

Annual Report for Albany County Land Bank Corporation
 Fiscal Year Ending:06/30/2015

Run Date: 10/05/2015
 Status: CERTIFIED

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	No	
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.albanycounty.com/landbank
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	http://www.albanycounty.com/landbank
6. Are any Authority staff also employed by another government agency?	No	
7. Has the Authority posted their mission statement to their website?	Yes	http://www.albanycounty.com/landbank
8. Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
9. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.		http://www.albanycounty.com/landbank

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://www.albanycounty.com/landbank
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://www.albanycounty.com/landbank
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.albanycounty.com/landbank
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.albanycounty.com/landbank
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10.Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11.Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12.Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13.Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14.Was a performance evaluation of the board completed?	Yes	N/A
15.Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16.Has the board adopted a conditional/additional compensation policy governing all employees?	No	

<u>Board of Directors Listing</u>			
Name	Chris, Spencer	Name	Todd , Curley
Chair of Board	No	Chair of Board	No
If yes, Chair designated By.		If yes, Chair designated By.	
Term Start Date	12/16/2014	Term Start Date	08/19/2014
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No	Complied with training requirement of Section 2824?	No
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>			
Name	Touhey, Charles	Name	Mike , Jacobson
Chair of Board	Yes	Chair of Board	No
If yes, Chair designated By.	Other	If yes, Chair designated By.	
Term Start Date	06/17/2014	Term Start Date	06/17/2014
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>			
Name	Pamela , Harper	Name	Corey , Ellis
Chair of Board	No	Chair of Board	No
If yes, Chair designated By.		If yes, Chair designated By.	
Term Start Date	06/17/2014	Term Start Date	08/19/2014
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	No
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>			
Name	Michael, Keegan	Name	Phil, Calderone
Chair of Board	No	Chair of Board	No
If yes, Chair designated By.		If yes, Chair designated By.	
Term Start Date	06/17/2014	Term Start Date	06/17/2014
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Ralph, Pascale
Chair of Board	No
If yes, Chair designated By.	
Term Start Date	12/16/2014
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Other
Appointed By	Other
Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by a State or local government
Bronson, Kathleen R	Executive Director	Executive				FT	Yes	75,000.00	75,000	0	0	0	0	75,000	No	
Wiley, Christina	Executive Assistant	Administrative and Clerical				FT	No	40,000.00	7,692.06	0	0	0	0	7,692.06	No	
Wyckoff, Amanda	Property and Development Manager	Managerial				FT	Yes	65,000.00	27,500	0	0	0	0	27,500	No	

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Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member- ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo- rtation	Housing Allow- ance	Spousal / Dependent Life Insurance	Tuition Assist- ance	Multi- Year Employ- ment	None of These Benefits	Other
Touhey, Charles	Board of Directors												X	
Pamela , Harper	Board of Directors												X	
Mike , Jacobson	Board of Directors												X	
Ralph, Pascale	Board of Directors												X	
Phil, Calderone	Board of Directors												X	
Todd , Curley	Board of Directors												X	
Corey , Ellis	Board of Directors												X	
Michael, Keegan	Board of Directors												X	
Chris, Spencer	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member- ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo- rtation	Housing Allow- ance	Spousal / Dependent Life Insurance	Tuition Assist- ance	Multi- Year Employ- ment	None of These Benefits	Other
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No Data has been entered by the Authority for this section in PARIS

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Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct? Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Aut No

Name of Subsidiary/Component Unit	Status	Requested Changes
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Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose
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Subsidiary/Component Unit Termination

Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination
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No Data has been entered by the Authority for this section in PARIS

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Assets

Current Assets

Cash and cash equivalents	\$703,123
Investments	\$0
Receivables, net	\$0
Other assets	\$36,028
Total Current Assets	\$739,151

Noncurrent Assets

Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0

Capital Assets

Land and other nondepreciable property	\$1,337,702
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$1,337,702

Total Noncurrent Assets **\$1,337,702**

Total Assets **\$2,076,853**

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$498,157
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
Total Current Liabilities	\$498,157

