



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 7 OF 2022

CONFIRMING CERTAIN OFFICER APPOINTMENTS

The Annual Meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session via teleconference in accordance with applicable law on March 15, 2022 at 5:30 PM local time.

The meeting was called to order by the Chair of the Land Bank and, upon roll being called, the following members of the board of directors of the Land Bank were present:

DIRECTORS:

Board Member	Title	Present (Y/N)
Charles Touhey	Chair	Y
Joseph LaCivita	Vice-Chair	Y
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Mark Bobb-Semple	Member	Y
Anthony J. Capece, Jr.	Member	Y
Juanita Nabors	Member	Y
David C. Rowley	Member	N

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
Nicole Green	Legal Counsel
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Will Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator
Susan Baker	Enforcement & Administrative Coordinator

The following resolution was offered by Juanita Nabors, seconded by N. Alexander, to wit:

RESOLUTION NO. 7 OF 2022

CONFIRMING CERTAIN OFFICER APPOINTMENTS

WHEREAS, the board of directors (the “Board”) of the Albany County Land Bank Corporation (the “Land Bank”) desire to appoint officers of the Land Bank in accordance with the Land Bank’s Bylaws; and

WHEREAS, the Board deems it advisable and in the best interest of the Land Bank to appoint the below individuals to serve in the officer positions as set forth across from their name (the “Appointments”):

Director	Officer Position
Charles Touhey	Chairperson
Samuel Wells	Secretary
Natisha M. Alexander	Treasurer
Joseph LaCivita	Vice Chairperson

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby confirm and ratify in all respects the Appointments; and be it further

RESOLVED, that each appointee shall serve in such officer position in accordance with the Bylaws of the Land Bank until the appointment of his or her successor; and be it further

RESOLVED, that the appropriate officers of the Land Bank, including, without limitation, each of the Chairperson/President, Vice-Chairperson/Vice-President, Secretary, Treasurer, and Executive Director of the Land Bank (each an “Authorized Officer”) be, and each of them hereby is, authorized to prepare, execute, deliver and perform such agreements, documents and other instruments, and to take such other action in the name and on behalf of the Land Bank, as each such Authorized Officer shall, in such Authorized Officer’s sole discretion, deem necessary or advisable to carry out and comply with the terms and provisions of the foregoing resolutions and to carry out the intent and purposes of the foregoing resolutions, the taking of such action and the preparation, execution, delivery and performance of any such agreements, documents and other instruments or the performance of any such act shall be conclusive evidence of the approval of the Board thereof and all matters relating thereto; and be it further

RESOLVED, that all actions heretofore taken by the Board and/or Authorized Officers of the Land Bank with respect to the foregoing transactions and all other matters contemplated by the foregoing resolutions are hereby in all respects, approved, adopted, ratified and confirmed.

CERTIFICATION

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Board Member	Vote
Charles Touhey	Y
Joseph LaCivita	Y
Natisha Alexander	Y
Samuel Wells	Y
Mark Bobb-Semple	Y
Anthony Capece	Y
Juanita Nabors	Y

The foregoing Resolution was thereupon declared duly adopted, meeting the requirements of the Land Bank’s Bylaws requiring a majority of the Board approving this resolution.


STATE OF NEW YORK)
 SS.:
COUNTY OF ALBANY)

I, the undersigned Secretary of the ALBANY COUNTY LAND BANK CORPORATION DOES HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Board, including the Resolution contained therein, held on March 15, 2022 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein.

I FURTHER CERTIFY that (A) all members of the Board had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Board present throughout said meeting; and (E) pursuant to the Land Bank’s Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this 15th day of March 2022.



Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 8 OF 2022

CONFIRMING CERTAIN COMMITTEE APPOINTMENTS

The Annual Meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session via teleconference in accordance with applicable law on March 15, 2022 at 5:30 PM local time.

