



ALBANY COUNTY
LAND BANK CORPORATION

**RESOLUTION TO ENTER INTO A CONTRACT FOR
Package, transport & Disposal of Waste**

WHEREAS, a request for proposals (hereinafter the “RFP”) for package, transport & disposal of waste disposal Services was issued by the Albany County Land Bank Corporation (“Land Bank”); and

WHEREAS, in response thereto, MC Enviromantal Services, Inc. (“Firm”), submitted a proposal for services on June 24th, 2019; and

WHEREAS, the Land Bank, through its Executive Director, has accepted the Proposal of the Firm 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 Abatement and Demolition Services to be performed WPNT Construction, 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 May 2019.

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Chair

ATTEST/AUTHENTICATION:

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

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

**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 Land Bank has changed its Fiscal Year to correspond with the calendar year and desires to reforecast its Annual Budget and Finance Plan in connection with the change;

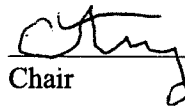
WHEREAS the proposed 2019 Public Authority Budget and Finance Plan was drafted and reviewed by the Finance Committee of the Land Bank, in consultation with the Executive Director and counsel, and forwarded to the Board for review; and

WHEREAS, the Board has received the proposed 2019 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”.

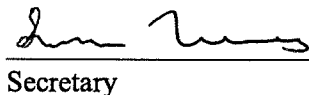
NOW, THEREFORE, BE IT RESOLVED, by the Land Bank that:

1. The proposed 2019 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 21st day of May, 2019


Chair

ATTEST/AUTHENTICATION:


Secretary



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

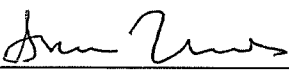
NOW, THEREFORE, BE IT RESOLVED BY THE ALBANY COUNTY LAND BANK CORPORATION AS FOLLOWS:

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 21st day of May 2019.


Chair

ATTEST/AUTHENTICATION:


Secretary

Albany County Land Bank - May 2019 Board of Directors Sales Summary										
Property Address	Parcel #	Acquisition Date	Applicant Name	Intended Use	BPO	Offer	Acquisition Disposition Committee	Sales Recommendation		
328 Consaul Rd, Colonie	17.1-2-30	01/10/2017	Capital District Celtic Cultural Association, Inc.	Athletic Field	\$150,000	\$150,000 (BAF)	Recommended to advance sale to Capital District Celtic Cultural Association, Inc. with Tong Chen Zhang as alternate buyer and as MM MPH 11 LLC as second alternate buyer.	Recommend to advance sale to Capital District Celtic Cultural Association, Inc. with Tong Chen Zhang as alternate buyer		
			MM MPH 11 LLC	New Construction		\$100,000 (BAF)				
			Tong Cheng Zhang	Primary Residence		\$150,000 (BAF)				
192 & 198 Elk Street, Albany	65.80-1-4 65.80-1-2	10/26/2018 4/4/2019	Lance Rider	Maintain	\$5,500 (assessed value)	\$1,500	Recommended to advance sale to Mr. Rider	Recommend to advance sale to Mr. Rider		
1219 7th Ave, Watervliet	32.81-2-6	1/30/2019	Robert Irwin	Resell	\$12,500	\$13,000	Recommended to advance sale to Mr. Irwin	Recommend to advance sale to Mr. Irwin. Buyer would be subject to the Land Bank's property resale (flip) policy		
369 First Street, Albany	65.55-6-43	1/30/2019	Dileep Rathore	Operate as Rental	\$5,000	\$5,100	Recommended to advance sale to Mr. Rathore	Recommend to advance sale to Mr. Rathore		
316 Sheridan Ave, Albany	65.72-2-29	2/23/2017	Venez Wilson	Primary Residence	\$5,000	\$5,000	Recommended to advance sale to Ms. Wilson	Recommend to advance sale to Ms. Wilson		
217 Livingston Ave, Albany	65.66-2-43	10/26/2018	Dasia Melton	Yard Expansion	\$500	\$500	Recommended to advance sale to Ms. Melton	Recommend to advance sale to Ms. Melton		
48 Swinton Street, Albany	65.56-5-26	12/6/2016	Evelyn Fields	Yard Expansion	\$500	\$501	Recommended to advance sale to Ms. Fields	Recommend to advance sale to Ms. Fields		
424R Columbia Street, Cohoes	10.13-2-10.10	2/22/2018	Jonathan & Nancy Marra	Open Space	\$3,000	\$3,000	Recommended to advance sale to Mr. and Mrs. Marra	Recommend to advance sale to Mr. and Mrs. Marra		
S Avenue A, Albany	76.70-2-50	10/26/2018	Robert Norton	Yard Expansion	\$1,000	\$500	Recommended to advance sale to Mr. Norton	Recommend to advance sale to Mr. Norton		
500 13th Street, Watervliet	32.82-1-36	2/22/2018	Jason Lebrecht	Primary Residence	\$30,000	\$5,000	Recommended to advance sale to Mr. Lebrecht	Recommend to advance sale to Mr. Lebrecht		
472 Second Ave and 472 Rear, Albany	75.68-4-12 75.68-4-20	2/28/2018 3/15/2019	George Tsirakis & John Eftimiadis	Operate As Rental	\$10,000	\$20,000	Recommended to advance sale to Mr. Tsirakis & Mr. Eftimiadis subject to outcome of title search of 472 Rear	Recommend to advance sale to Mr. Tsirakis & Mr. Eftimiadis subject to outcome of title search of 472 Rear		
777 Kamer Road, Colonie	29.3-2-23	1/30/2019	Momrow Associates Michael Noyse	Property Expansion Yard Expansion	\$5,000	\$17,500 (BAF) \$10,000 (BAF)	Recommended to advance sale to Momrow Associates with Mr. Noyse as alternate buyer	Recommend to advance sale to Momrow Associates with Mr. Noyse as alternate buyer		
Zuni Street, Albany	75.5-3-20	4/4/2019	Adrian Smith and Stephanie Hutchin	Yard Expansion	\$14,500 (Assessed value)	\$3,000	Recommended to advance sale to Mr. Smith and Ms. Hutchin	Recommend to advance sale to Mr. Smith and Ms. Hutchin		
Edwards Hill Road, Preston Hollow	181.-2-42.3	2/23/2017	Joseph D'Alessandro Scott Mantz	Property Expansion New Construction	\$50,000	\$16,500 (BAF) \$28,000 (BAF)	Recommended to go back to applicants for best and final offer and award sales accordingly	Recommend to advance sale to Mr. Mantz with Mr. D'Alessandro as alternate buyer.		