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$0
Total Noncurrent Liabilities	\$0

Total Liabilities **\$498,157**

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$4,804
Restricted	\$0
Unrestricted	\$1,573,892
Total Net Assets	\$1,578,696

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGE IN NET ASSETSOperating Revenues

Charges for services	\$670,634
Rental & financing income	\$0
Other operating revenues	\$1,212,100
Total Operating Revenue	\$1,882,734

Operating Expenses

Salaries and wages	\$105,828
Other employee benefits	\$0
Professional services contracts	\$31,416
Supplies and materials	\$11,380
Depreciation & amortization	\$961
Other operating expenses	\$155,053
Total Operating Expenses	\$304,638

Operating Income (Loss) **\$1,578,096**

Nonoperating Revenues

Investment earnings	\$0
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$600
Total Nonoperating Revenue	\$600

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGE IN NET ASSETSNonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$0
Income (Loss) Before Contributions	\$1,578,696
Capital Contributions	\$0
Change in net assets	\$1,578,696
Net assets (deficit) beginning of year	\$0
Other net assets changes	\$0
Net assets (deficit) at end of year	\$1,578,696

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Current Debt

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	No
2. If yes, has the Authority issued any debt during the reporting period?	

New Debt Issuances List by Type of Debt and Program

No Data has been entered by the Authority for this section in PARIS

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Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt					
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

1. Address Line1: 138 Clinton Street

Address Line2:

City: ALBANY
State: NY
Postal Code: 12202
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$78,100
How was the Fair Market Other
Value Determined?:
Transaction Type: ACQUISITION
If Other, Explain: Assesed Value

Transaction Date: 02/20/2015
Purchase Sale Price: \$1.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization: Albany County
Last Name:
First Name:

Address Line1: 112 State Street
Address Line2:
City: ALBANY
State: NY
Postal Code: 12207
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? Yes

2. Address Line1: 139 Broad St

Address Line2:

City: ALBANY
State: NY
Postal Code: 12202
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$78,700
How was the Fair Market Other
Value Determined?:
Transaction Type: ACQUISITION
If Other, Explain: Assesed Value

Transaction Date: 02/20/2015
Purchase Sale Price: \$1.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization: Albany County
Last Name:
First Name:

Address Line1: 112 State Street
Address Line2:
City: ALBANY
State: NY
Postal Code: 12207
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? Yes

Real Property Acquisition/Disposal List

3. Address Line1: 146 Broad St

 Address Line2:

 City: ALBANY
 State: NY
 Postal Code: 12202
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Residential Building
Estimated Fair Market Value: \$15,000
How was the Fair Market Other
 Value Determined?:
 Transaction Type: ACQUISITION
 If Other, Explain: Assesed Value

 Transaction Date: 02/20/2015
 Purchase Sale Price: \$1.00
 Lease Data (If applicable)
Market Rate(\$/square foot):
 Lease Rate(\$/square foot):
 Lease Period (months):
Seller/Purchaser/Tenant Data:
 Organization: Albany County
 Last Name:
 First Name:

 Address Line1: 112 State Street
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12207
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
member/senior authority
 management? Yes

4. Address Line1: 150 4th Avenue

 Address Line2:

 City: ALBANY
 State: NY
 Postal Code: 12202
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Residential Building
Estimated Fair Market Value: \$15,000
How was the Fair Market Other
 Value Determined?:
 Transaction Type: ACQUISITION
 If Other, Explain: Assesed Value

 Transaction Date: 02/20/2015
 Purchase Sale Price: \$1.00
 Lease Data (If applicable)
Market Rate(\$/square foot):
 Lease Rate(\$/square foot):
 Lease Period (months):
Seller/Purchaser/Tenant Data:
 Organization: Albany County
 Last Name:
 First Name:

 Address Line1: 112 State Street
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12207
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
member/senior authority
 management? Yes

Real Property Acquisition/Disposal List

5. Address Line1: 164 Lark Street

 Address Line2:

