Lot 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 17th day of June, 2019.

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

Chair

ATTEST/AUTHENTICATION:

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

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION APPROVING A LICENSE AGREEMENT BETWEEN THE ALBANY COUNTY LAND BANK AND HABITAT FOR HUMANITY CAPITAL DISTRICT

WHEREAS, Habitat For Humanity Capital District is seeking to use 216 Orange Street as a staging area for a construction project; and

WHEREAS, the Albany County Land Bank, Inc. ("Land Bank") owns and maintains the property located at 216 Orange Street, City of Albany; and

WHEREAS, the Land Bank and Habitat for Humanity Capital District, wish to enter into a Temporary Use License Agreement with regard to 216 Orange Street; and

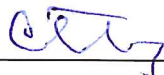
WHEREAS, the proposed Temporary Use License Agreement was drafted by counsel, and forwarded to the Board for review; and

WHEREAS, the Board has received the proposed Temporary Use License Agreement, has had the opportunity to review it, and said Agreement is attached to this Resolution as Appendix "A".

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

1. The proposed Temporary Use License Agreement attached to this Resolution as Appendix "A" is hereby adopted.
2. That the Executive Director has the Authority to enter into and carry out the terms of the Temporary Use License Agreement.
3. This Resolution shall be effective immediately upon passage.

ADOPTED by the Board and **SIGNED** by the Chair on the 17th day of June, 2019



Chair

ATTEST/AUTHENTICATION:



Secretary



ALBANY COUNTY
LAND BANK CORPORATION

**RESOLUTION APPROVING A PROPERTY MAINTENANCE AGREEMENT
BETWEEN THE ALBANY COUNTY LAND BANK AND HOME LEASING
CONSTRUCTION, LLC**

WHEREAS, Home Leasing Construction, LLC is seeking to an extension of time to close the sale of 133 Clinton Ave.; (Tax Map ID # 65.82-2-46); 303 Clinton Ave.; (Tax Map ID # 65.73-1-32); 307 Clinton Ave.; (Tax Map ID # 65.73-1-34); and

WHEREAS, the Albany County Land Bank, Inc. (“Land Bank”) owns and maintains the properties located at 133 Clinton Ave.; (Tax Map ID # 65.82-2-46); 303 Clinton Ave.; (Tax Map ID # 65.73-1-32); 307 Clinton Ave.; (Tax Map ID # 65.73-1-34); and

WHEREAS, the Land Bank and Home Leasing Construction, LLC, wish to enter into a Property Maintenance Agreement with regard to the aforementioned properties; and

WHEREAS, the proposed Property Maintenance Agreement was drafted by counsel, and forwarded to the Board for review; and

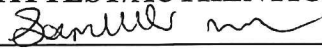
WHEREAS, the Board has received the proposed Property Maintenance Agreement, has had the opportunity to review it, and said Agreement is attached to this Resolution as Appendix “A”.

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

1. The proposed Property Maintenance Agreement attached to this Resolution as Appendix “A” is hereby adopted.
2. That the Executive Director has the Authority to enter into and carry out the terms of the Property Maintenance Agreement.
3. This Resolution shall be effective immediately upon passage.

ADOPTED by the Board and **SIGNED** by the Chair on the 17th day of June, 2019

ATTEST/AUTHENTICATION:


Secretary


Chair