



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

Board of Directors

Wednesday, November 18th, 2020
8:30 AM

This meeting was conducted electronically via Zoom and Telephone
Meeting Recording Link: <https://youtu.be/GYtmOe5sKk4>

I. Call to Order

Ms. King called the virtual meeting to order at 8:30 am.

II. Roll Call

Ms. King conducted roll call, and noted the following attendance

Present:

Heather King, Chair
Patricia Reilly, Director
Suzanne Spellen, Vice Chair
Jeanette Nicholson, Director
Andrew Cooper, Director
Brian Barker, Secretary
John Carmello, Director
Krystina Marable, Director

Also in attendance:

Kate Hedgeman, Agency Counsel
Tony Tozzi, Chief Executive Director

Absent

John Cubit, Director

Please note: Ms. Marable arrived late, not participating in the first two motions.

III. Review of October 21, 2020 regular meeting minutes and October 29, 2020 special meeting minutes

A motion to adopt both sets of minutes was made by Ms. Nicholson, seconded by Ms. Spellen and passed unanimously 7-0.

IV. Committee Reports

A&D will be meeting November 19th on the site of 791 River Street. This meeting will be held to resolve project delays.

The Finance Committee did not meet on their regular monthly date due to scheduling conflicts. There has been no recent financial activity to report.

V. Resolution – Disposition of property – 103 Ferry Street

The A&D committee voted to present this sale to the board. The offer came in at \$70,000, the original listing price was \$105,000. The buyers are a couple who have a strong reputation of flipping and renting properties, proving their ability to hold onto the house for the required time period.

A motion to approve was made by Mr. Cooper, seconded by Ms. Spellen and passed unanimously 8-0.

VI. CDBG COVID-19 Grant Application – Report

The CDBG COVID-19 Grant was awarded to TCLB for \$20,000, half of the expected amount. The award covers the proposed tablets, a new laptop for Mr. Tozzi, a translation software for meetings, and air cleaning units for the office. Paperwork has been sent to the City of Troy for approval of purchases. TCLB must put the money upfront for purchases, then will be reimbursed. The grant does not cover the proposed HVAC system or community liason position.

Mr. Tozzi has reached out to the PR person in the City of Troy to place TCLB on the city website.

SEAT is currently in the process of interviewing for the community liason position. This position will be part of SEAT, paid for by the enterprise funding. The board decided that the TCLB HR committee should take a larger role in the hiring process. The board also agreed that supervision of the liason should be mainly TCLB to ensure they are carrying out the vision and mission of TCLB. The role of the community liason will include getting the word out about what the land bank is, properties available, marketing, hositng a land bank 101 seminar, and informing the community about the land bank process.

Vibrant has started to rebuild the TCLB website. Mr.Tozzi has had two meetings with Vibrant to become familiar with their product and to stress the importance of the website reflecting the land bank as a public authority in ABO office compliance and a land bank. It is suggested that the marketing committee meeting has scheduled monthly meetings with Vibrant to ensure the success and speed of the project.

VII. TCLB Properties Update – Report

791 River Street: A&D is meeting on site November 19th, 2020

11 Winnie Ave: Mr. Reeves needs to submit paperwork to city hall for Mr. BoBo to continue work. Additional stabilization work is needed.

3229: Mr. Reeves submitted paperwork to move forward. Mr. BoBo was concerned about roof so he took precautionary measure to cover and stabilize with impending weather. 11 Winnie is priority over 3229.

54 5th Ave: SEAT has been making progress, a slightl delay was due to extra stabilization work needed. Concrete will be poured next week in the basement. The stairs have a slight dimensional issue that will need to be resolved.

7 Park Avenue: A contract has been sent to the demolition contractor, TCLB is awating its return. This property should be demoed by end of 2020.

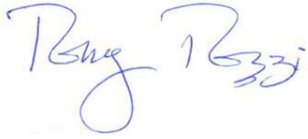
VIII. Unofficial New Board Member

An unofficial new board member, awaiting approval, was introduced. Elbert Watson was part of Pioneer Savings Bank for 27 years. He has an extensive background in financial loan analysis. He also lives and owns property in Troy. His participation on the board was highly recommended.

IX. Adjournment

A motion to adjourn was made by Ms. King, seconded by Mr. Barker, passed unanimously 8

Respectively Submitted,

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

Tony Tozzi,
Executive Director

