



**TROY COMMUNITY
LAND BANK**

Troy Community Land Bank *Acquisition & Development Committee Meeting*

Date: June 9, 2020
Location: Via Zoom Meeting
<https://us02web.zoom.us/j/85413763725?pwd=MVRNM3AyUmZkK0dGNHRweIRJRzlrZz09>
Join via Conference Call: (929) 205-6099
Meeting ID: 854 1376 3725
Password: 021660
Recording Link



06.09.2020 - Zoom
Audio Only - A&D.r

Time: **3:30pm**
Present: Brian Barker, Chair, Jeanette Nicholson, committee member, Gregg Tobin, Ex Officio member, Kate Hedgeman, General Counsel and Ex Officio member, and Tony Tozzi, Executive Director and committee staff
Absent: Heather King, committee member

I. Call to Order

- Chair Barker called meeting to order at 3:35pm

II. Roll Call

- Quorum present

III. Review/Approval of April 7th meeting minutes

- Tabled

IV. Property/Project Update(s)

791 River St.:

- ED Tozzi issues payment for 791 River St., representing more than 50% of the project costs;
- Exterior painting and siding will be completed within the next week or two;
- Completion is expected around early September;
- Order sign for 791 River St. that states: "Coming Soon" to generate interest;
- ED Tozzi will send architecture renderings for 791 River to Greg Tobin;

103 Ferry St.:

- Date to move forward on purchasing for \$90k has expired;
- Previous offer of \$30k still an option;
- Greg Tobin has a colleague interested in the property;

- Greg will begin marketing (directly) again;

24 McClelland St.:

- Clean out complete;
- Greg will begin marketing 24 McClelland St.;

7 Park Ave.:

- Originally scheduled for demolish to create larger lot;
- Contractor Bobo advised ED Tozzi architect who lives across from property is interested in purchasing;
- A&D Committee agreed to consider a purchase application to 7 Park Ave.

3325 Sixth Ave.:

- John Bobo is working on property with completion at the end of the week;
- Property is ready to market for sale;

11 Winnie Ave.:

- John Bobo has much renovations completed and advised a change order will be submitted for replacing a partition along an exterior wall was not properly framed;

3229 Sixth Ave.:

- John Bobo has finished building cleanout;

3240 Sixth Ave.:

- Bolton Construction cleaned out and started interior construction when the City ordered the property demolished;
- ED Tozzi reached out to the City about the additional 3 properties that will be demolished to work on a co-development with Habitat;

54 Fifth Ave.:

- SEAT Project on hold because of pandemic and cash flow concerns;

899 River St.:

- \$40k budgeted to attract owner occupants;
- There has been a lot of interest and call to both ED Tozzi and Greg Tobin;

3319 Sixth Ave.:

- TAP and The Sanctuary need to submit more regular reports of progress to TCLB;

822 River St.:

- Cleaned out by purchaser but there was a concern regarding legal obligation of an allegedly intoxicated individual falling out of the window;
- ED Tozzi has sent 2 or 3 email requests for progress;
- Drone footage indicates no interior work has started;

48 Ida St.:

- Certificate of Occupancy has been issued with plans for owners' son to live there for the five-year owner occupancy requirement;

3209 and 3211 Sixth Ave.:

- Last progress report received indicated new plans drafted for a 6-unit building and submitted to City Hall;

V. Enforcement Status

- Collect data for all properties not in compliance;
- ED Tozzi will create enforcement spreadsheet for next meeting;
- Review and make recommendations for next steps for each property.

VI. Adjourn Meeting

- Chair Barker adjourned meeting at 4:26pm.