



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, 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 20th day of March, 2018.



Chair

ATTEST/AUTHENTICATION:



Secretary



ALBANY COUNTY
LAND BANK CORPORATION

March 2018

PROPERTY INFORMATION			APPLICANT INFORMATION	
Property Address	Parcel ID	Structure Type	Applicant Name	Sale Recommendation
Krumkill Road	65.-5-12	Residential Vacant Lot	Guy Jordan	Recommended to advance sale to Mr. Dejoseph with Mr. Jordan as alternate buyer.
			Zane Dejoseph	
13 Oriole Street	75.76-4-30	Residential Vacant Lot	Benchmark Properties of Albany, LLC (Brian Degener)	Recommended to advance sale
17 Walter Street	65.44-1-32	Residential Vacant Lot	Benchmark Properties of Albany, LLC (Brian Degener)	Recommended to advance sale
33 Ontario Street	65.38-1-30	Residential Building	Yaniris Arias & Michael Colon	Recommended to advance sale
50 Clinton Avenue	76.26-1-13	Residential Vacant Lot	Rashid Shah	Recommended to advance sale
53 Ontario Street	65.38-2-36	Residential Vacant Lot	Lisa Crompton & Andrew Petruzzelli	Recommended to advance sale
30 Albany Street	65.52-2-41	Residential Building	Sprout LLC	Recommended to advance sale
109 Catherine Street	76.56-1-23	Residential Lot with small garage	Mercedes Payano	Recommended to advance sale to Ms. Payano with no alternate buyers
138 Morton Avenue	76.56-1-6	Commercial Building	Sprout LLC	
			Bina LLC (Shishir Dwivedi)	
131 Sherman Street	65.63-5-28	Residential Vacant Lot	Napoleon & Bettie Burley	Recommended to advance sale with reduced closing costs and no merge requirement
219 Colonie Street	65.66-1-20	Residential Vacant Lot	Harry Mercado	Recommended to advance sale
8-10 Bleecker Terrace	20.76-4-22	Residential Vacant Lot	Robert & Laura Treacy	Recommended to advance sale and include enforcement agreement to ensure construction of single-family residential house within agreed upon time frame
183 Sheridan Avenue	65.81-3-45	Residential Vacant Lot	Justin Wallace	Recommended to advance sale



ALBANY COUNTY
LAND BANK CORPORATION

**RESOLUTION TO ENTER INTO A CONTRACT FOR
ARCHITECTURAL AND CONSTRUCTION SERVICES FOR
95 ELIZABETH STREET, ALBANY NY**

WHEREAS, the Troy Architectural Program, P.C. has submitted a proposal for Architectural and Construction Services with regard to 95 Elizabeth Street, Albany NY;

WHEREAS, the Land Bank, through its Executive Director, has accepted the Proposal of Troy Architectural Program, P.C. to provide the aforesaid services; 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 Architectural and Construction Services shall be approved and performed by Troy Architectural Program, P.C. for the benefit of the Land Bank is approved; and
2. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 20th day of March, 2018.

Chair

ATTEST/AUTHENTICATION:

Secretary

Chair

ATTEST/AUTHENTICATION:

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

**RESOLUTION AUTHORIZING THE
PURCHASE OF INSURANCE COVERAGE**

WHEREAS, Article 16 of the New York Not-For-Profit Corporation law empowers the Albany County Land Bank (“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 Land Bank’s Board of Directors have reviewed the insurance proposals presented to the board by the Land Bank’s Executive Director and Chairman of the Board; and

WHEREAS, the members of the Board of Directors and staff of the Land Bank wish to purchase insurance coverage through Brown & Brown Empire State;

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

1. The insurance proposal presented to the board on March 20, 2018 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 is authorized to execute all necessary insurance documents related to the procurement of insurance.
3. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 20th day of March, 2018.

A handwritten signature in cursive script, appearing to read "O'Leary", written over a horizontal line.

Chair

ATTEST/AUTHENTICATION:

A handwritten signature in cursive script, appearing to read "Samuel W.", written over a horizontal line.

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

**RESOLUTION TO ENTER INTO A CONTRACT FOR
INTERIOR DEMOLITION SERVICES
FOR 525-523 AND 531 CLINTON AVENUE, ALBANY, NY**

WHEREAS, a request for proposals (hereinafter the “RFP”) for Interior Demolition Services with regards to 525-523 and 531 Clinton Avenue, Albany, NY was issued by the Albany County Land Bank Corporation (“Land Bank”) and distributed on or about February 23, 2018 and responses were to be submitted no later than March 2, 2018 at 2 P.M.; and

WHEREAS, in response thereto, Baker Contracting, submitted a proposal for services by March 2, 2018 to render the requested services; and

WHEREAS, the Land Bank, through its Executive Director, has accepted the Proposal of Baker Contracting 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 Interior Demolition Services to be performed by Baker 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 20th day of March 2018.

A handwritten signature in black ink, appearing to be 'C. T. ...', written over a horizontal line.

Chair

ATTEST/AUTHENTICATION:

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

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

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

WHEREAS, the Albany County Land Bank (“Land Bank”) is in need of outside bookkeeping and accounting services to carry on the day-to-day operations of the Land Bank; and

WHEREAS, the Land Bank has received and reviewed a proposal and fee schedule for outside bookkeeping and accounting services from Bowers and Company CPAs; and

WHEREAS, the Land Bank, through its Executive Director, wishes to accept the proposal and enter into the contract for services attached hereto as “Schedule A” for bookkeeping and accounting services; and

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

1. The contract for bookkeeping and accounting services is awarded and approved to Bower’s and Company CPAs; and
2. The Executive Director is authorized to execute any and all documents for bookkeeping and accounting services; and
3. This Resolution shall take effect immediately.

ADOPTED by the Board and SIGNED by the Chair this 20th day of March 2018.



Chair

ATTEST/AUTHENTICATION:



Secretary