

RESOLUTION APPROVING UNBANKING AND LISTING OF 17 Park Ave

A regular meeting of the Troy Community Land Bank Corporation (the "TCLB") was convened in public session at City Hall, 433 River Street, fifth floor, Troy, New York 12180 in the City of Troy, Rensselaer County, New York on December 18th, 2024 at 8:30 a.m. o'clock local time.

The meeting was called to order by the Chair of TCLB and, upon roll being called, the following members of the TCLB were:

PRESENT:		
Jamie Magur	Chair	P
Suzanne Spellen	Vice-Chair	P
Monica Kurzejeski	Treasurer	P
Brian Barker	Secretary	P
Bob Connolly	Member	A
Andrew Cooper	Member	P
Seamus Donnelly	Member	A
Brian Sano	Member	A
Tamara DeMartino	Member	P

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Brad Lewis	Chief Executive Officer/Executive Director
Paul Donnelly	Project Manager

The following resolution was offered by TD, seconded by JM,
to wit:

WHEREAS, New York Not-For-Profit Corporation Law §1609(d) authorizes the Troy Community Land Bank Corporation, Inc. ("Land Bank") to convey, exchange, sell, or transfer any of its interests in, upon or to real property; and

WHEREAS, the Land Bank Bylaws and New York Not-For-Profit Corporation Law §1605(i)(5) requires that a sale of real property be approved a majority vote of the Board of Directors; and

WHEREAS, all disposals of Land Bank property must be made to qualified buyers

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pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, the Land Bank owns certain parcels of real property situate in the City of Troy, State of New York and more particularly identified on the Property List attached hereto as Schedule A (individually, a "Property" or collectively, the "Property"); and

WHEREAS, the Land Bank Board of Directors had previously directed that **17 Park Ave** be banked property, held for future development by the Land Bank; and

WHEREAS, the Land Bank' Acquisition and Disposition Committee and staff, after evaluating potential uses for the property, have recommended that the Land Bank unbank the property and obtain such competition as is feasible under the circumstances for each Property by advertising the Property on its website and/or listing the Property with a licensed real estate broker; and

WHEREAS, the Land Bank Board of Directors have determined the initial listing price of \$ 65,000

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE TROY COMMUNITY LAND BANK, AS FOLLOWS:

The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

1. The Members of the Board hereby authorize the Land Bank to unbank the Property and to obtain such competition as is feasible under the circumstances for each Property by advertising the Property on its website and/or listing the Property with a licensed real estate broker; and
2. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Jamie Magur	Chair	Voting	<u>4</u>
Suzanne Spellen	Vice-Chair	Voting	<u>4</u>
Monica Kurzejeski	Treasurer	Voting	<u>4</u>
Brian Barker	Secretary	Voting	<u>4</u>
Bob Connolly	Member	Voting	<u>-</u>
Andrew Cooper	Member	Voting	<u>4</u>
Seamus Donnelly	Member	Voting	<u>-</u>
Brian Sano	Member	Voting	<u>-</u>
Tamara DeMartino	Member	Voting	<u>4</u>

The foregoing Resolution was thereupon declared duly adopted, meeting the requirements of the Land Bank's bylaws requiring a majority of the Board approving this resolution.

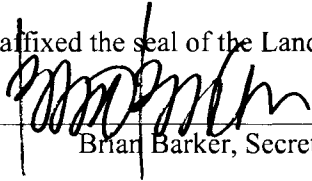
STATE OF NEW YORK)
) SS.:
COUNTY OF RENSSELAER)

I, the undersigned Secretary of the TROY COMMUNITY LAND BANK CORPORATION DOES HEREBY CERTIFY, that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Land Bank, including the Resolution contained therein, held on December 18, 2024 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Land Bank had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meeting Law; (D) there was a quorum of the members of the Land Bank present throughout said meeting; and (E) Pursuant to the Land Bank Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this 13th day of December, 2024.



Brian Barker, Secretary (SEAL)