



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

Acquisitions & Dispositions Committee Meeting

Tuesday September 14, 2021 at 3:30 PM

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

https://www.youtube.com/watch?v=UhELZ_x_T40

I. Call to Order

Mr. Barker called the meeting to order at 3:32 PM.

II. Roll Call

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

Present:

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

Also Present:

Kate Hedgeman, Esq.
Tony Tozzi, Committee staff
George Brower, SEAT
Steve Strichman, City of Troy

Mr. Barker declared a quorum assembled.

III. Meeting Minutes – March 23, 2021 & April 13, 2021

Ms. King motioned to accept minutes of both meetings as drafted. Ms. Nicholson seconded the motion, which was passed with 3-0 with 1 abstention. Mr. Watson abstained from voting because he was not a member when either meeting was conducted.

IV. Property Disposition Committee Recommendations

RFP: 791 River Street – Metal Panel Siding

RFP: 791 River Street – Masonry Veneer Replacement

Mr. Tozzi stated that he prematurely placed this item on the agenda because the RFP due dates are next week and that the Finance Committee would be addressing the RFPs as well at their meeting next week. Committee members agreed to table discussion until their next meeting.

V. Enforcement

a. Status of sold properties –

i. 3325 Sixth Avenue – Edward Dunphy

Mr. Tozzi stated that he spoke with Eduardo Dunphy, who is Edward Dunphy's father and seems to be serving as the project manager, to obtain an update on project progress. Eduardo reported that TAP has been engaged to prepare drawings so a building permit can be obtained and that was expected to take one or two months. Eduardo also stated that there were tools stored inside the building that were taken, locks were changed and he was unable to access the building, all due partially as a result of confusion by another financial institution, PHH Financial, that bought out the previous owner, OCWEN financial, and that they erroneously thought they still owned the property. It took over a month to resolve that issue. Eduardo also caught Covid and has been experiencing long term symptoms.

Ms. Hedgeman asked when completion of construction was required and Mr. Tozzi replied November 5th. Ms. Hedgeman stated that Mr. Dunphy needed to submit a formal request with supporting documentation as to why the extension is needed and a revised projected timeline towards completion. Mr. Tozzi replied that he has requested that information and more.

ii. 288 Tenth Street – Justin Campbell

Mr. Tozzi reported that the owner, Justin Campbell, provided a copy of the final certificate of occupancy and stated that he felt the final workmanship was something both Mr. Campbell and TCLB can be proud of.

Mr. Watson asked Mr. Tozzi if he had any before pictures. Ms. King interjected that she just sent Mr. Watson the MLS listing. Mr. Tozzi explained the history of how Stewarts physically relocated the building on parcel to the south before donating it to TCLB.

Mr. Tozzi also brought up the status of 3235 Seventh Avenue, a sizable vacant parcel sold to Pawel Paliwoda about two years ago but that he has not shown any project progress. Mr. Tozzi said that he would contact Mr. Paliwoda to better understand progress status and any potential challenges.

b. Foreclosure Status Updates:

i. 785 River Street

ii. 836 River Street

Ms. Hedgeman reported that the owner still has not responded to sign the deeds over and that she will give him a little more time before she takes further steps if necessary.

VI. Updates on projects

a. 791 River Street

Mr. Tozzi reported that he has ordered the masonry units from Westbrook Concrete from Connecticut.

He also reported that RFPs are released for replacement of the masonry veneer and for supply and installation of the exterior metal panels

b. 11 Winnie Avenue

Mr. Tozzi reported that there continues to be break-ins and thefts, and the last refrigerator and the furnace have been stolen.

Mr. Barker asked if the general contractor is responsible at all for the thefts. Mr. Tozzi and Ms. Hedgeman replied that there was relatively minor language in the contract relating to safety of workers, materials and equipment, but that it really related to health/life/safety far more than to responsibility to protect from theft.

Mr. Tozzi stated that he has requested that the general contractor provide a change order request to reinstall the furnace.

c. 54 Fifth Avenue

Mr. Tozzi reported that he was in the building last week and was impressed with the progress SEAT was making and that it appeared to him that work would be completed in about a month and could then be marketed for sale.

d. 3229 Sixth Avenue

Mr. Tozzi reported that the general contractor would complete the roof by the end of the month and that, with that completed the full project will be completed.

e. 7 Park Avenue

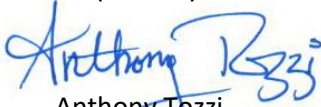
Mr. Tozzi stated that based on past A&D conversations the final programming for the building would be what it was originally, which is to raze it to increase the redevelopment area of the easterly adjoining vacant parcels.

VII. Adjourn Meeting

A motion to adjourn was made by Ms. King, seconded by Ms. Nicholson and passed 4-0.

Mr. Barker declared the meeting adjourned at 4:03 PM

Respectfully submitted,



Anthony Tozzi,
Committee staff