



Troy Community Land Bank *Acquisition & Development Committee Meeting*

Date: January 9, 2020

Location: TCLB Office 200 Broadway, Suite 701, Troy, NY 12180

Time: 12pm

Present: Heather King, Jeanette Nicholson, Kate Hedgeman, Counsel and ex officio Member (attended by phone), Tony Tozzi, TCLB Executive Director

Absent: Brian Barker, Gregg Tobin

Minutes:

- Heather King called the meeting to order at 12:09pm;
- Review of December 05, 2019 meeting minutes:
 - Minutes approved by Heather King and Jeanette Nicholson, passed 2-0, unanimous;

New Business:

- Media Alliance Project extension request:
 - Attorney Hedgeman addressed concerns related to the lack of contract for the project: Contract is first, extension would only apply with an approved project contract for the other property that relates to the overall project;
 - Executive Director Tozzi outlined the multi-phase plan that Media Alliance has outlined if 3325 Sixth Ave. is not acquired by Media Alliance but rather, sold to another party;
 - Committee needs to draft a modification of Media Alliance's Enforcement Note, allowing them to finish;
 - Per Media Alliance's request, the extension through October 2020: A&D Committee agrees to approve the extension until November 1, 2020, on 3319 Sixth Ave, with milestone requirements to ensure progress towards completion;
 - Attorney Hedgeman and Executive Director Tozzi will draft milestone and update requirements.
- Proposal to Accept Vacant Land Donation:
 - Address: 1 Van Every Ave.;
 - Current owner: Graham Holdings, LLC (August Montgomery, Montgomery Law Firm);
 - Any liabilities need to be determined (tax lien/title) prior to accepting donation, Attorney Hedgeman will order title and Director King will contact the City to determine if there are any zoning restrictions;
 - Motion to Accept: tabled.
- Habitat Property Purchase Status:
 - Design phase.

- 3154 Sixth Ave. Purchase:
 - Interested buyer to build storage garage and utilize existing structure as a corner market;
 - Zoning Variances and Site Planning approvals have already been applied for through the City (without a purchase application to TCLB);
 - Executive Director Tozzi noted that the City does not require the property owner's endorsement of the variances or planning;
 - Attorney Hedgeman suggested submitting a 'Letter of Objection' to the City (Mayor's office and Steve Strichman) for awareness.
- Meeting adjourned at 12:31pm.