



June 2025 Board Meeting  
June 16, 2025

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

## MEETING MINUTES

### 1. Call to Order:

- a. The June 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), Monica Kurzejeski (MK), Suzanne Spellen (SS), Brian Sano (BS), Bradley Lewis (BL, TCLB ED), and Paul Donnelly (PD, TCLB PM)  
**Absent:** Tamara DeMartino (TD), Seamus Donnelly (SD),  
b. Counsel: Katie Kemp (KK)

### 3. Meeting Minutes:

Motion made by BS to approve the May 21, 2025, board meeting minutes. Second by SS. Motion passed unanimously.

### 4. Financial Report:

BL presented the P&L and Balance Sheet prepared by the bookkeeping service. BL reported that minor revisions regarding line-item numbers will be made moving forward. BL noted that \$150K of TCLB funds were moved into a money market account earning 3.75% interest.

### 5. Executive Director's Report:

BL reviewed the ED report with the following highlights:

- **791 River Street:** BL reported that the property has been sold. The buyer is proposing a restaurant for the ground floor commercial space.
- **871 River Street:** Roof and decking completed. TCLB is investigating the condition of the façade and building envelope to prepare a renovation scope of work.
- **Osgood Neighborhood Meeting:** BL and MK attended and reported interest in a home improvement program. 404 4<sup>th</sup> St. was also discussed at the meeting.
- **LB Phase II Update:** 1. PD updated the status of the properties for façade program. 2. PD reported HCR approval on four improvement projects that are ready to advertise for bidding. 3. PD provided a summary sheet of the project status. 4. Discussion was made regarding including the homeowner as a party in the AIA contracts for the upcoming improvement projects.

### 6. Resolutions and A&D Committee Recommendations:

- **Resolution to Unbank 785 River Street:** Motion by MK. AC second. BL commented on the potential of the property. Motion passed.
- **Resolution to List with CBC:** Motion by MK. AC second. Motion passed.
- **Resolution to bank development sites 879 River Street, 881 River Street, 102 W. Glen Avenue:** Motion by BB. MK second. BL commented on potential of the properties. Motion passed.

**7. Old Business: NA**

**8. New Business: NA**

**9. Other Business: NA**

**10. Adjournment**


- a. Regular Board Meeting adjourned at 9:30am. Motion by SS, seconded by AC. Motion passed unanimously.

**11. Next Meeting**

- a. Next meeting will take place on Wednesday, July 16, 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  
**June 16, 2025**