

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 in accordance with Executive Order 202.1 of New York State on September 15, 2020 at 4:00 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 Land Bank were:

MEMBERS:

Board Member	Title	Present (Y/N)
Charles Touhey	Chair	Y
David Traynham	Vice-Chair	Y
Natisha Alexander	Treasurer	Y
Samuel Wells	Secretary	Ŷ
Jeffrey Collett	Member	N
Todd Curley	Member	Y
Chris Spencer	Member	Y

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Adam Zaranko	Chief Executive Officer
Erica Ganns	Assistant Director of Operations
Will Sikula	Planing & Projects Coordinator
Nicole Green	Counsel

The fol	llowing	resolution	was	offered	by	Chris Spencer,	,	seconded	b
David Trayr	nham	_, to wit:							

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; a n d

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, 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.

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

Charles Touhey	VOTING	_Y
David Traynham	VOTING	<u>Y</u>
Natisha Alexander	VOTING	<u>Y</u>
Samuel Wells	VOTING	Y
Jeffrey Collett	VOTING	
Todd Curley	VOTING	<u>Y</u>
Chris Spencer	VOTING	<u>Y</u>

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 September 15, 2020 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 15 day of September 2020.

Danum W. Secretary

(SEAL)

EXHIBIT A

List of Properties

- SEE ATTACHED -

Albany County Land Bank Acquistion Disposition Committee Meeting September 2020 Sales Matrix									
Parcel Number	Property Address	Property Class	Acquisition Date	Applicant Name	Intended Use	Offer Amount	Sales Recommendation		
10.83-1-24	156 Congress Street (Cohoes) (EOP)	Two-Family	4/29/2020	Yujin Moon	Primary Residence & Rental	¥1 / 5000	Recommend to advance the sale to Yujin Moon under EOP.		
				Marlyn Nuesi	Primary Residence	\$20,000	Recommended to advance the sale to Marlyn Nuesi		
87.22-1-23	231 Mount Hope Drive (Mount Hope) (EOP)	Single Family	6/12/2020	Raina Nobles	Primary Residence	.	with Estela Urbaez as a alternate buyer and Raina Nobles as the second alternate buyer.		
				Estela Urbaez	Primary Residence	\$15,000			
65.65-2-86	174 Henry Johnson Boulevard (Arbor Hill)	Residential Vacant lot	4/29/2020	Power Beauty Unlimited LLC (Valerie Alexander)	Personal Business	1 5 1 500	Recommend to advance the sale to Power Beauty Unlimited, LLC.		
05 50 0 00	21 Lexington Avenue	Commercial	0/00/0045	Charles Cousin	Mixed Use	\$5,000	Recommend to advance the sale to Kasir Rasul and		
65.56-3-39	(West Hill)	Building	2/20/2015	Kasir Rasul and Virginia Rawlins	Operate As Rental	\$3,000	Virginia Rawlins.		
65.21-1-72	699 Third Street (West End)	Single Family	12/23/2019	Miaad Mahmood	Operate As Rental	\$10,050	Recommend to advance the sale to Miaad Mahmood.		
65.72-5-50	296 Sheridan Avenue (Sheridan Hollow)	Residential Vacant Lot	2/23/2017	Raphael and Mary Williams	Garden	\$100	Recommend to advance the sale to Raphael & Mary Williams under the Spend a Little, Get a LOT! Program.		
65.72-1-4	368 Orange Street (Sheridan Hollow)	Two-Family	2/23/2017	Alliance Energy Group LLC (Olukemi Olukayode)	Operate As Rental	35 000	Recommend to advance the sale to Alliance Energy Group LLC.		
76.71-3-36	45 Liebel Street	Two-Family	4/29/2020	Larry Tune and Larry E. Tune	Operate As Rental	\$8,000	Recommend to advance the sale to Larry & Larry E.		
	(South End)	,		Gervacio Guevara	Primary Residence & Rental	\$6,000	Tune with Gervacio Guevara as alternate buyer.		
65.62-1-60	64 N Lake Avenue	Residential	9/24/2019	Sofyan Moflhi	Fence	\$1,000	Recommend to advance the sale to MANH Management with Sofyan Moflhi as alternate buyer. ENFORCEMENT NOTE: APPROVED BUYERS TO BE		
	(Washington Square)	Vacant Lot		MANH Management Inc (ATM Haque)	New Construction	¢2 500	REQUIRED TO COMPLETE NEW CONSTRUCTION WITHIN 24 MONTHS.		

