



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

**A&D Meeting**

Wednesday, January 20<sup>th</sup>, 2021

8:30 AM

This meeting was conducted electronically via Zoom and Telephone  
Meeting Recording Link: <https://youtu.be/1ff0MiRb-YY>

---

**I. Call to Order**

Ms. Hedgeman called the meeting to order at 8:34 am.

**II. Roll Call**

Mr. Barker called role

Present:

Brian Barker, Chair

Jeanette Nicholson, Member

Heather King, Member

Also Present:

Tony Tozzi, staff

Kate Hedgeman, Counsel

A quorum has been declared

**III. December 09, 2020 meeting minutes**

Ms. King made a motion to approve the minutes, seconded by Ms. Nicholson, passing 3-0.

**IV. Purchase applications: None**

No applications to discuss.

**V. Properties approved for sale – status:**

**a. 790 River Street**

This property is ready to close.

- b. 103 Ferry Street**
- c. 899 River Street**

Ms. Hedgeman will be drafting the closing documents for 103 and 899 for the Mayor to approve.

- VI. Enforcement – Foreclosure Status Updates:**
  - a. SEAT enforcement program development**
  - b. Foreclosures status**

The foreclosure complaint was filed for 3209 and 3211 7<sup>th</sup> Street, signed by Mr. Tozzi. Ms. Hedgeman will be filing the papers to be served. 785 River and 836 River foreclosures are on pause, the buildings may need stabilization. Ms. Hedgeman recommends having a board discussion on if TCLB should move forward with the property. Committee members expressed their feelings of obligation toward fulfilling their responsibility to TCLB's guidelines.

- VII. Updates on properties**

No updates on properties.

- VIII. Updates on projects**
  - a. 791 River Street**

No progress has been made due to COVID quarantines within the work crew. The HVAC is in place and operational. Pioneer bank visited to inspect the site due to request for construction loan, verifying the location of three furnaces. A verbal estimate of \$175,000 was given by a contractor to fix all stabilization and corrective issues. TCLB will need to sever the relationship with the previous contract to RFP a bid on a new contract.

- b. 11 Winnie Avenue**

The project is very close to being completed. The porch will be put on in warmer weather. The lack of heat due to funds has stalled the inside painting.

- c. 54 Fifth Avenue**

The basement stabilization has been completed. A new set of stairs has also been constructed down to the basement. Framing on the first and second floor, new windows, doors, and landing are all completed. There is a delay with receiving an HVAC. Mr. Tozzi discussed heating solutions with the contractor Mr. Reeves for heating both units separately.

- d. 3229 Sixth Avenue**

Stabilization needs to be completed. Mr. Tozzi has photos he can share with the committee.

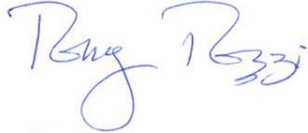
**IX. Executive Session – Attorney-Client privileged meeting**

Ms. Nicholson made a motion to enter an executive session, seconded by Ms. King, passing 3-0.

**X. Adjourn Meeting**

Ms. Nicholson made a motion to adjourn the meeting, seconded by Ms. King. The meeting adjourned at 9:33 am.

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