The meeting was called to order by the Chair of the Land Bank and, upon roll being called, the following members of the board of directors of the Land Bank were present:

DIRECTORS:

Board Member	Title	Present (Y/N)
Charles Touhey	Chair	Y
Joseph LaCivita	Vice-Chair	Y
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Mark Bobb-Semple	Member	Y
Anthony J. Capece, Jr.	Member	Y
Juanita Nabors	Member	Y
David C. Rowley	Member	N

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
Nicole Green	Legal Counsel
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Will Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator
Susan Baker	Enforcement & Administrative Coordinator

The following resolution was offered by Juanita Nabors, seconded by Natisha Alexander, to wit:

RESOLUTION NO. 8 OF 2022

CONFIRMING COMMITTEE APPOINTMENTS

WHEREAS, the board of directors (the “Board”) of the Albany County Land Bank Corporation (the “Land Bank”) desire to confirm and ratify the members of the Land Bank’s committees in accordance with the Land Bank’s Bylaws; and

WHEREAS, the Board deems it advisable and in the best interest of the Land Bank to appoint the below individuals to those committees as set forth across from their name (the “Appointments”):

Director	Audit
Charles Touhey	Finance Acquisition/Disposition Enforcement Governance Human Resources Underserved Communities Executive
Joseph LaCivita	Acquisition/Disposition Executive
Natisha Alexander	Finance Acquisition/Disposition Enforcement Underserved Communities Executive
Samuel Wells	Audit Finance Acquisition/Disposition Enforcement Underserved Communities Executive
Mark Bobb-Semple	Audit Enforcement Underserved Communities
Anthony Capece	Audit Human Resources
David Rowley	Governance Human Resources
Juanita Nabors	Governance

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby confirm and ratify in all respects the Appointments; and be it further

RESOLVED, that each appointee shall serve on such committee in accordance with the Bylaws of the Land Bank until the appointment of his or her successor; and be it further

RESOLVED, that the appropriate officers of the Land Bank, including, without limitation, each of the Chairperson/President, Vice-Chairperson/Vice-President, Secretary, Treasurer, and Executive Director of the Land Bank (each an “Authorized Officer”) be, and each of them hereby is, authorized to prepare, execute, deliver and perform such agreements, documents and other instruments, and to take such other action in the name and on behalf of the Land Bank, as each such Authorized Officer shall, in such Authorized Officer’s sole discretion, deem necessary or advisable to carry out and comply with the terms and provisions of the foregoing resolutions and to carry out the intent and purposes of the foregoing resolutions, the taking of such action and the preparation, execution, delivery and performance of any such agreements, documents and other instruments or the performance of any such act shall be conclusive evidence of the approval of the Board thereof and all matters relating thereto; and be it further

RESOLVED, that all actions heretofore taken by the Board and/or Authorized Officers of the Land Bank with respect to the foregoing transactions and all other matters contemplated by the foregoing resolutions are hereby in all respects, approved, adopted, ratified and confirmed.

CERTIFICATION

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Board Member	Vote
Charles Touhey	Y
Joseph LaCivita	Y
Natisha Alexander	Y
Samuel Wells	Y
Mark Bobb-Semple	Y
Anthony Capece	Y
Juanita Nabors	Y

The foregoing Resolution was thereupon declared duly adopted, meeting the requirements of the Land Bank’s Bylaws requiring a majority of the Board approving this resolution.

STATE OF NEW YORK)
 SS.:
COUNTY OF ALBANY)

I, the undersigned Secretary of the ALBANY COUNTY LAND BANK CORPORATION DOES HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Board, including the Resolution contained therein, held on March 15, 2022 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein.

I FURTHER CERTIFY that (A) all members of the Board had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Board present throughout said meeting; and (E) pursuant to the Land Bank’s Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this 15th day of March 2022.



Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 9 OF 2022

APPROVING THE FISCAL YEAR 2021 AUDIT REPORT

The Annual Meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session via teleconference in accordance with applicable law on March 15, 2022 at 5:30 PM local time.

The meeting was called to order by the Chair of the Land Bank and, upon roll being called, the following members of the board of directors of the Land Bank were present:

DIRECTORS:

Board Member	Title	Present (Y/N)
Charles Touhey	Chair	
Joseph LaCivita	Vice-Chair	
Natisha Alexander	Treasurer	
Samuel Wells	Secretary	
Mark Bobb-Semple	Member	
Anthony J. Capece, Jr.	Member	
Juanita Nabors	Member	
David C. Rowley	Member	

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
Nicole Green	Legal Counsel
Joseph Heroux	Auditor
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Will Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator
Susan Baker	Enforcement & Administrative Coordinator

The following resolution was offered by Joseph LaCivita, seconded by Natisha Alexander, to wit:

