



ALBANY COUNTY  
LAND BANK CORPORATION

**RESOLUTION APPROVING OF THE APPOINTMENT OF OFFICERS  
TO THE LAND BANK BOARD**

**WHEREAS**, the Albany County Land Bank (“Land Bank”) Board of Directors is empowered to elect Officers of the Board of Directors; and

**WHEREAS**, the offices of Treasurer and Secretary of the Land Bank Board remain vacant; and

**WHEREAS**, the Land Bank Board wishes to nominate David Traynham to the office of Treasurer of the Land Bank Board; and

**WHEREAS**, the Land Bank Board wishes to nominate Samuel Wells to the office of Secretary of the Land Bank Board; and

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

1. David Traynham be elected Treasurer of the Land Bank Board of Directors; and
2. Samuel Wells be elected Secretary of the Land Bank Board of Directors; and
3. This Resolution shall take effect immediately.

**ADOPTED** by the Board and **SIGNED** by the Chair on the 21st day of March, 2017.

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Chair

**ATTEST/AUTHENTICATION:**

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Secretary



**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 21st day of March, 2017.

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Chair

ATTEST/AUTHENTICATION:

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Secretary

**FIRST STREET LOTS, ALBANY NY**

Property Address	Intended Use	Tax Map Parcel Number	Lot Size	Zoning
458 First Street	Community Food System	65.55-1-12	25 x 125	R2A
457 First Street	Community Food System	65.47-3-27	25 x 118	R2A
456 First Street	Community Food System	65.55-1-13	31 x 125	R2A
454 First Street	Community Food System	65.55-1-14	24 x 125	R2A
452 First Street	Community Food System	65.55-1-15	23 x 80	R2A
450 First Street	Community Food System	65.57-1-16	23 x 80	R2A

**APPLICANTS**

**Applicant:** Eden's Rose Foundation (Executive Director Greg Sheldon)

**Offer price:** \$1,200 (\$200 per lot)

**Proposal:** Applicant plans to construct and operate a Community Food System

**Proposed invest/funds:** \$10,000 (first phase) /Business Account

**COMMITTEE RECOMMENDATIONS**

**Community Advisory:** Expressed interest in the proposal and suggested that the applicant continue conversations and address questions regarding the proposal with local community stakeholders (evidence of stakeholder support has been submitted to the Land Bank)

**Acquisition and Disposition:** Recommend to advance subject to applicant agreeing to ACLB right of first refusal to reacquire the properties through transfer if proposed plan does not materialize within a certain timeframe

**NOTES**

The applicant has provided evidence of considerable support from the community and other stakeholders. Eden's Rose Foundation's proposal is centered on developing a community based garden to increase access to nutritious foods, serve the local community and create volunteer and vocational training opportunities to support the local economy and realize associated health and environmental benefits locally. Lots have been in ACLB inventory for considerable time and have received no interest.

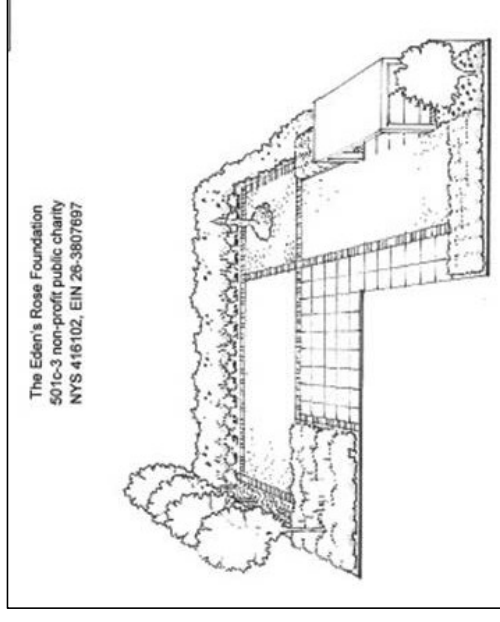
**APPLICATION SUMMARY**

**Total applications received:** 1

**Incomplete:** 0



ALBANY COUNTY  
LAND BANK CORPORATION



**387 FIRST STREET ALBANY, NY**

**Tax map parcel number:** 65.55-6-52      **Neighborhood:** West Hill

**Land Bank acquired:** 9/26/2016      **Structure type:** Residential Vacant Lot

**Zoning:** R2A      **Number of units:** N/A

**Lot size:** 118 x 23      **Building sq ft:** N/A

**BPO:** N/A      **Listing price:** N/A

**Land Bank investment:** N/A      **Water Bill Due:** N/A

**Property Taxes Owed:** TBD

**APPLICANTS**

**Applicant 1:** Delana Fletcher

**Offer price:** \$ 750

**Proposal:** Applicant is seeking to purchase the property through the Land Bank's side lot program.  
**Proposed invest/# units/funds:** Fencing--Personal Account

**COMMITTEE RECOMMENDATIONS**

**Community Advisory:** TBD

**Acquisition and Disposition:** Recommend to advance

**NOTES**

Ms. Fletcher recently acquired the adjacent property and now resides at 385 First Street. Ms. Fletcher works nights for NYS and wants to create an off-street parking area to feel safer coming home after hours. Applicant is seeking to purchase the property and will install fences. Subject to required approvals, applicant will utilize part of lot as a driveway. Applicant has acknowledged that a curb cut may not be permissible and would like to acquire the property for use as open space.