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Parcel Number	Property Address	Property Class	Acquisition Date	Applicant Name	Intended Use	Offer Amount	Sales Recommendation		
64.53-2-19	75 Woodville Avenue (Eagle Hill)		\$400 \$400			\$400			
64.53-2-17	79 Woodville Avenue (Eagle Hill)	Residential		0/00/00/0	l Recomme		Recommend to adv	Recommend to advance the sale to Douglas and Nana	
64.53-2-15	83 Woodville Avenue (Eagle Hill)	Vacant Lot	2/28/2018	Douglas and Nana Roest-Gyimah	New Construction	\$400	Roest-Gyimah.		
64.53-2-13	94 Briar Avenue (Eagle Hill)					\$400			
				Wendi Enright and Jamess Anilowski Enright and Anilowski	Redevelop and Re-sell	\$55,000			
10.13-1-37	13 Maple Lane (Cohoes)	Single Family	6/12/2020	Thomas Berj Nevins	Primary Residence	\$62,500	Recommended to advance the sale to Thomas Berj Nevins with Wendi Enright and Jamess Anilowski Enright and Anilowski as alternate buyer.		
				Sue Butler	Redevelop and Re-sell	\$19,999			
10.12-1-41	16 Erie Street	Residential	6/12/2020	Chad Dehmler	Landscaping	\$700	Recommended to advance the sale to Chad Demhler		
	(Cohoes)	Vacant lot		CCNY Fund LLC (Daniel Oh)	New Construction	\$1,000	with CCNY Fund LLC as alternate buyer.		
10.15-4-16	5 Sargent Street (Cohoes)	Residential Vacant Lot	9/24/2019	Schuyler LLC (Anthony Vaccarielli)	Former Owner	\$277	Recommended to advance sale back to Schuyler LLC providing all required information is required.		
1242-7	Peasley Road	Residential	12/23/2019	Keith Audino	Maintain As Is	\$71,000 (BAF)	Recommended to advance the sale to Keith Audino		
	(Berne)	Vacant Lot		Justin and Katherine Perry	Recreational Use	\$61,255 (BAF)	with Justin and Katherine Perry as alternate buyer.		

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Parcel Number	Property Address	Property Class	Acquisition Date	Applicant Name	Intended Use	Offer Amount	Sales Recommendation		
134.00-1-25	1203 River Road (Bethlehem)	Single Family	6/12/2020	Jeffrey Hassenfeld & Wendy Wahlberg	Demolish and Clean Up	\$5,000	Recommend to advance the sale to Jeffrey Hassenfeld & Wendy Wahlberg.		
				Kit Kes	Primary Residence	\$34,500	Recommended to advance the sale to Kit Kess with		
30.2-2-48	22 Sherwood Drive (Colonie)	Single Family	12/23/2019	Irina Mirzakhodjayeva & Said Mirzakhodjayeu	Primary Residence	\$30,000	Irina Mirzakhodjayeva & Said Mirzakhodjayeu as a alternate buyer with Stacey Sabiani as the second		
				Stacey Sabiani	Primary Residence	\$27,000	alternate buyer.		
1801-20	26 Frieda's Hill Lane	Residential	2/22/2018	Nicolaas Smit & Sahar Muradi	New Construction	\$15,000 (BAF)	Recommend to advance the sale to Nicolaas Smit &		
	(Rensselaerville)	Vacant Lot		Anna Mocarska	Maintain As Is	\$1,500 (BAF)	Sahar Muradi with Anna Mocarska as alternate buyer.		