 City: ALBANY
 State: NY
 Postal Code: 12210
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Residential Building
Estimated Fair Market Value: \$50,000
How was the Fair Market Other
 Value Determined?:
 Transaction Type: ACQUISITION
 If Other, Explain: Assesed Value

 Transaction Date: 02/20/2015
 Purchase Sale Price: \$1.00
 Lease Data (If applicable)
Market Rate(\$/square foot):
 Lease Rate(\$/square foot):
 Lease Period (months):
 Seller/Purchaser/Tenant Data:
 Organization: Albany County
 Last Name:
 First Name:

 Address Line1: 112 State Street
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12207
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
member/senior authority
 management? Yes

6. Address Line1: 202 Clinton Avenue

 Address Line2:

 City: ALBANY
 State: NY
 Postal Code: 12210
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Residential Building
Estimated Fair Market Value: \$60,000
How was the Fair Market Other
 Value Determined?:
 Transaction Type: ACQUISITION
 If Other, Explain: Assesed Value

 Transaction Date: 02/20/2015
 Purchase Sale Price: \$1.00
 Lease Data (If applicable)
Market Rate(\$/square foot):
 Lease Rate(\$/square foot):
 Lease Period (months):
 Seller/Purchaser/Tenant Data:
 Organization: Albany County
 Last Name:
 First Name:

 Address Line1: 112 State Street
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12207
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
member/senior authority
 management? Yes

Real Property Acquisition/Disposal List

7. Address Line1: 250 Clinton Avenue

 Address Line2:

 City: ALBANY
 State: NY
 Postal Code: 12210
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Office Building
Estimated Fair Market Value: \$112,400
How was the Fair Market Other
 Value Determined?:
 Transaction Type: ACQUISITION
 If Other, Explain: Assesed Value

 Transaction Date: 02/20/2015
 Purchase Sale Price: \$1.00
 Lease Data (If applicable)
Market Rate(\$/square foot):
 Lease Rate(\$/square foot):
 Lease Period (months):
Seller/Purchaser/Tenant Data:
 Organization: Albany County
 Last Name:
 First Name:

 Address Line1: 112 State Street
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12207
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
member/senior authority
 management? Yes

8. Address Line1: 274 Sheridan Avenue

 Address Line2:

 City: ALBANY
 State: NY
 Postal Code: 12210
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Residential Building
Estimated Fair Market Value: \$15,000
How was the Fair Market Other
 Value Determined?:
 Transaction Type: ACQUISITION
 If Other, Explain: Assesed Value

 Transaction Date: 02/20/2015
 Purchase Sale Price: \$1.00
 Lease Data (If applicable)
Market Rate(\$/square foot):
 Lease Rate(\$/square foot):
 Lease Period (months):
Seller/Purchaser/Tenant Data:
 Organization: Albany County
 Last Name:
 First Name:

 Address Line1: 112 State Street
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12207
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
member/senior authority
 management? Yes

Real Property Acquisition/Disposal List

9. Address Line1: 290 Orange Street

 Address Line2:

 City: ALBANY
 State: NY
 Postal Code: 12210
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Vacant Lot/Undeveloped Land
Estimated Fair Market Value: \$15,000
How was the Fair Market Other
 Value Determined?:
 Transaction Type: ACQUISITION
 If Other, Explain: Assesed Value

 Transaction Date: 02/20/2015
 Purchase Sale Price: \$1.00
 Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
 Organization: Albany County
 Last Name:
 First Name:

 Address Line1: 112 State Street
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12207
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
member/senior authority
 management? Yes

10. Address Line1: 309 Clinton Avenue

 Address Line2:

 City: ALBANY
 State: NY
 Postal Code: 12210
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Residential Building
Estimated Fair Market Value: \$25,000
How was the Fair Market Other
 Value Determined?:
 Transaction Type: ACQUISITION
 If Other, Explain: Assesed Value

 Transaction Date: 02/20/2015
 Purchase Sale Price: \$1.00
 Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
 Organization: Albany County
 Last Name:
 First Name:

 Address Line1: 112 State Street
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12207
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
member/senior authority
 management? Yes