**APPLICATION SUMMARY**

**Total applications received:** 1

**Incomplete:** 0



## 502 SECOND STREET ALBANY, NY

<b>Tax map parcel number:</b>	65.46-4-27	<b>Neighborhood:</b>	West Hill
<b>Land Bank acquired:</b>	2/23/2017	<b>Structure type:</b>	Residential Vacant Lot
<b>Zoning:</b>	R2A	<b>Number of units:</b>	N/A
<b>Lot size:</b>	118 x 25	<b>Building sq ft:</b>	N/A
<b>Land Bank Investment</b>	N/A		
<b>APPLICANTS</b>			
<b>Applicant 1:</b>	William Takach—side lot		
<b>Offer Price:</b>	\$250		
<b>Proposal:</b>	Applicant is proposing to utilize the lot as a driveway and will install a matching fence around the perimeter, subject to obtaining required approvals		
<b>Proposed Investment</b>	Curb cut and fencing, ~\$5,000		
<b>COMMITTEE RECOMMENDATIONS</b>			
<b>Community Advisory:</b>	N/A		
<b>Acquisition and Disposition:</b>	Recommend to advance		

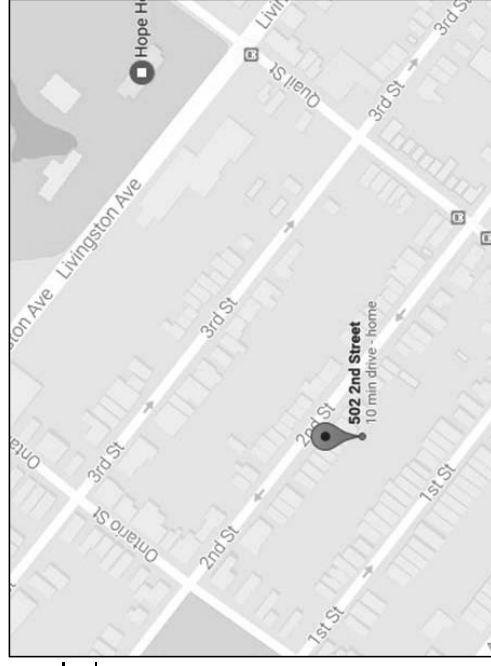


### NOTES

Mr. Takach has lived in the West Hill neighborhood for 25 years and is a retired City of Albany trash collector. Off street parking is desired and this lot is adjacent to his primary residence, a single family home. Mr. Takach has been maintaining the property for the past 15 years: mowing the grassy area, shoveling the sidewalk and picking up debris. He's taken down a tree that was encroaching on his yard at his own expense (\$400), when the property was abandoned. The applicant's residence has been listed on the MLS for over 1 year.

### APPLICATION SUMMARY

**Total applications received:** 1  
**Incomplete:** 0



**15 GRENADA TERRACE, VILLAGE OF MENANDS**

<b>Tax map parcel number:</b>	44.6-4-8	<b>Neighborhood:</b>	Menands
<b>Land Bank acquired:</b>	1/10/2017	<b>Structure type:</b>	Residential Building
<b>Zoning:</b>	04	<b>Number of units:</b>	1
<b>Lot size:</b>	.24 Acres	<b>Building sq ft:</b>	737
<b>BPO/Listing price:</b>	\$24,900	<b>Property Taxes Owed:</b>	TBD
<b>Land Bank investment:</b>	Clean-out		



**APPLICANTS**

**Applicant 1:** Suliman Moflhi  
**Offer price:** \$27,000  
**Proposal:** Applicant is seeking to purchase the property, rehabilitate and utilize it as his primary residence  
**Proposed invest/# units/funds:** \$15,000/2/Personal savings

**Applicant 2:** Carlos Quiles (**RECOMMENDED FIRST**)  
**Offer Price:** \$ 25,000  
**Proposal:** Applicant is seeking to purchase the property, rehabilitate and utilize it as primary residence  
**Proposed invest/# units/funds:** \$19,500/2/Personal Account

**Applicant 3:** Mark Malinoski (**RECOMMENDED SECOND**)  
**Offer Price:** Applicant is seeking to purchase the property, rehabilitate and utilize it as a rental property  
**Proposal:** \$26,000  
**Proposed invest/# units/funds:** \$61,000/2/Mortgage

**COMMITTEE RECOMMENDATIONS**

**Community Advisory:** TBD  
**Acquisition and Disposition:** Recommend to advance to the Board



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**NOTES**

Applicant 1: Mr. Moffhi has 7 years of experience renovating properties with his father and will complete most of the renovation himself.

