



May 2025 Board Meeting
May 21, 2025

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

MEETING MINUTES

1. Call to Order:

- a. The May 2025 meeting of the TCLB board of directors was called to order at 8:32am 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), Suzanne Spellen (SS), Monica Kurzejeski (MK), Bradley Lewis (BL, TCLB ED), and Paul Donnelly (PD, TCLB PM)
Absent: Brian Sano (BS), Seamus Donnelly (SD),
- b. Guests: Rev. Burkes
- c. Counsel: Katie Kemp (KK)

3. Meeting Minutes:

Motion made by BB to approve the April 2025 board meeting minutes with minor corrections. Second by AC. Motion passed unanimously. SP abstained.

4. Financial Report:

BL reviewed the P&L and Balance Sheet with the Board.

5. Executive Director's Report:

BL reviewed the ED report with the following highlights:

- **791 River Street:** Closing expected tomorrow.
- **3215 6th Avenue Construction Inspection:** Renovations are moving forward for a summer lease.
- **17 Park Avenue Sale and Listing:** CBC is listing with full application.
- **84 Ida Street Update:** Property sold to a private party for \$45K.
- **332 9th Street Update:** No update.
- **City of Troy/City Council:** TCLB presentation will be tomorrow on April 17, 2025.
- **NY Land Bank Association:** May 21-22, BL & PD to attend.
- **AmeriCorps Volunteers:** The program has been cancelled by the current administration.
- **LB Phase II Update:** PD updated that 871, 834 and 836 River along with 3340 6th have architectural plans. TCLB will be confirming location of flood zone in relation to these properties. PD also reported on the façade program that there are 4 projects to start and 9 pending HCR and SHPO approval.

6. Old Business:

- **25.19 Resolution Delegating Limited Procurement Authority to Executive Director:** Board discussed largest contract for the façade program to be ~\$40,000. Board decided on a \$34,999 cap for procurement. SD motioned to accept with cap. JM seconded. Motion passed.
- **25.4 Resolution Approving the Disposition of 791 River Street:** SD Motioned. TD seconded. Motion passed.
- **Roof Quotes for 871 River Street:** BL reported that fire fighter training in the building will not be possible due to safety concerns. Board voted to award the contract to DMR utilizing ARPA funds. SS motioned to approve. SD seconded. Motion passed.

7. New Business: NA

8. Other Business: NA

9. Adjournment

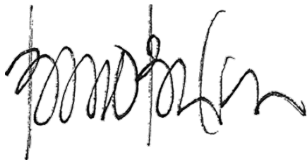
- a. Regular Board Meeting adjourned at 9:26am. Motion by SS, seconded by TD.
Motion passed unanimously.

10. 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".

Brian L. Barker, TCLB Secretary
May 21, 2025