



January 2025 Board Meeting
January 17, 2025

TROY COMMUNITY
LAND BANK CORPORATION
415 River Street, Suite 1
Troy, New York 12180

MEETING MINUTES

1. Call to Order:

- a. The January 2025 meeting of the TCLB board of directors was called to order at 8:30am by Suzanne Spellen (SS).

2. Roll Call:

- a. Suzanne Spellen called the roll. Present: Suzanne Spellen (SS), Brian Barker (BB), Andrew Cooper (AC), Monica Kurzejeski (MK), Tamara DeMartino (TD), Brian Sano (BS), Bob Connelly (BC) Bradley Lewis (BL, TCLB ED), and Paul Donnelly (PD, TCLB PM)
Absent: Seamus Donnelly (SD), Jamie Magur (JM)
- b. Guests: Rev. Burkes, TCLB Realtor

3. Meeting Minutes: Motion made by MK to approve the December 18, 2024 board meeting minutes. Second by BS. Motion passed unanimously.

4. Financial Report: BL reviewed the P&L and end of year reports. MK noted that it would be helpful to find a way to track the neighborhood economic impact of the various TCLB initiatives. **Resolution:** The 2023 Paris Report has been drafted and a resolution to adopt PARIS Report and certify was out before the board for discussion. Motion to accept PARIS Report and to certify was made by MK. Seconded by SS. Motion passed unanimously. The 2024 PARIS reporting period begins this month.

5. Executive Director's Report: BL reviewed the ED report noting The Record and WTEN coverage of TCLB's target neighborhood progress removing red X's from previously condemned buildings, progress with the 791 River Street sale and the LBI Phase 2 of \$1.2M in funds available for TCLB neighborhood development initiatives. PD noted good progress with the various current contracts and their respective contractors.

6. Resolutions for Consideration:

a. Resolutions regarding the following RFP Awards:

- **Auditor Services:** Resolution to enter into contract with Auditor. Motion by AC, Second by MK. Motion passed unanimously.
- **Attorney Legal Services:** Resolution to enter into contract with Attorney. Motion by BS, Second by MK. Motion passed unanimously.
- **Insurance Agent Services:** Tabled for future presentations.

b. Resolutions to sell the following properties after A&D review and recommendation:

- **834, 836 & 871 River Street, 3340 6th Avenue:** Resolution to Bank properties for future development. Motion by AC, Second by TD. Motion passed unanimously.
- **791 River Street:** Resolution to enter into Contract for Sale. Motion by MK, Second by BB. Motion passed unanimously.

7. Old Business:

- a. New TCLB website is live and is updated. Staff and Board member bios can be updated as needed by submitting to BL.
- b. Façade Program: The proposed façade program, previously thought to be exempt from LBI or ARPA funding, can be funded with LBI Phase 2 funds after consultation and review with NYS HCR. **Resolution:** Resolution to enter into a contract with TAP to execute the façade program. Motion made to approve by BB. Seconded by AC. Motion passed unanimously.

8. New Business

- a. BL noted posting and distributing all meeting board and committee meetings for 2025.

9. Adjournment

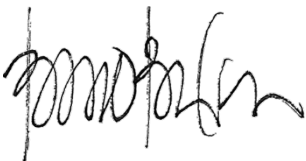
- a. Meeting adjourned at 9:29am. Motion made to adjourn by MK. Seconded by AC. Motion passed unanimously. Calendar invites will follow to all board members, committee members and staff.

10. Next Meeting

- a. Next meeting will take place on Wednesday, February 19, 2024 at 8:30 AM at the Troy City Hall, 433 River Street in the Planning Department's conference room.

These minutes reflect our understanding of the business transacted and the decisions made at this meeting. Please provide corrections or additions to our office within (14) days of the date indicated below. **Note: Items italicized happened after the meeting and are included for clarification purposes.**

Recorded by,



Brian L. Barker, TCLB Secretary
January 17, 2025