



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 48

RESOLUTION AUTHORIZING THE ACQUISITION OF 1 PROPERTY FROM THE COUNTY OF ALBANY TO THE ALBANY COUNTY LAND BANK CORPORATION

WHEREAS, the New York Not-for-Profit Corporation Law §1608(b) authorizes the Albany County Land Bank Corporation (the “Land Bank”) to acquire real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise; and

WHEREAS, pursuant to New York Not-for-Profit Corporation Law §1608(c), the Land Bank may accept transfers of real property from municipalities upon such terms and conditions as agreed to by the Land Bank and the municipality; and

WHEREAS, the County of Albany holds title to certain tax foreclosed, abandoned, and vacant parcels of real property, the inventory of such 1 property are attached to this Resolution as Appendix “A”; and

WHEREAS, the property is located in the target areas of the Land Bank and the acquisition of this property would be consistent with the Land Bank’s purpose and mission; and

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

1. The Land Bank is hereby authorized to acquire title to the 1 property from the County of Albany, the inventory of such 1 property are attached to this Resolution as Appendix “A”.
2. The 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.
3. This Resolution shall take effect immediately.

ADOPTED by the Board and **SIGNED** by the Chair on the 15th day of September, 2015.

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

Chair

ATTEST/AUTHENTICATION:

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

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 49

RESOLUTION AUTHORIZING THE ACQUISITION OF 100 and 102 LARK STREET

WHEREAS, the New York Not-for-Profit Corporation Law §1608(b) authorizes the Albany County Land Bank Corporation (the “Land Bank”) to acquire real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise; and

WHEREAS, pursuant to New York Not-for-Profit Corporation Law §1608(c), the Land Bank may accept transfers of real property from municipalities upon such terms and conditions as agreed to by the Land Bank and the municipality; and

WHEREAS, the Land Bank wishes to acquire 100 and 102 Lark Street; and

WHEREAS, the properties are located in the target areas of the Land Bank and the acquisition of these properties would be consistent with the Land Bank’s purpose and mission; and

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

1. The Land Bank is hereby authorized to acquire title to 100 and 102 Lark Street;
2. The 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.
3. This Resolution shall take effect immediately.

ADOPTED by the Board and **SIGNED** by the Chair on the 15th day of September, 2015.

A handwritten signature in cursive script, appearing to read 'C. J. ...', positioned above a horizontal line.

Chair

ATTEST/AUTHENTICATION:

A handwritten signature in cursive script, appearing to read 'D. ...', positioned above a horizontal line.

Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 50

**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, Section 4(g) of the Land Bank's Disposition of Real and Personal Property (the "Property Disposition Policy") permits the Land bank to dispose of property for less than fair value by negotiation when the disposal is within the mission, purpose, or governing statute of the LAND BANK, subject to obtaining such competition as is feasible under the circumstances ; and

WHEREAS, Section 4(f) of the Property Disposition Policy also permits the Land Bank to dispose of property by negotiation when the fair market value of the property does not exceed Fifteen Thousand Dollars (\$15,000.00), subject to obtaining such competition as is feasible under the circumstances; 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

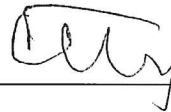
NOW, THEREFORE, BE IT RESOLVED BY THE ALBANY COUNTY LAND BANK CORPORATION AS FOLLOWS:

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 15th day of September, 2015.



Chair

ATTEST/AUTHENTICATION:



Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 51

**RESOLUTION APPROVING AN EMPLOYER MATCH FOR THE ALBANY COUNTY
LAND BANK SIMPLE IRA FOR 2016.**

WHEREAS, Article 16 of the NY Not-for-Profit Law (the “Land Bank Act”), authorizes the Albany County Land Bank Corporation (“Land Bank”) to employ and provide compensation for an executive director, a property manager, an executive assistant, and such other agents and employees as it may require, in order to carry out the purposes of the Land Bank; and

WHEREAS, under the Land Bank’s by-laws, the Board of Directors shall have complete discretion, power and authority in the management and control of the business of the Corporation; and

WHEREAS, this employee retirement plan consists substantially of the benefits previously delivered by the Executive Director to the Finance Committee of the Board called the “Simple IRA”, as attached to this resolution as Appendix A; and

WHEREAS, the Finance Committee has had an opportunity to review this “Simple IRA” employee retirement plan and approve an employer matching contribution of 1% to the Plan;

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

1. The Executive Director is hereby authorized and directed by this Board to execute and deliver the approved employer match of 1% as recommended by the Finance Committee to be deposited into the SIMPLE IRA.
2. This Resolution shall take effect and be in force immediately upon its adoption.

ADOPTED by the Board and **SIGNED** by the Chair on the 15th day of September, 2015.

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 'J. ...', written over a horizontal line.
Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 52

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CO-DEVELOPMENT AGREEMENT WITH HABITAT FOR HUMANITY CAPITAL DISTRICT FOR THE REHABILITATION OF FIVE PROPERTIES

WHEREAS, the New York Not-for-Profit Corporation Law §1608(b) authorizes the Albany County Land Bank Corporation (the “Land Bank”) to acquire real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise rehabilitate said property; and

WHEREAS, pursuant to New York Not-for-Profit Corporation Law §1608(c), the Land Bank may accept transfers of real property from municipalities upon such terms and conditions as agreed to by the Land Bank and the municipality; and

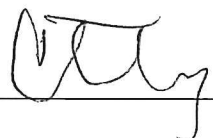
WHEREAS, the properties sought to be rehabilitated shall be located in the target areas of the Land Bank and the acquisition of these properties would be consistent with the Land Bank’s purpose and mission; and

WHEREAS, the Land Bank and Habitat For Humanity Capital District wish to enter into a Co-development agreement to co-develop and rehabilitate five properties;


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

1. The Chairman and the Executive Director of the Land Bank are each authorized and directed to execute a co-development agreement with Habitat For Humanity Capital District to co-develop and rehabilitate five properties;
2. The Chairman and the Executive Director of the Land Bank are each authorized and directed to execute all documents on behalf of the Land Bank which may be necessary or desirable to carry out the terms of the co-development agreement.
3. This Resolution shall take effect immediately.

ADOPTED by the Board and **SIGNED** by the Chair on the 15th day of September, 2015.

Chair 

ATTEST/AUTHENTICATION:


Secretary



ALBANY COUNTY
LAND BANK CORPORATION

RESOLUTION NO. 53

RESOLUTION TO ENTER INTO A CONTRACT FOR
STABILIZATION SERVICES

WHEREAS, the Albany County Land Bank wishes to enter into a contract for Stabilization Services for the stabilization of 164 Lark Street, Albany.; and

WHEREAS, the Contractor WPNT, LLC, submitted a proposal for services; and

WHEREAS, the Land Bank, through its Executive Director, has accepted the Proposal of the Contractor 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 Demolition Services to be performed by the Contractor WPNT, LLC, 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 15th day of September, 2015.

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

Chair

ATTEST/AUTHENTICATION:

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

Secretary