Applicant 2: Mr. Quiles and his fiancé want to downsize to prepare financially to return to school. If awarded this property, this will be the third property Mr. Quiles will completely renovate. Mr. Quiles will perform most of the work himself.

Applicant 3: Mr. Malinoski's family has resided in the neighborhood for over 22 years and he would like to maintain the integrity of the neighborhood. Mr. Malinoski is a licensed professional Engineer and has over 30 years of experience in building reconstruction, design and construction contracting.

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**APPLICATION SUMMARY**

**Total applications received: 4**

**Incomplete/withdrawn: 1**





**311 BROADWAY, VILLAGE OF MENANDS**

Tax map parcel number:	55.6-2-14	Neighborhood:	Menands
Land Bank acquired:	1/10/2017	Structure type:	Residential Building
Zoning:	04	Number of units:	1
Lot size:	.07 Acres	Building sq ft:	1741
BPO/Listing price:	\$35,000	Water Bill Due:	N/A
Land Bank investment:	None	Property Taxes:	TBD

**APPLICANTS**

**Applicant 1:** NLK Ventures LLC (Lawrence Henderson and Nicholas DiBiase)  
**Offer price:** \$ 30,000  
**Proposal:** Applicant will rehabilitate and resell property  
**Proposed invest/# units/funds:** \$70,000/single family/Personal Account

**COMMITTEE RECOMMENDATIONS**

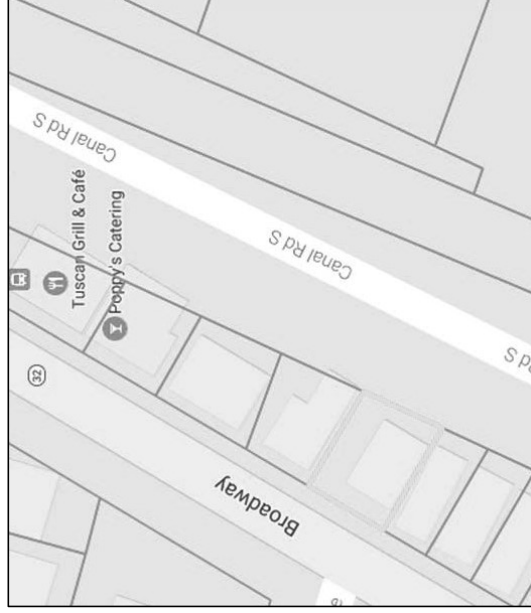
**Community Advisory:** (Submitted to Village, did not received response)  
**Acquisition and Disposition:** Recommend to advance

**NOTES**

Mr. Henderson has over 35 years of construction-related experience. NLK Ventures is owned by two family members (in-laws) and was formed in 2008. To date, NLK Ventures LLC has completed three full renovations and have successfully resold the properties. The business is based out of Watervliet, Mr. Henderson resides in Watervliet and Mr. DiBiase resides in Menands. Mr. DiBiase's family operates Poppy's Place, a restaurant located at 325-327 Broadway.

**APPLICATION SUMMARY**

**Total applications received:** 1  
**Incomplete:** 0



**1628 HELDERBERG TRAIL BERNE, NY**

<b>Tax map parcel number:</b>	79.01-1-16	<b>Neighborhood:</b>	Berne
<b>Land Bank acquired:</b>	9/02/2016	<b>Structure type:</b>	Commercial Building
<b>Zoning:</b>	MDR	<b>Number of units:</b>	N/A
<b>Lot size:</b>	130 x 76	<b>Building sq ft:</b>	2132
<b>Listing Price/BPO:</b>	N/A	<b>Property Taxes Owed:</b>	N/A
<b>Land Bank investment:</b>	None	<b>Water Bill Due:</b>	N/A



**APPLICANTS**

**Applicant 1:** Napredak LLC (Ardian Cecunjanin)  
**Offer price:** \$ 1,500  
**Proposal:** Applicant is seeking to rehabilitate the property and occupy with his family business  
**Proposed invest/# units/funds:** \$160,000/Personal Account

**COMMITTEE RECOMMENDATIONS**

**Local Advisory:** Recommended to advance  
**Acquisition and Disposition:** Recommend to advance

**NOTES**

Applicant owns a restaurant adjacent to the subject property and wants to complement his investment and utilize some area for parking to support both businesses. Applicant plans to use commercial storefront for an antique shop and hopes that his investments will help revitalize the small local business district. Anticipated time to complete restoration/renovation and substantial rebuilding of foundation piers is 1-2 years.

**APPLICATION SUMMARY**

**Total applications received:** 1  
**Incomplete:** 0