RESOLUTION NO. 9 OF 2022

APPROVING THE FISCAL YEAR 2021 AUDIT REPORT

WHEREAS, the Albany County Land Bank Corporation (the “Land Bank”) has engaged Bonadio & Co., LLP (the “Auditor”) to prepare an independent auditor’s report of the Land Bank for its 2021 fiscal year (the “Audit Report”);

WHEREAS, the Auditor has presented the Audit Report to the Land Bank’s Audit Committee, which has approved a draft of the Audit Report for presentation to the Land Bank’s board of directors (the “Board”); and

WHEREAS, upon reviewing the Audit Report with the Auditor and in furtherance of recommendation to adopt the report made by the Audit Committee, the Board deems it advisable and in the best interest of the Land Bank to confirm and ratify the adoption of the Audit Report.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby confirm and ratify the adoption of the Audit Report; and be it further

RESOLVED, that the appropriate officers of the Land Bank, including, without limitation, each of the Chairperson/President, Vice-Chairperson/Vice-President, Secretary, Treasurer, and Executive Director of the Land Bank (each an “Authorized Officer”) be, and each of them hereby is, authorized to prepare, execute, deliver and perform such agreements, documents and other instruments, and to take such other action in the name and on behalf of the Land Bank, as each such Authorized Officer shall, in such Authorized Officer’s sole discretion, deem necessary or advisable to carry out and comply with the terms and provisions of the foregoing resolutions and to carry out the intent and purposes of the foregoing resolutions, the taking of such action and the preparation, execution, delivery and performance of any such agreements, documents and other instruments or the performance of any such act shall be conclusive evidence of the approval of the Board thereof and all matters relating thereto; and be it further

RESOLVED, that all actions heretofore taken by the Board and/or Authorized Officers of the Land Bank with respect to the foregoing transactions and all other matters contemplated by the foregoing resolutions are hereby in all respects, approved, adopted, ratified and confirmed.

CERTIFICATION

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Board Member	Vote
Charles Touhey	Y
Joseph LaCivita	Y
Natisha Alexander	Y
Samuel Wells	Y
Mark Bobb-Semple	Y
Anthony Capece	Y
Juanita Nabors	Y

The foregoing Resolution was thereupon declared duly adopted, meeting the requirements of the Land Bank's Bylaws requiring a majority of the Board approving this resolution.

STATE OF NEW YORK)

SS.:

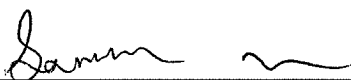
COUNTY OF ALBANY)

I, the undersigned Secretary of the ALBANY COUNTY LAND BANK CORPORATION DOES HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Board, including the Resolution contained therein, held on March 15, 2022 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein.

I FURTHER CERTIFY that (A) all members of the Board had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Board present throughout said meeting; and (E) pursuant to the Land Bank's Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this 15 day of March 2022.



Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 10 OF 2022

**APPROVING CERTAIN OPERATING POLICIES
OF THE ALBANY COUNTY LAND BANK**

The Annual Meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session via teleconference in accordance with applicable law on March 15, 2022 at 5:30 PM local time.

The meeting was called to order by the Chair of the Land Bank and, upon roll being called, the following members of the board of directors of the Land Bank were present:

DIRECTORS:

Board Member	Title	Present (Y/N)
Charles Touhey	Chair	
Joseph LaCivita	Vice-Chair	
Natisha Alexander	Treasurer	
Samuel Wells	Secretary	
Mark Bobb-Semple	Member	
Anthony J. Capece, Jr.	Member	
Juanita Nabors	Member	
David C. Rowley	Member	

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
Nicole Green	Legal Counsel
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Will Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator
Susan Baker	Enforcement & Administrative Coordinator

The following resolution was offered by Juanita Nabors, seconded by Mark Bobb-Semple, to wit:

RESOLUTION NO. 10 OF 2022

**APPROVING CERTAIN OPERATING POLICIES
OF THE ALBANY COUNTY LAND BANK**

WHEREAS, the Albany County Land Bank Corporation (the “Land Bank”) previously adopted the following policies to govern its operations: (i) Procurement Policy, (ii) Internal Control Policy, and (iii) Disposition Policy (collectively, the “Policies”) each attached hereto as Appendix A;

WHEREAS, in accordance with their terms, the Policies require annual readoption and approval by Land Bank’s board of directors (the “Board”); and

WHEREAS, upon reviewing the Policies, Board deems it advisable and in the best interest of the Land Bank to confirm and ratify the adoption of the Policies.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby confirm and ratify the adoption of the Policies; and be it further

RESOLVED, that the appropriate officers of the Land Bank, including, without limitation, each of the Chairperson/President, Vice-Chairperson/Vice-President, Secretary, Treasurer, and Executive Director of the Land Bank (each an “Authorized Officer”) be, and each of them hereby is, authorized to prepare, execute, deliver and perform such agreements, documents and other instruments, and to take such other action in the name and on behalf of the Land Bank, as each such Authorized Officer shall, in such Authorized Officer’s sole discretion, deem necessary or advisable to carry out and comply with the terms and provisions of the foregoing resolutions and to carry out the intent and purposes of the foregoing resolutions, the taking of such action and the preparation, execution, delivery and performance of any such agreements, documents and other instruments or the performance of any such act shall be conclusive evidence of the approval of the Board thereof and all matters relating thereto; and be it further

RESOLVED, that all actions heretofore taken by the Board and/or Authorized Officers of the Land Bank with respect to the foregoing transactions and all other matters contemplated by the foregoing resolutions are hereby in all respects, approved, adopted, ratified and confirmed.

CERTIFICATION

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Board Member	Vote
Charles Touhey	Y
Joseph LaCivita	Y
Natisha Alexander	Y
Samuel Wells	Y
Mark Bobb-Semple	Y
Anthony Capece	Y
Juanita Nabors	Y

The foregoing Resolution was thereupon declared duly adopted, meeting the requirements of the Land Bank’s Bylaws requiring a majority of the Board approving this resolution.

STATE OF NEW YORK)
 SS.:
COUNTY OF ALBANY)

I, the undersigned Secretary of the ALBANY COUNTY LAND BANK CORPORATION DOES HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Board, including the Resolution contained therein, held on March 15, 2022 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein.

I FURTHER CERTIFY that (A) all members of the Board had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Board present throughout said meeting; and (E) pursuant to the Land Bank’s Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this 15th day of March 2022.



Secretary



RESOLUTION NO. 11 OF 2022

**RESOLUTION AUTHORIZING THE SALES OF
MULTIPLE PARCELS OF REAL PROPERTY**

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session via teleconference on March 15, 2022, at 5:30 p.m. local time.

The meeting was called to order by the Chair of the Land Bank and, upon roll being called, the following members of the Land Bank were:

MEMBERS:

Board Member	Title	Present (Y/N)
Charles Touhey	Chair	Y
Joseph LaCivita	Vice-Chair	Y
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Mark Bobb-Semple	Member	Y
Anthony J. Capece, Jr.	Member	Y
Juanita Nabors	Member	Y
David C. Rowley	Member	N

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zarankó	Chief Executive Officer
Nicole Green	Legal Counsel
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Will Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator
Susan Baker	Enforcement & Administrative Coordinator

The following resolution was offered by N. Alexander, seconded by A. Capece, to wit:

RESOLUTION NO. 11 OF 2022

**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, The Land Bank Bylaws and 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 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, 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 MEMBERS OF THE ALBANY COUNTY LAND BANK, AS FOLLOWS:

The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

1. The Members of the Board hereby authorize the Land Bank to sell each Property to the corresponding Buyer identified on the Properties List pursuant to its Bylaws and Article 16 of the New York State Not-For-Profit Corporation Law; and;
2. The Members of the Board hereby authorize the Executive Director Adam Zaranko and/or Charles Touhey, Chairman to enter into Sales Contracts. Each Contract to Purchase will be agreeable in form and content to the Executive Director.
3. Executive Director Adam Zaranko and/or Charles Touhey, Chairman 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.

CERTIFICATION

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Board Member	Vote
Charles Touhey	Y
Joseph LaCivita	Y
Natisha Alexander	Y
Samuel Wells	Y
Mark Bobb-Semple	Y
Anthony Capece	Y
Juanita Nabors	Y

The foregoing Resolution was thereupon declared duly adopted unanimously meeting the requirements of the Land Bank’s bylaws requiring a majority of the Board approving this resolution.


