

**RESOLUTION TO EXTEND PROPERTY MAINTENANCE AGREEMENT
WITH THE TROY REHABILITATION IMPROVEMENT PROGRAM, INC.**

A regular meeting of the Troy Community Land Bank Corporation (the “TCLB”) was convened pursuant to and was in all respects duly held pursuant to Governor’s Executive Order 202.1 (2020) permits the board to consider the use of telephone conferencing, “to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed; and due notice of the time and place of said meeting was duly given in accordance with the Governor’s Executive Order 202.1 (2020) on December 16, 2020 at 8:30 am o’clock local time, local time.

The meeting was called to order by the Chair of TCLB and, upon roll being called, the following members of the Agency were:

PRESENT:

Heather King	Chair
Suzanne Spellen	Vice-Chair
Brian Barker	Secretary
Andrew Cooper	Member
Jeanette Nicholson	Member
John Cubit	Member
John Carmello	Member
Krystina Marable	Member
Patricia Reilly	Member

**RESOLUTION TO ENTER INTO A PROPERTY MAINTENANCE AGREEMENT
WITH TROY REHABILITATION IMPROVEMENT PROGRAM, INC.**

WHEREAS, TCLB contracts with third party vendors to provide such routine property maintenance services to its portfolio of properties; and

WHEREAS, TCLB entered into a contract with the Troy Rehabilitation Improvement Program, Inc. (TRIP) on or about October 1, 2016 and a subsequent amendment was made thereto on April 14, 2017; and

WHEREAS, the contract expired as between TCLB and TRIP as of December 31, 2020; and

WHEREAS, TCLB and TRIP wish to extend the terms of the current agreement as modified on the attached Schedule A;

NOW, THEREFORE, BE IT RESOLVED by the Troy Community Land Bank Corporation that:

1. The Property Maintenance Agreement extension and modification with **TROY REHABILITATION IMPROVEMENT PROGRAM, INC** is hereby approved; and
2. 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:

Heather King	Chair	VOTING <u>YES</u>
Suzanne Spellen	Vice-Chair	VOTING <u>YES</u>
Brian Barker	Secretary	VOTING <u>YES</u>
Andrew Cooper	Member	VOTING <u>YES</u>
Jeanette Nicholson	Member	VOTING <u>YES</u>
John Cubit	Member	VOTING <u>YES</u>
John Carmello	Member	VOTING <u>YES</u>
Krystina Marable	Member	VOTING <u>YES</u>
Patricia Reilly	Member	VOTING <u>YES</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 RENSSELAER)

I, the undersigned Secretary of the TROY COMMUNITY 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 December 16, 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 pursuant to Governor’s Executive Order 202.1 (2020) permits the board to consider the use of telephone conferencing, “to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed; and due notice of the time and place of said meeting was duly given in accordance with the Governor’s Executive Order 202.1 (2020); (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 16th day of December, 2020.



Brian Barker, Secretary

(SEAL)

SCHEDULE A

**Fourth Amendment to Management Agreement
Between Troy Community Land Bank, (the Owner) and
TRIP Realty Management Corp, TRMC (the Agent)**

December 3, 2020

This Amendment modifies a certain agreement between the parties dated the 14th day of April 2017 pertaining to the same certain agreement commencing on the 1st of October 2016 in the following respects only:

ARTICLE III. COMPENSATION

1. The "Hourly Rate" section in paragraph 3.1 shall read as follows moving forward:

Hourly Rate, billed in hour increments, based off actual hours billed to the Owner plus a 40% fringe per hour and a 20% overhead (of hourly plus fringe) charge per hour. Employee rates will be the following:

Project Manager - \$27.48 per hour plus any annual increase to hourly compensation.

Facilities Crew Lead - \$16.00 per hour plus any annual increase to hourly compensation.


Facilities Crew - \$12.00 per hour plus any annual increase to hourly compensation.

2. The term of this agreement has been renewed for four months, November 1, 2020 through February 28, 2021.

All other terms of the Management Agreement not heretofore amended remain in full force and effect.

Agreed to By:

Anthony Tozzi, Executive Director
Troy Community Land Bank



Christine Nealon, President/CEO
Management Agent
TRIP Realty Management Corp, TRMC