



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

**Acquisitions and Dispositions Committee Meeting**  
Tuesday December 21, 2021  
3:30 PM

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

**I. Call to Order**

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

**II. Roll Call**

Present:

Brian Barker, Committee Chair  
Elbert Watson, Committee member  
Jeanette Nicholson, Committee member  
Heather King, Committee member

Quorum Present

Also Present:

Tony Tozzi, Committee staff  
Steve Strichman, City of Troy Commissioner of Community & Economic Development  
Theresa Newton/Positive Communities  
Sherry Cavallaro/Howard Hanna  
Coleen/Howard Hanna  
Shay/Howard Hanna

Absent:

None

**III. Meeting minutes – June 8, 2021 & October 19, 2021**

Ms. King makes the motion to accept both meeting minutes. Mr. Watson seconds the

motion, and which was approved unanimously 4-0.

**IV. Legacy City Access Program – RFQ**

Mr. Tozzi stated that based on a conversation with TCLB counsel Catherine Hedgeman, Esq., that because evaluation of the RFQ proposals includes confidential information and therefore the review should be conducted in executive session.

Ms. Nicholson made a motion to enter into executive session to review proposal submitted in response to the Legacy City Access Program RFQ which includes the review of confidential information. The motion was seconded by Ms. King. The motion was unanimously approved. The executive session began to be conducted at 3:39 PM.

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

The executive session concluded at 3:59 PM and the open meeting subsequently resumed. Mr. Tozzi stated that no action was taken during the executive session.

Mr. Barker made a motion to recommend that the Board of Directors accept the proposal submitted to the Legacy City Access Program RFQ to Shades Contracting. Ms. King seconded the motion. No discussion ensued and upon a call to vote on the motion by Mr. Barker the motion passed unanimously 4-0.

**V. Discussion - 54 Fifth Avenue**

Mr. Tozzi stated that this additional item was added to the agenda because all work at 54 Fifth Avenue has been completed, with a certificate of occupancy issued by the City of Troy Bureau of Code Enforcement.

Ms. Cavallaro stated that she felt the property should be priced for sale at between \$175,000 to \$180,000, but that she would like to walk through the property tomorrow.

Ms. Nicholson expressed an interest to see the property when Ms. Cavallaro conducts her walk-through, and they established a time to meet at 10:00 AM tomorrow.

**VI. Report – Enforcement**

Mr. Tozzi indicated the need to conduct an inspection of 899 River Street, 822 River Street and 3325 Sixth Avenue. Ms. Nicholson reminded Mr. Tozzi that SEAT should be conducting the inspections, to enable Mr. Tozzi to expend his time on higher priorities.

**VII. Discussion – Updates of TCLB-owned projects/properties**

Mr. Tozzi reported that 791 River Street is moving forward and that the exterior metal panels are installed, and that all the masonry veneer has been removed and about half of it replaced. Mr. Tozzi stated that something is amiss with the masonry materials delivered to the site by Westbrook Concrete because there is far more of one type of block remaining where there should be far less, and there is far less of other types of block on site where

there should be far more.

Mr. Barker stated that the previous masonry contractor laid the block out of course such that the windows as presently placed will not align symmetrically with the block veneer and that the windows should be relocated so the block can be set in course, and that at least the head of the windows should be set in course and the block adjoining the sill be cut as needed.

Mr. Barker also indicated that there are white panels between the second and third floor windows were supposed to be another color and he suggested that Mr. Tozzi look at the elevation renderings to see what was originally depicted.

Mr. Tozzi reported that he generated a punchlist of work that needs to be completed or improved at 11 Winnie Avenue that he provided to the general contractor. He also stated that the general contractor has indicated that all punchlist items have been addressed, and that he needs to conduct a site visit at the property to verify that all items have actually been suitably addressed.

Mr. Tozzi reported that all work at 3229 Sixth Avenue is complete and that the building is programmed to be incorporated as part of the assemblage of properties for the Legacy City Access Program application.

Mr. Tozzi stated that programming for 7 Park Avenue has been definitively determined to be razed so that the parcel can be added to the adjoining parcel to the east, which Habitat is interested to redevelop by constructing new homes.

Mr. Tozzi reported that the Mayor has signed and delivered all the deeds of the properties authorized by the City Council for transfer to TCLB.

Ms. Nicholson asked what the status was of the Urban Studio initiative. Mr. Barker and Mr. Tozzi provided updated information.

## **VIII. Adjourn Meeting**

Mr. Barker made a motion to adjourn the meeting. Ms. King seconded the motion, which was unanimously approved 4-0

Mr. Barker declared the meeting adjourned at 4:26 PM