Real Property Acquisition/Disposal List

11. Address Line1: 309 Orange Street

Address Line2:

City: ALBANY
State: NY
Postal Code: 12210
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$45,000
How was the Fair Market Other
Value Determined?:
Transaction Type: ACQUISITION
If Other, Explain: Assesed Value

Transaction Date: 02/20/2015
Purchase Sale Price: \$1.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization: Albany County
Last Name:
First Name:

Address Line1: 112 State Street
Address Line2:
City: ALBANY
State: NY
Postal Code: 12207
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? Yes

12. Address Line1: 315 Orange Street

Address Line2:

City: ALBANY
State: NY
Postal Code: 12210
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$25,000
How was the Fair Market Other
Value Determined?:
Transaction Type: ACQUISITION
If Other, Explain: Assesed Value

Transaction Date: 02/20/2015
Purchase Sale Price: \$1.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization: Albany County
Last Name:
First Name:

Address Line1: 112 State Street
Address Line2:
City: ALBANY
State: NY
Postal Code: 12207
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? Yes

Real Property Acquisition/Disposal List

13. Address Line1: 523 Clinton Avenue

 Address Line2:

 City: ALBANY
 State: NY
 Postal Code: 12206
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Residential Building
Estimated Fair Market Value: \$40,000
How was the Fair Market Other
 Value Determined?:
 Transaction Type: ACQUISITION
 If Other, Explain: Assesed Value

 Transaction Date: 02/20/2015
 Purchase Sale Price: \$1.00
 Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
 Organization: Albany County
 Last Name:
 First Name:

 Address Line1: 112 State Street
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12207
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
member/senior authority
 management? Yes

14. Address Line1: 525 Clinton Avenue

 Address Line2:

 City: ALBANY
 State: NY
 Postal Code: 12206
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Residential Building
Estimated Fair Market Value: \$40,000
How was the Fair Market Other
 Value Determined?:
 Transaction Type: ACQUISITION
 If Other, Explain: Assesed Value

 Transaction Date: 02/20/2015
 Purchase Sale Price: \$1.00
 Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
 Organization: Albany County
 Last Name:
 First Name:

 Address Line1: 112 State Street
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12207
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
member/senior authority
 management? Yes

Real Property Acquisition/Disposal List

15. Address Line1: 531 Clinton Avenue

 Address Line2:

 City: ALBANY
 State: NY
 Postal Code: 12206
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Residential Building
Estimated Fair Market Value: \$20,000
How was the Fair Market Other
 Value Determined?:
 Transaction Type: ACQUISITION
 If Other, Explain: Assesed Value

 Transaction Date: 02/20/2015
 Purchase Sale Price: \$1.00
 Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
 Organization: Albany County
 Last Name:
 First Name:

 Address Line1: 112 State Street
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12207
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
member/senior authority
 management? Yes

16. Address Line1: 533 Clinton Avenue

 Address Line2:

 City: ALBANY
 State: NY
 Postal Code: 12206
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Residential Building
Estimated Fair Market Value: \$20,000
How was the Fair Market Other
 Value Determined?:
 Transaction Type: ACQUISITION
 If Other, Explain: Assesed Value

 Transaction Date: 02/20/2015
 Purchase Sale Price: \$1.00
 Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
 Organization: Albany County
 Last Name:
 First Name:

 Address Line1: 112 State Street
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12207
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
member/senior authority
 management? Yes

Real Property Acquisition/Disposal List

17. Address Line1: 543 Clinton Avenue

 Address Line2:

 City: ALBANY
 State: NY
 Postal Code: 12206
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Residential Building
Estimated Fair Market Value: \$50,000
How was the Fair Market Other
 Value Determined?:
 Transaction Type: ACQUISITION
 If Other, Explain: Assesed Value

 Transaction Date: 02/20/2015
 Purchase Sale Price: \$1.00
 Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
 Organization: Albany County
 Last Name:
 First Name:

 Address Line1: 112 State Street
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12207
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
member/senior authority
 management? Yes

18. Address Line1: 55 2nd Avenue

 Address Line2:

