



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION NO. 20 OF 2022**

**RESOLUTION RATIFYING APPOINTMENT OF JOSEPH SEMAN-GRAVES TO BOARD OF DIRECTORS**

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 May 17, 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:**

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

**LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:**

<b>Name</b>	<b>Title</b>
Adam Zaranko	Executive Director
Nicole Green	Counsel
Amanda Wyckoff	Director of Operations
William Sikula	Projects & Planning Coordinator
Susan Baker	Enforcement & Admin Coordinator
Elista Gayle	Applications Coordinator

The following resolution was offered by Anthony J. Capece, Jr., seconded by Samuel Wells, to wit:

**RESOLUTION NO. 20 OF 2022**

**RESOLUTION RATIFYING APPOINTMENT OF JOSEPH SEMAN-GRAVES TO BOARD OF DIRECTORS**

**WHEREAS**, on May 9, 2022 the Albany County Legislature (the “Legislature”) appointed Joseph Seman-Graves (“Seman-Graves”) to the Albany County Land Bank Corporation (the “Land Bank”) Board of Directors in accordance with the Land Bank’s Bylaws to serve at the pleasure of the Land Bank and Legislature for a term ending December 31, 2023; and

**WHEREAS**, the Board of Directors (the “Board”) of the Land Bank deems it advisable and in the best interest of the Land Bank to ratify the appointment of Seman-Graves as a member of the Board.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board does hereby confirm and ratify the appointment of Joseph Seman-Graves as a member of the Land Bank’s Board. Mr. Seman-Graves shall serve in such capacity until December 31, 2023 or until the appointment of his 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.

*[Reminder of Page Intentionally Left Blank]*

**CERTIFICATION**

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

<b>Board Member</b>	<b>Vote</b>
Charles Touhey	Y
Samuel Wells	Y
Mark Bobb-Semple	Y
Anthony J. Capece, Jr.	Y
Juanita Nabors	Y
Joseph Seman-Graves	Y
David C. Rowley	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.

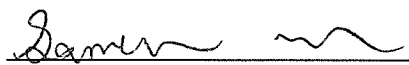
STATE OF NEW YORK)  
                                  SS.:  
COUNTY OF ALBANY)

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 May 17, 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 17<sup>th</sup> day of May 2022.

  
\_\_\_\_\_  
Secretary



**RESOLUTION NO. 21 OF 2022**

**RESOLUTION AUTHORIZING THE SALE OF  
OF REAL PROPERTY**

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 May 17, 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:**

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

**LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:**

<b>Name</b>	<b>Title</b>
Adam Zaranko	Executive Director
Nicole Greene	Counsel
Amanda Wyckoff	Director of Operations
William Sikula	Projects & Planning Coordinator
Susan Baker	Enforcement & Admin Coordinator
Elista Gayle	Applications Coordinator

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

**RESOLUTION NO. 21 OF 2022**

**RESOLUTION AUTHORIZING THE SALE OF  
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.



**EXHIBIT A**

**List of Properties**

- SEE ATTACHED -



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

Parcel Number	Property Address	Property Class	Applicant Name	Applicant City	Intended Use	Offer Amount	Disposition Recommendation
61.15-1-19	12 West Street (Town of New Scotland) (Village of Voorheesville)	Residential Vacant Lot	Vincent J. Perry, Jr.	Slingerlands	Apple Orchard	\$3,500	Recommend to advance sale of property to Vincent J. Perry, Jr.



**ALBANY COUNTY**  
 LAND BANK CORPORATION



**ALBANY COUNTY**  
LAND BANK CORPORATION

**RESOLUTION NO. 22 OF 2022**

**RESOLUTION APPROVING SALE OF PROPERTIES TO ALBANY COMMUNITY LAND TRUST**

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 May 17, 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:

**DIRECTORS:**

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

**LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:**

<b>Name</b>	<b>Title</b>
Adam Zaranko	Executive Director
Nicole Green	Counsel
Amanda Wyckoff	Director of Operations
William Sikula	Projects & Planning Coordinator
Susan Baker	Enforcement & Admin Coordinator
Elista Gayle	Applications Coordinator

The following resolution was offered by David Rowley, seconded by Joseph Seman-Graves, to wit:

**RESOLUTION NO. 22 OF 2022**

**RESOLUTION APPROVING SALE OF PROPERTIES TO ALBANY COMMUNITY LAND TRUST**

**WHEREAS**, the Board of Directors (the “Board”) of the Albany County Land Bank Corporation (the “Land Bank”) previously approved the sale of certain properties located at 459 North Pearl Street and 461 North Pearl Street in Albany, New York to Ivan Myers (“Myers”) pursuant to application numbers 2981 and 2845;

**WHEREAS**, Myers desires to participate and enroll said properties in the Albany Community Land Trust’s (“ACLT”) Mow to Own Program (the “Program”); and

**WHEREAS**, in order to allow Myers to participate in the Program the Land Bank has agreed to rescind the award to Myers and sell the properties to ACLT.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby authorize, approve and adopt in all respects the sale of the Properties to ACLT; and be it further

**RESOLVED**, that the appropriate officers of the Land Bank, including, without limitation, the Executive Director, the Chairperson, Vice-Chairperson, Secretary and Treasurer of the Land Bank (each an “Authorized Officer”) be, and each hereby is, authorized and directed, for and in the name and on behalf of the Land Bank, to execute and deliver to the appropriate parties the necessary documentation, for the sale of the properties to ACLT for enrollment in the Program, with such changes therein and such amendments, modifications, and supplementations thereto or assignments thereof, if any, as the Authorized Officer executing the same shall, in such Authorized Officer’s sole discretion, deem necessary or appropriate, the execution and delivery of such documents in furtherance of the sale; and be it further

**RESOLVED**, that each 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, its Committees 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:

<b>Board Member</b>	<b>Vote</b>
Charles Touhey	Y
Samuel Wells	Y
Mark Bobb-Semple	Y
Anthony J. Capece, Jr.	Y
Juanita Nabors	Y
Joseph Seman-Graves	Y
David C. Rowley	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 May 17, 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 17<sup>th</sup> day of May 2022.

  
\_\_\_\_\_  
Secretary