



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

**Acquisition and Disposition Committee**

**MEETING MINUTES**

Tuesday June 8, 2021

3:30 PM

This meeting was conducted electronically via Zoom and Telephone  
Meeting Recording Link: <https://www.youtube.com/watch?v=s1PZ3821aYg>

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**I. Call to Order**

Chair Barker called the meeting to order at 3:32pm.

**II. Roll Call:** Chair Barker called role and noted the following in attendance.

Present:

Brian Barker, Committee Chair

Elbert Watson, Committee Member

Jeanette Nicholson, Committee Member

Also Present:

Tony Tozzi, Executive Director and Committee staff

Kate Hedgeman, Esq., Counsel

Steve Strichman, City Planning & Community Development Commissioner

Mikayla Lynch, property purchase applicant

Manuel Cordero, property purchase applicant

Chair Barker declared a quorum was assembled.

**III. Property Disposition Committee recommendations:**

The City Council list of properties for TCLB to consider:

- a) 871 River St. is needed to complete the assembly of the redevelopment space that Beacon Community is interested in.
- b) 863 River St. It is on the list because the neighboring owner may want to purchase the land to create a parking lot. The building on the lot will need to be demolished. This may or may not be an ideal project, Mr. Tozzi will reach out to the owner to explore this opportunity.

- c) 3340 Sixth Avenue is a two-family frame building. It is in between the co-developments TCLB previously did with Habitat for Humanity. This building is inhabited and has a damaged roof.
- d) 3230 Sixth Avenue is a three-family brick building. It appears to have some mainstream repairs done. Mr. Tozzi will tour the building and confirm.
- e) 17 Park Avenue. is a two-story frame building. It had previous water damage, but the roof appears to have been recently replaced and in very good condition.
- f) 36 Douw Street is not on the list. There may been a number of hidden expenses with this building. However, due to the new \$25 million grant program, TCLB may need to acquire this building to meet the grant requirements.

**IV. Legacy Cities - \$25M grant – Discussion:**

\$25M grant for land banks that meet the specific guidelines established from the governor’s office. Landbanks are required to partner with developers. NYS Housing and Community Renewal (HCR) is looking for bundles of properties, 5-10 vacant buildings per bundle. Each building needs to contain 1, 2, or 3 dwellings each. TCLB’s building inventory is currently low. TCLB will need to acquire more buildings to be eligible to apply. Mr. Tozzi created a document outlining the buildings that could make up a bundle.

Mr. Tozzi made the recommendation to keep 3229 Sixth Avenue, add 17 Park Avenue, 3230 Sixth Avenue 32 Glen Avenue, and 3340 Sixth Avenue. 863 and 785 River Street are properties that are returning to TCLB. 36 Douw Street is available to TCLB from the City because no one has applied to purchase the building.

Mr. Barker motioned to recommend 871 River St, 3340 Sixth Avenue, 3230 Sixth Avenue, 36 Douw Street, 32 Glen Avenue and 17 Park Avenue to the board for acquisition from the City. Ms. Nicholson seconded the motion. The motion passed unanimously with no further discussion, 4-0.

**V. Beacon Communities – Potential purchase option agreement amendments:**

Beacon decided to defer their low-income housing tax credit application, which means agreements with them need to be amended. Mr. Tozzi and Ms. Hedgeman are working on solutions for Beacon. No action to take at this time.

**VI. Purchase applications: 3154 Sixth Avenue/Cordero:**

An amended application was received to include Ms. Lynch and sent to the board which included a letter from the applicants. The letter proposed a different purchase price for the property and detailed their project. A criminal and credit background check were completed, credit is strong, and no criminal activity found. This discussion will be tabled for a special meeting to decide whether or not to accept the application.

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

Two court actions are returnable next week.

The current owners of 3209-3211 Seventh Avenue have agreed deed the property back to TCLB, in lieu of foreclosure.

The current owner of 785, 836 River Street has not replied to any communications from Attorney Hedgeman or Mr. Tozzi. Attorney Hedgeman has begun work and is taking a default judgement and the return date is next week.

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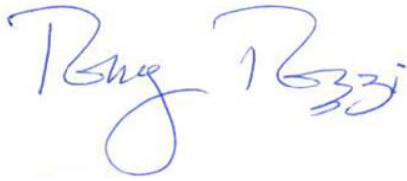
**VIII. Updates on projects:**

- a. 791 River Street – George Brower has been talking to subcontractors solidify work plans. Roland J Downs came in to look at HVAC equipment and inspection, both reports were satisfactory. Bennet construction did pressure testing and was satisfactory.
- b. 11 Winnie Avenue – This project is almost complete and should be done by the end of week.
- c. 54 Fifth Avenue – This project was on hold due to design, but it's been completed and submitted to code enforcement. There have been complaints about the steel doors for the entrance.
- d. 3229 Sixth Avenue – This project was paused but the work will now continue.
- e. 7 Park Avenue – This property has been certified for demolition by Reeves Engineering.

**IX. Adjourn Meeting**

Ms. Nicholson made a motion to adjourn which Mr. Barker seconded and the motion unanimously passed. Chair Barker declared the meeting adjourned at 4:27 PM.

Respectively Submitted,



Tony Tozzi,  
Executive Director

(Prepared by Khamali Brown/SEAT)