STATE OF NEW YORK)
 SS.:
COUNTY OF ALBANY)

I, the undersigned Secretary of the ALBANY COUNTY LAND BANK CORPORATION DOES HEREBY CERTIFY, that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Land Bank, including the Resolution contained therein, held on March 15, 2022 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Land Bank had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Land Bank present throughout said meeting; and (E) Pursuant to the Land Bank Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed, or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this 15th day of March, 2022.



Secretary

(SEAL)

EXHIBIT A

List of Properties

- SEE ATTACHED -

Albany County Land Bank Board of Directors Meeting
Property Disposition Recommendations
March 2022

Parcel Number	Property Address	Property Class	Property Notes	Acquisition Date	Applicant Name	Applicant Number	Intended Use	Offer Amount	Disposition Recommendation
65.29-1-27	44 N Manning Blvd	Residential Building	Scope of Work:\$149,818. Shares a roof and façade with adjacent townhome. Foundation is being held up with car a car jack.	1/28/2021	Pavel Karakalchu	3057	Operate As Rental	\$2,500 (Counter Offer)	Recommend to advance sale of property to Pavel Karakalchu contingent upon Mr. Karakalchu closing on purchase of adjacent property at 46 N Manning Blvd.
76.64-5-34	95 Elizabeth Street	Residential Building	ACLB N4N full rehab. Units must be maintained affordable for 20 years per grant restrictions. Under Neighbors for Neighborhoods grant program terms applicants are not permitted to own more than two rental properties and should live within 15 miles of the participating property, preferably within the same municipality.	2/20/2015	Ryan M. St. Peter	3052	Operate As Rental	\$80,000	Recommend to advance sale of property to Peter Schaeffing with Ryan M. St. Peter as alternate buyer.
					Peter Schaeffing	3055	Operate As Rental	\$91,900	
65.81-2-6	206 Clinton Avenue	Residential Vacant Lot	22'x90' lot in Arbor Hill between two townhouses. Recent ACLB Demolition. In Clinton Avenue Historic District.	11/21/2019	Qaadir Islam (Universal Concepts ITP Inc.)	3051	Community Outreach	\$100	Recommend to advance sale of property to Qaadir Islam (Universal Concepts ITP Inc.)
65.72-3-9	284 Elk Street	Residential Vacant Lot	29'x70' vacant lot in Albany's West Hill neighborhood. Could accommodate small house but is a smaller lot.	12/6/2016	Qaadir Islam (Universal Concepts ITP Inc.)	3044	Community Outreach	\$100	Recommend to advance sale of property to Qaadir Islam (Universal Concepts ITP Inc.)
42.17-6-31	1366 Central Avenue	Residential Vacant Lot	Vacant lot adjacent to former goodwill/future Hacket hardware store at corner of Fuller Road and Central Avenue. Would require variances to build according to city Planning official. Recent ACLB demo.	4/29/2020	Hina Asad	2965	New Construction 2-Family	\$25,000	Recommend to advance sale of property to Giovanni & Angelo Grasso with Hina Asad as alternate buyer and New Russia Cultural Center as second alternate buyer.
					Giovanni & Angelo Grasso	2960	Garden Center	\$30,000	
					New Russia Cultural Center	2631	New Construction Cultural Center	\$7,500	
76.56-4-42	171 Third Avenue	Residential Vacant Lot	22'x100' three adjacent lots owned by ACLB across the street from Creighton Storey Homes Apartments. 120 Delaware St. is an adjacent landlocked parcel which is likely only accessible from the 171 Third Avenue lot.	11/29/2018	Franck Wa Mpezya	1359	Yard Extension Parking	\$100 (SALGAL)	Recommend to advance sale of property to Frank Wa Mpezya under the Spend a Little, Get a LOT! Program
76.56-4-41	173 Third Avenue	Residential Vacant Lot	28'x100' three adjacent lots owned by ACLB across the street from Creighton Storey Homes Apartments. 120 Delaware St. is an adjacent landlocked parcel which is likely only accessible from the 171 Third Avenue lot.			1475		\$100 (SALGAL)	



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 12 OF 2022

**APPROVING PAYMENT TO ALBANY COUNTY PURSUANT
TO ALBANY COUNTY RESOLUTION NO. 29 (2019)**

A regular meeting of the Albany County Land Bank Corporation (the “Land Bank”) was convened in public session via teleconference in accordance with applicable law on March 15, 2022 at 5:30 p.m. local time.