 City: ALBANY
 State: NY
 Postal Code: 12202
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Residential Building
Estimated Fair Market Value: \$25,000
How was the Fair Market Other
 Value Determined?:
 Transaction Type: ACQUISITION
 If Other, Explain: Assesed Value

 Transaction Date: 02/20/2015
 Purchase Sale Price: \$1.00
 Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
 Organization: Albany County
 Last Name:
 First Name:

 Address Line1: 112 State Street
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12207
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
member/senior authority
 management? Yes

Real Property Acquisition/Disposal List

19. Address Line1: 569 Clinton Avenue

Address Line2:

City: ALBANY
State: NY
Postal Code: 12206
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$25,000
How was the Fair Market Other
Value Determined?:
Transaction Type: ACQUISITION
If Other, Explain: Assesed Value

Transaction Date: 02/20/2015
Purchase Sale Price: \$1.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization: Albany County
Last Name:
First Name:

Address Line1: 112 State Street
Address Line2:
City: ALBANY
State: NY
Postal Code: 12207
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? Yes

20. Address Line1: 60 Broad St

Address Line2:

City: ALBANY
State: NY
Postal Code: 12202
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$17,000
How was the Fair Market Other
Value Determined?:
Transaction Type: ACQUISITION
If Other, Explain: Assesed Value

Transaction Date: 02/20/2015
Purchase Sale Price: \$1.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization: Albany County
Last Name:
First Name:

Address Line1: 112 State Street
Address Line2:
City: ALBANY
State: NY
Postal Code: 12207
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? Yes

Real Property Acquisition/Disposal List

21. Address Line1: 95 Elizabeth Street

Address Line2:

City: ALBANY
State: NY
Postal Code: 12202
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$19,000
How was the Fair Market Other
Value Determined?:
Transaction Type: ACQUISITION
If Other, Explain: Assesed Value

Transaction Date: 02/20/2015
Purchase Sale Price: \$1.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization: Albany County
Last Name:
First Name:

Address Line1: 112 State Street
Address Line2:
City: ALBANY
State: NY
Postal Code: 12207
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? Yes

22. Address Line1: 45 Main Street

Address Line2:

City: COHOES
State: NY
Postal Code: 12047
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$48,200
How was the Fair Market Other
Value Determined?:
Transaction Type: ACQUISITION
If Other, Explain: Assesed Value

Transaction Date: 02/20/2015
Purchase Sale Price: \$1.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization: Albany County
Last Name:
First Name:

Address Line1: 112 State Street
Address Line2:
City: ALBANY
State: NY
Postal Code: 12207
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? Yes

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://www.albanycounty.com/landbank
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://www.albanycounty.com/landbank
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

Grant Information

1. Source of Grant Funds: State
Name of Grant Recipient: Albany County Land Bank
Address Line1: 255 Orange Street, Suite 104
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12210
Province/Region:
Country: USA
Amount of Grant Award Provided
During Reporting Year: \$585,000
Date Grant Awarded: 10/12/2015
Purpose of Grant: Residential Property
Construction/Acquisition/Rehabilitation/Improvement
Was the grant expected to result
in new jobs being created? No
If yes, how many jobs were planned
to be created?
If yes, how many jobs have been
created to date?

2. Source of Grant Funds: Municipal
Name of Grant Recipient: Albany County Land Bank
Address Line1: 255 Orange Street, Suite 104
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12210
Province/Region:
Country: USA
Amount of Grant Award Provided
During Reporting Year: \$500,000
Date Grant Awarded: 09/26/2014
Purpose of Grant: Business Expansion/Startup
Was the grant expected to result
in new jobs being created? Yes
If yes, how many jobs were planned
to be created? 3
If yes, how many jobs have been
created to date? 3

Loan Information

This Authority has indicated that it did not award any loans during the reporting period.

Bond Information

This Authority has indicated that it did not have any outstanding bonds during the reporting period.

Annual Report for Albany County Land Bank Corporation
Fiscal Year Ending:06/30/2015

Run Date: 10/05/2015

Status: CERTIFIED

Additional Comments: