



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

**Acquisitions & Dispositions Committee Meeting**

Tuesday February 08, 2022 at 3:30 PM

This meeting was conducted electronically via Zoom and  
Telephone Meeting Recording Link:

[https://www.youtube.com/watch?v=b1MT\\_gu2hfU](https://www.youtube.com/watch?v=b1MT_gu2hfU)

**I. Call to Order**

Mr. Barker called the meeting to order at 3:35 PM.

**II. Roll Call**

Mr. Barker called the roll and identified the following as present:

Present:

Brian Barker, Chair  
Elbert Watson, Member  
Jeanette Nicholson, Member

Also Present:

Catherine Hedgeman, Esq.  
Tony Tozzi, Committee staff  
Sherry Cavallaro, Howard Hanna Real Estate  
Richard Herrick, public attendee

Absent:

Heather King, Member

Mr. Barker declared a quorum assembled.

**III. 806, 810, 812 & 814 River Street – Market for Sale discussion**

Mr. Tozzi provided background information and noted that Habitat for Humanity Capital District was interested to acquire the three vacant parcels presently owned by TCLB which are situated along the East side of River Street. He also noted that Habitat was also interested to acquire 814 River Street, which TCLB does not yet own but anticipates

acquiring within a few weeks. These parcels were programmed to be 'land banked', and therefore were not being marketed for sale. However, given that Habitat is interested to acquire these properties they must be publicly marketed for sale, which is a decision the Committee would need to make.

Mr. Barker motioned to have the 806, 810, 812 and, when 814 is acquired by TCLB, to have the properties un-land banked and marketed for sale. Ms. Nicholson seconded the motion. The motion was passed unanimously 3-0 with no further discussion.

#### **IV. Legacy City Access Program – Update**

Mr. Tozzi reported that the process is taking longer than originally anticipated, and that part of the reason is because NYS HCR and CPC have not streamlined the program as they originally indicated they would. As an example, he stated that originally there was not an expectation that full design drawing and specifications would be required to be drafted for submittal as part of the grant application, but it is being required. Because those services are anticipated to be paid from projected American Rescue Plan Act funds and because ARPA is taking longer than originally stated by the City, the required drawings and specifications are delayed until ARPA funds are made available.

Mr. Tozzi reported that 809 River Street, which is expected to be acquired by TCLB from Vesta, cannot be included in the LCAP application because it is not a vacant property. He further stated that because Enterprise Community funding will be used for acquisition there is an expectation that the building would still need to be rehabbed and sold to an owner occupant.

Mr. Tozzi reported that 820 River Street was pulled off the ARPA budget simply because it would be too large a portion of the projected ARPA budget and Enterprise Community funds were not allocated to acquire this property. He stated that despite TCLB's inability to acquire it, it remains an important property because of the type of building it is and its proximity to the vacant parcels Habitat is interested in, and its prominence along River Street.

#### **V. Purchase application review – 54 Fifth Avenue – Gaskin**

Mr. Tozzi provided background information regarding the purchase application. He noted that Ms. Gaskin presently lives in New Jersey but previously lived in the Capital Region. The property would be owner occupied and the rental unit would be marketed to veterans via Troy Housing Authority's veterans housing program.

Committee members discussed the possibility and practicality of having Ms. Gaskin obtain homeowner and landlord training from TRIP, Home Quarters or another organization that provides such training. All members felt that it would be helpful and that it is for her own benefit.

Ms. Nicholson motioned to recommend that the Board of Directors approve the sale of 54 Fifth Avenue to Ms. Gaskin as submitted with further recommendation that the Board include a condition that Ms. Gaskin obtain both homeowner and landlord training

from a qualified organization within six months of purchase. Mr. Barker seconded the motion. With no further discussion the motion passed unanimously 3-0.

**VI. Request for Enforcement Note Modification – 3325 Sixth Ave – Dunphy**

Mr. Tozzi stated that Mr. Dunphy provided information fairly late and that, given his knowledge of the project and issues the owner has run into, a modification of the enforcement note to extend the construction deadline is warranted, but that he does not feel there is adequate information to actually document the need.

The Committee deemed that no action should be taken until adequate information is provided to actually document the request.

Mr. Tozzi noted that Sherry Cavallaro, Howard Hanna, told him that she had a potential buyer who seemed very interested but that they had not submitted a proposal to purchase yet. Colleen from Sherry's office stated that there were two people interested but that neither had submitted an offer yet. Mr. Tozzi noted that Sherry normally would attend the Committee's meeting but that he understood that she had a number of things she needed to address that day so was unable to.

Ms. Nicholson mentioned that she received a postcard from Sherry announcing that 11 Winnie Avenue and 54 Fifth Avenue and she was pleasantly surprised to see how well done it seemed. Colleen stated who the postcards were mailed to and that it was primarily an effort to gain the attention of tenants living in the area.

**VII. Updates on pending TCLB acquisitions**

Mr. Tozzi reported that the acquisition of Vesta properties is taking longer than expected because the title company found that liens existed, and further research was needed. He indicated that the liens were very old, and that title needed to check to ensure the liens were satisfied. He also stated that Enterprise Community funds were disbursed so as soon as title was determined to be clear a closing could be scheduled.

Mr. Tozzi reported that properties approved for transfer from the City has not been completed. He stated that some time ago someone from City administration suggested that TCLB not take ownership because if the Legacy City application was not successful perhaps TCLB would not want to take ownership. He stated that he surmised that someone at the City put more thought into it and may have realized that the City had liability for the buildings, and so now was indicating they would like TCLB to take ownership as soon as possible. Mr. Tozzi indicated he was moving to accommodate the City's request.

**VIII. Enforcement**

Mr. Tozzi stated that inspections were needed at 899 and 822 River Street but that SEAT had run into personnel challenges including a key staff person developing a health issue keeping them out of work for one or two months, which caused other SEAT personnel to

temporarily transition to cover tasks assigned to the person who was ill.

**IX. Updates on TCLB-owned projects/properties**

Mr. Tozzi reported that an issue has developed with the supply of remaining masonry to complete the first story veneer at 791 River Street. Much of the masonry needing to be installed need units that are polished on more than one side, but that the remaining units were only polished on one side. Mr. Tozzi indicated that the remaining single-polished units are virtually the same quantity of the number of units that need to be polished on more than one surface, and were about one pallet, which was very close to the quantity of multi-sided polished units, so it initially seemed that the units ordered was different from what was delivered. Mr. Tozzi thought that it is possible that the manufacturer may have not delivered the correct units, despite that they type, and number of units had been checked at least three times by him, George Brower from SEAT, the masonry contractor, and the supplier, and that he was confident the count and types ordered was very accurate. Mr. Tozzi indicated that when he spoke with the manufacturer, they stated that the units ordered was exactly what was delivered.

Mr. Tozzi further reported that SEAT was continuing to paint the interior and that George Brower from SEAT indicated that painting should be completed next week.

Mr. Tozzi reported that 3229 Sixth Avenue is complete.

Mr. Tozzi reported that 7 Park Avenue will be demolished when ARPA funds become available. He stated that there is an issue with water laterals to 7 and 9 Park Avenue such that the lateral for one parcel ties to the other parcel rather than from the street main. He further stated that the Department of Public Utilities will not correct a problem such as this because of winter weather and the potential that the work could cause a problem at the street main.

**X. Adjournment**

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

Mr. Barker declared the meeting adjourned at 4:39 PM.

Respectfully submitted,



Anthony Tozzi,  
Committee staff