



April 2025 Board Meeting
April 16, 2025

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

MEETING MINUTES

1. Call to Order:

- a. The April 2025 meeting of the TCLB board of directors was called to order at 8:42am by Jamie Magur (JM).

2. Roll Call:

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

3. Meeting Minutes:

Motion made by AC to approve the January 24, 2025, March 19, 2025, March 26, 2025 board meeting minutes. Second by TD. Motion passed unanimously. SP abstained.

4. Financial Report:

BL did not review the P&L and Balance Sheet and reported that there is a new accounting manager. There was a calendar issue with Capital Bookkeeping Collective.

5. Executive Director's Report:

BL reviewed the ED report with the following highlights:

- **791 River Street:** Buyer is pursuing a Phase 1 ESA. Closing is expected in June.
- **3215 6th Avenue Construction Inspection:** Renovations are moving forward for a summer lease.
- **17 Park Avenue Sale and Listing:** CBC is going to list.
- **84 Ida Street Update:** TCLB is following the listing with interest.
- **332 9th Street Update:** This is a TRIP property that they would like to gift to TCLB and demo for future development. BL noted that TRIP will offer a sale price for the property.
- **City of Troy/City Council:** TCLB presentation will be tomorrow on April 17, 2025.
- **NY Land Bank Association:** BL & PD to attend.
- **LBI Phase II Update:** PD reported that there are 4 full rehabs and 13 façade improvement projects in the pipeline for TCLB.

6. Executive Director's Report:

BL reviewed the ED report with the following highlights:

- **Resolution to Unbank and List 3329 6th Avenue, 3209 7th Avenue, 3211 7th Avenue:** Motion by AC. TD second. Motion passed.
- **Resolution to List 3329 6th Avenue, 3230 6th Avenue, 3209 7th Avenue, 3211 7th Avenue with CBC:** Motion by TD. BB second. Motion passed.

7. Old Business: NA

8. New Business

- a. Roof quotes for 871 River Street were discussed. BL updated that 871 River will be used for firefighter training. ARPA funds can be used for the roof work with board approval. JM motioned to approve roof work for 871 River with ARPA funds. AC seconded. Motion passed.

9. Other Business: NA

10. Adjournment

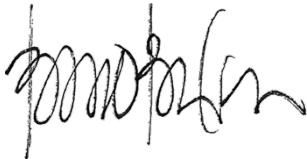
- b. Regular Board Meeting adjourned at 9:41am. Motion by BB, seconded by TD. Motion passed unanimously.

11. Next Meeting

- a. Next meeting will take place on Wednesday, May 21, 2025 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,

A handwritten signature in black ink, appearing to read "Brian L. Barker", written over a horizontal line.

Brian L. Barker, TCLB Secretary
April 16, 2025