



## TROY COMMUNITY LAND BANK

### **ACQUISITION & DISPOSITION COMMITTEE MEETING MINUTES**

Thursday October 04, 2018

1:00 PM

200 Broadway, Suite 701

Troy, NY 12180

#### Agenda:

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
- IV. Application review – 3235 Seventh Avenue
- V. Executive Director's Report
- VI. Adjourn Meeting

**I. Call to Order**

Committee Chair Brian Barker called the meeting to order at 1:06 PM and conducted attendance roll call.

**II. Roll Call**

Committee Attendees:

Brian Barker, Committee Chair

Heather King

Staff Attendees:

Tony Tozzi, Exec. Dir.

**III. Approval of Minutes**

Chair Barker motioned to accept as drafted Committee meeting minutes of September 13, 2018. Ms. King seconded the motion. No discussion ensued.

Chair Barker called the vote and the motion was unanimously passed.

**VII. Application review – 3235 Seventh Avenue**

It was noted that the Committee previously reviewed an informal proposal from Mr. Pawel Paliwoda and that the Committee instructed Mr. Tozzi to further discuss with the applicant his request in the proposal to provide building clean-out financial assistance, and for Mr. Paliwoda to provide a formal application, including a proforma.

Mr. Tozzi reported on legal guidance that Attorney Hedgeman provided to him.

Chair Barker asked Mr. Tozzi to provide an overview of the recently submitted application. Mr. Tozzi indicated that the subject property was on the City's list of properties to be demolished, and is scheduled to be razed by November 15, 2018. He noted that Mr. Paliwoda was still offering to purchase the building for \$1 and requesting the TCLB provide financial assistance of \$30,000 toward building clean-out. Mr. Tozzi stated that the amount would seem to be a moot point, given the advice from Attorney Hedgeman that Mr. Tozzi shared with the Committee.

Mr. Tozzi indicated there is some time sensitivity given that the property is scheduled for demolition. He stated that, although there is no definitive information, the cost to raze this property was likely to be the highest among all four properties on the demolition list, and likely in the range of \$50,000 to \$60,000. He also stated that the budget is already far below the projected expenses of these demolitions, and that by removing 3235 7<sup>th</sup> Avenue from the list, the budget line would still not be enough to cover the expense to raze the remaining three buildings on the list.

Ms. King stated that further assessment and additional information seemed necessary prior to determining whether it would be better to sell the building or to raze it. She further stated that the best course of action seemed to be to make a recommendation to the Board of Directors to take actions necessary to remove 3235 7<sup>th</sup> Avenue from the City's present demolition list. Chair Barker agreed and stated that taking such action would allow for a more appropriate amount of time to further investigate both the purchase application proposal, the condition of the building, and other related issues.

Ms. King motioned that the Committee recommend that the Board of Directors take actions as necessary to remove 3235 7<sup>th</sup> Avenue from the City's present demolition list. Mr. Barker seconded the Motion. Mr. Barker called the motion and asked if further discussion was needed. No further discussion ensued and the motion unanimously passed.

Chair Barker motioned to table Mr. Paliwoda's purchase application to allow further analysis of the building's structural condition and options regarding stabilization and/or building clean-out, and to allow Mr. Paliwoda to indicate whether he remains interested to purchase the property given that the TCLB cannot provide a grant. Ms. King seconded the motion. Chair Barker called the motion and asked if further discussion was desired. No further discussion ensued and the motion was unanimously passed.

#### **VIII. Executive Director's Report**

Mr. Tozzi reported that TAP has completed drawings and specifications for the renovation of 791 River Street and 899 River Street. He mentioned that because TAP's contract could not exceed \$10,000, they were unable to offer RFP coordination and project monitoring services, as they have done with previous projects. He stated that this issue was discussed with Attorney Hedgeman, and that she indicated TAP could be utilized for these services, provided they do not exceed \$10,000. Mr. Tozzi indicated that he has spoken with Barbara Nelson to request a proposal for said services, and that Ms. Nelson would submit a proposal soon.

Mr. Tozzi also indicated that he has been concerned about how quickly the RFP can be released and how quickly work can begin and be completed. He is presently completing an instructions to bidders document, borrowing heavily from work previously provided by TAP for prior projects, and has been working with Attorney Hedgeman. RFP release is anticipated within a week or two.

Mr. Tozzi stated that this morning he had a monthly phone meeting with Tania Beghini and, when the status of these properties were discussed, Ms. Beghini did not bring up concerns about completion timetable.

Mr. Tozzi reported on the status of David White's conceptual proposal to develop 808/810/812 River Street into a mixed-use structure. He noted that at the Committee's previous meeting, Mr. White was requested to provide the Committee with a project narrative and proforma. Mr. Tozzi also indicated his personal feeling that the proposal seemed very appealing in many of its aspects. Ms. King agreed that the proposal seemed to be an attractive one, and that she hoped that it could move forward in a way where the Committee and Board could make it happen. Mr. Barker commented that he felt the courtyard should not front onto River Street. Mr. Tozzi replied that Mr. White indicated in the previous Committee meeting that he was considering turning the building such that the courtyard would be on the north side.

Mr. Tozzi reported on the Stewart's building donation and stated that Chuck Marshall of Stewart's Corporation sent an email indicating he would like to close on the property before the grand opening of the new store. Mr. Tozzi also reported that Gregg Tobin of Prime Properties is interested to attract the Business Review or a similar media outlet to write a 'good news' article to shine a light on Stewart's, the TCLB, the relocation of the building, and the interest to sell the building to someone from the community.

Mr. Tozzi also reported that someone with masonry skills is interested to purchase 29 Park Avenue, which has a failing foundation in need of full replacement. He indicated that he has not received an application but expects one prior to the next Committee meeting. Chair Barker asked if Mr. Tozzi had anything additional to report, and Mr. Tozzi replied that he did not. Chair Barker noted that the Committee has completed its agenda and asked for a motion to adjourn. Ms. King made a motion to adjourn the meeting, which Chair Barker seconded. The motion passed unanimously and Chair Barker called the meeting adjourned at 1:51 PM.

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#### Meeting Outcomes/Summary:

1. Committee recommendation to the Board of Directors to act to remove 3235 Seventh Avenue from the present demolition list.
2. Mr. Paliwoda's purchase application tabled to allow additional time to assess the structural condition of 3235 Seventh Avenue and to further investigate the cost and options of building clean-out.
3. River Street RFP anticipated to be released by mid-October. TAP will be submitting a proposal for project management services.

4. Update of conceptual proposal for mixed-use development at 808/810/812 River Street.
5. Update of Stewart's donation of 288 Tenth Street, especially noting that Stewart's would like to close on the property prior to the date of the store's grand opening.
6. Note that an application is expected to be submitted to purchase 29 Park Ave.

Respectfully Submitted,

Anthony Tozzi,  
Executive Director