The meeting was called to order by the Chair of the Land Bank and, upon roll being called, the following members of the Land Bank were present:

MEMBERS:

Board Member	Title	Present (Y/N)
Charles Touhey	Chair	Y
Joseph LaCivita	Vice-Chair	Y
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Y
Mark Bobb-Semple	Member	Y
Anthony J. Capece, Jr.	Member	Y
Juanita Nabors	Member	Y
David C. Rowley	Member	N

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Executive Director
Nicole Green	Legal Counsel
Amanda Wyckoff	Director of Operations
Erica Ganns	Assistant Director of Operations
Will Sikula	Planning & Projects Coordinator
Elista Gayle	Applications Coordinator
Susan Baker	Enforcement & Administrative Coordinator

The following resolution was offered by Juanita Nabors, seconded by Samuel Wells, to wit:

RESOLUTION NO. 12 OF 2022

**APPROVING PAYMENT TO ALBANY COUNTY PURSUANT
TO ALBANY COUNTY RESOLUTION NO. 29 (2019)**

WHEREAS, the pursuant to Albany County Resolution No. 29 of 2019 (“Resolution No. 29”), the Albany County Land Bank Corporation (the “Land Bank”) is required to remit certain funds to Albany County for the property sales over \$30,000;

WHEREAS, the list of qualify properties for calendar year 2020 is attached hereto as Exhibit A (the “2020 Report”); and

WHEREAS, based on the information contained in the 2020 Report and in accordance with Resolution No. 29 the Land Bank is required to remit \$350,000 (the “Payment”) to Albany County.

WHEREAS, the Board of Directors (the “Board”) of the Land Bank has reviewed the 2020 Report and authorize the Lank Bank to make the Payment as required.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby adopt the 2020 Report and authorizes the Land Bank to make the Payment to Albany County; and be it further

RESOLVED, that the appropriate officers of the Land Bank, including, without limitation, each of the Chairperson/President, Vice-Chairperson/Vice-President, Secretary, Treasurer, and Executive Director of the Land Bank (each an “Authorized Officer”) be, and each of them hereby is, authorized to prepare, execute, deliver and perform such agreements, documents and other instruments, to pay or cause to be paid on behalf of the Land Bank any related costs and expenses, to execute and deliver or cause to be executed and delivered such other notices, requests, demands, directions, consents, approvals, orders, applications, certificates, agreements, undertakings, supplements, amendments, further assurances or other instruments or communications in the name and on behalf of the Land Bank, and to take such other action in the name and on behalf of the Land Bank, as each such Authorized Officer shall, in such Authorized Officer’s sole discretion, deem necessary or advisable to carry out and comply with the terms and provisions of the foregoing resolutions and complete and effect the foregoing transactions and to carry out the intent and purposes of the foregoing resolutions and the transactions contemplated thereby, the taking of such action and the preparation, execution, delivery and performance of any such agreements, documents and other instruments or the performance of any such act shall be conclusive evidence of the approval of the Board thereof and all matters relating thereto; and be it further

RESOLVED, that all actions heretofore taken by the Board and/or Authorized Officers of the Land Bank with respect to the foregoing transactions and all other matters contemplated by the foregoing resolutions are hereby in all respects, approved, adopted, ratified and confirmed.

CERTIFICATION

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Board Member	Vote
Charles Touhey	Y
Joseph LaCivita	Y
Natisha Alexander	Y
Samuel Wells	Y
Mark Bobb-Semple	Y
Anthony Capece	Y
Juanita Nabors	Y

The foregoing Resolution was thereupon declared duly adopted, meeting the requirements of the Land Bank's Bylaws requiring a majority of the Board approving this resolution.

STATE OF NEW YORK)

SS.:

COUNTY OF ALBANY)

I, the undersigned Secretary of the ALBANY COUNTY LAND BANK CORPORATION DOES HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Board, including the Resolution contained therein, held on March 15, 2022 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein.

I FURTHER CERTIFY that (A) all members of the Board had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Board present throughout said meeting; and (E) pursuant to the Land Bank's Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this 15th day of March 2022.



Secretary