



2021 Operations and Accomplishments

Troy Community Land Bank Corporation

The highlights of the Troy Community Land Bank Corporation (TCLB), a Local Public Authority, in 2021, are as follows:

- The continuation of the Novel Coronavirus (Covid) a pandemic which engulfed the world and changed the way TCLB functioned. In March 2020 the Governor of New York State issued an executive order (202.1) which suspended the Open Meetings Law. Thereafter, and throughout 2021, TCLB and its committees met remotely via Zoom videoconferencing. TCLB continued to webcast all meetings which can be viewed on TCLB's website (www.troycommunitylandbank.org/meetingsarchive).
- TCLB filed its Audited Financial Statements and Annual Report for 202 on the Public Authorities Reporting System ("PARIS"). The 2020 Audited Financial Statements and Annual Report were posted on the Agency's website.
- TCLB conducted a retreat May 22, 2021 where Attorney Catherine M. Hedgeman provided presentations focusing on Board training, orientation, and strategic planning.
- The Troy City Council on September 10, 2021 approved transfer of ownership of five properties which the City had acquired via property tax foreclosure; 17 Park Avenue, 3230 Sixth Avenue, 3340 Sixth Avenue, 32 Glen Avenue, and 871 River Street.
- The TCLB Board of Directors at its October 29, 2021 meeting authorized the acquisition of four properties from Vesta Community Housing Development Board; 809 River Street, 814 River Street, 834 River Street, and 3215 Sixth Avenue.
- The Troy City Council awarded \$1.5 million of funding from the American Rescue Plan Act (ARPA) to TCLB and Capital District Habitat for Humanity, for implementation of the City's North Central Neighborhood Revitalization plan.
- Elbert Watson was appointed by the TCLB Board of Directors as Treasurer at its March 31, 2021 Annual Meeting and also appointed as a member to the Acquisitions and Dispositions Committee at the Board of Directors' June 30, 2021 meeting.

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- Suzanne Spellens was reappointed by the TCLB Board of Directors at its February 24, 2021 meeting as Vice Chair to a three year term
- The TCLB Board of Directors at its January 27, 2021 meeting appointed attorney Catherine M. Hedgeman as an officer of the Board and was authorized to execute any and all documents necessary to carry out the business affairs of the organization.
- The TCLB Board of Directors at its January 27, 2021 meeting authorized Executive Director Anthony Tozzi to borrow \$18,000 from Northern Credit Union pursuant to the Payroll Protection (PPP) Program. The U.S. Small Business Administration forgave the The TCLB Board of Directors at its April 28, 2021 meeting authorized executing a co-development agreement to Social Enterprise and Training Center to perform work necessary to complete the construction of 791 River Street.
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- TCLB sold 103 Ferry Street for \$70,000 on January 18, 2021 to Ferry Street, LLC.
- TCLB sold 790 River Street for \$1,000 on February 2, 2021 The Jeter Group, LLC.
- TCLB sold 899 River Street for \$10,000 on February 5, 2021 to Small Talk Enterprises, LLC.
- Stabilization work to 3229 Sixth Avenue was completed by Bobo's Construction Services, Inc.
- Renovation work of 54 Fifth Avenue was completed on December 17, 2021 by Social Enterprise and Training Center.
- Renovation work of 11 Winnie Avenue was completed by Bobo's Construction Services, Inc.
- TCLB's Board of Directors conducted 11 meetings during 2021, including 1 special meeting and the 2021 annual meeting.
- TCLB's standing committees met 31 times, including 11 Executive Committee, 11 regular meetings and 1 special meeting of the Acquisitions and Dispositions Committee, 5 Finance Committee meetings, and 4 Marketing Committee meetings.
- The TCLB Board of Directors at its June 30, 2021 meeting approved the sale of 3154 Sixth Avenue to QIMA, LLC for \$3,000.

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- Masonry veneer materials were purchased from West Brook Concrete to replace masonry veneer at 791 River Street.
- The TCLB Board of Directors at its September 22, 2021 meeting awarded a contract to Bolton Construction Corporation to remove and replace masonry veneer, using masonry units supplied by TCLB, at 791 River Street.
- The TCLB Board of Directors at its September 22, 2021 meeting awarded a contract to Holland Commercial Exterior Specialists to install ACM panels to the exterior of 791 River Street.
- The TCLB Board of Directors at its October 29, 2021 authorized the filing of IRS Form.
- The TCLB Board of Directors at its October 29, 2021 meeting adopted the 2022 Public Authority Budget and Finance Plan.
- Adjoining vacant parcels at 102 West Glen Avenue, 879 River Street and 881 River Street were grubbed and graded to reduce property maintenance expenses, reduce liability, and improve the aesthetic quality of said properties.
- Masonry veneer materials were purchased from West Brook Concrete to replace masonry veneer at 791 River Street.
- Continuation of the Urban Studio collaboration with the RPI School of Architecture, Capital District Habitat for Humanity and Troy Architectural Practice. The Urban Studio initiative envisions the design, construction and/or renovation of buildings and vacant lots owned by TCLB.
- A presentation to the City Council Finance Committee on behalf of TCLB was conducted by Executive Director Anthony Tozzi July 15, 2021.
- The City of Troy issued a \$10,942 purchase order to TCLB for the purchase of goods and services related to COVID-19 CDBG Emergency Funding.
- Developed and provided outreach and education webinars to potential developers and buyers.
- Reclaimed 3 properties that were not moving forward; 785 River Street, 836 River Street and 3209-3211 Seventh Avenue
- Implemented a community liaison initiative in conjunction with the Enterprise Community Partners Round 4 grant program.

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- Continued progress in conjunction with the Enterprise Community Partners Round 4 grant program.
- Completed significant predevelopment work for a Legacy City ACCESS Program grant application to NYS Homes and Community Renewal for 9 building to be renovated and sold to owner occupants.
- The Acquisitions and Dispositions Committee recommended that Shades Contracting be selected as develop to renovate the 9 Legacy City ACCESS Program buildings, if funding is approved.

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