



**TROY COMMUNITY LAND BANK CORPORATION**  
200 Broadway, Suite 701  
Troy, New York 12180

**A&D Committee Meeting**  
Tuesday November 3<sup>rd</sup>, 2020  
3:30 PM

This meeting was conducted electronically via Zoom and Telephone  
Meeting Recording Link: <https://youtu.be/XqMIPJODXAI>

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**I. Call to Order**

Committee Chair Mr. Barker called to order at 3:33 PM

**II. Roll Call**

Mr. Barker called the roll and announce the following Committee members present:

Present:

Brian Barker, Committee Chair

Jeanette Nicholson, Committee member

Heather King, Committee member

Kate Hedgeman, Esq; Counsel, ex-officio member

Gregg Tobin, ex-officio member

Tony Tozzi, Committee staff

Mr. Barker declared that a quorum was assembled, with 3 of 3 Committee member present.

**III. October 10, 2020 meeting minutes**

The October 10<sup>th</sup>, 2020 meeting minutes were reviewed.

A motion to adopt the minutes as drafted was made by Ms. King, seconded by Ms. Nicholson and unanimously passed 3-0.

**IV. Purchase applications: 103 Ferry Street**

An offer was made by Jake (last name?) for cash offer of \$70,000, proposing to rehab the interior and exterior. His credit check, criminal record, and financial records are all clear. He has estimated the project to cost \$38,050 in total. He will need to sign a new purchase agreement, which is not on the website as of date. This

applicant would not be owner occupying, they have experience with property management.

Based on the acquisition policy, owner occupant applications should be considered first. If there are no owner occupant applications then the following criteria are considered, in loose order; benefit to the community, show financial resources, work plan makes sense, ability to manage property. There are no other offers on the property.

A motion to approve the offer was made by Ms. King, seconded by Ms. Nicholson and unanimously passed 3-0, contingent on signing the new acquisition agreement.

**V. Enforcement – Foreclosure Status Updates:**

**a. 822 River Street**

A modification agreement will be presented to complete the project. The owner has applied for some permits, but the city of Troy has not issued them. The owner will not receive permits until the state of encoding is clarified. Extending the owners modification will rely on having correct permits.

**b. 836 River Street**

A quiet title, the action for foreclosure, will be carried out now that courts have reopened for litigation. The foreclosure has been approved, carrying out the action will need to be confirmed by Mr. Tozzi after court approval.

**c. 785 River Street**

**d. 3319 Sixth Avenue**

**e. 3209-3211 Seventh Avenue**

Ms. Hedgeman has followed up on this project. An extension request may be coming in.

**VI. Updates on projects**

**a. 791 River Street**

Estimated completion date of November 18<sup>th</sup>. Mr. Tozzi will be meeting with the builder about the project 11.4.20. and will update the committee on progress.

**b. 11 Winnie Avenue & 3229 Sixth Avenue**

Both are waiting amendment approval to the drawings and specs from code enforcement. 3229 Sixth Ave roof is of concern due to impending weather, a change in engineers may be considered.

**c. 54 Fifth Avenue**

SEAT is working on finishing the basement with delivered concrete.

**VII. Updates on properties**

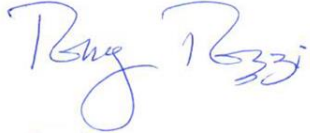
899 River Street is still on its way to close, 3325 Sixth Ave sold, and 24 McClelland sold. 3319 Nature lab building is estimated to be finished by mid-November, an extension may be approved.

**VIII. Adjourn Meeting**

A motion to adjourn was made by Ms. King, seconded by Ms. Nicholson and unanimously passed 3-0.

Mr. Barker adjourned the meeting at 4:25 PM.

Respectively Submitted,

A handwritten signature in blue ink that reads "Tony Tozzi". The signature is written in a cursive style with a large, looping initial "T".

Tony Tozzi,  
Executive Director