

**RESOLUTION TO ENTER INTO A CONTRACT FOR
REHABILITATION SERVICES – JOHNSON ELECTRICAL, LLC – 871 RIVER STREET**

A regular meeting of the Troy Community Land Bank Corporation (the “TCLB”) was convened in public session at City Hall, 433 River Street, fifth floor, Troy, New York 12180 in the City of Troy, Rensselaer County, New York on JULY 16th, 2025 at 8:30 a.m. o’clock local time.

The meeting was called to order by the Chair of TCLB and, upon roll being called, the following members of the TCLB were:

PRESENT:

Jamie Magur	Chair	<u>Y</u>
Suzanne Spellin	Vice-Chair	<u>Y</u>
Monica Kurzejeski	Treasurer	<u>N</u>
Brian Barker	Secretary	<u>Y</u>
Bob Connolly	Member	<u>Y</u>
Andrew Cooper	Member	<u>Y</u>
Seamus Donnelly	Member	<u>N</u>
Brian Sano	Member	<u>Y</u>
Tamara DeMartino	Member	<u>Y</u>

RESOLUTION TO ENTER INTO A CONTRACT FOR REHABILITATION SERVICES

WHEREAS, TCLB issued a Request For Proposals for REHABILITATION Services on JUNE 16, 2025, with a response required by JULY 10TH, 2025; and

WHEREAS, JOHNSON ELECTRICAL (hereinafter “JE”) responded to TCLB’s Request For Proposals for REHABILITATION SERVICES and the Staff and Board of Directors has reviewed said proposal, a copy of which is attached hereto; and

WHEREAS, JE submitted a response to TCLB’s Request For proposals and is the lowest responsible bidder; and

NOW, THEREFORE, BE IT RESOLVED by the Troy Community Land Bank Corporation that:

1. The PARTIAL REHABILITATION OF 871 RIVER STREET Proposal from JE for \$45,675 is hereby awarded; and

2. The Contract attached hereto as Schedule A between TCLB and JE for REHABILITATION Services is hereby approved; and
3. The itemized scopes of work awarded to JE are attached hereto as Schedule B; and
4. The Executive Director, Chairman and General Counsel shall have the authority to execute any and all documents to effectuate the Contract; and
5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Jamie Magur	Chair	Voting <u>Y</u>
Suzanne Spellens <i>SECOND</i>	Vice-Chair	Voting <u>Y</u>
Monica Kurzejeski	Treasurer	Voting <u>Y</u>
Brian Barker <i>MOTION</i>	Secretary	Voting <u>Y</u>
Bob Connolly	Member	Voting <u>Y</u>
Andrew Cooper	Member	Voting <u>Y</u>
Seamus Donnelly	Member	Voting <u>Y</u>
Brian Sano	Member	Voting <u>Y</u>
Tamara DeMartino	Member	Voting <u>Y</u>

The foregoing Resolution was thereupon declared duly adopted unanimously meeting the requirements of the Land Bank's bylaws requiring a majority of the Board approving this resolution.

STATE OF NEW YORK)

) SS.:

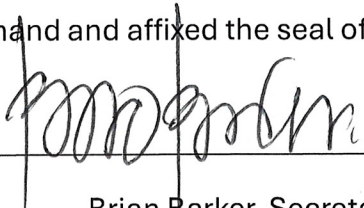
COUNTY OF RENSSELAER)

I, the undersigned Secretary of the TROY COMMUNITY LAND BANK CORPORATION DOES HEREBY CERTIFY, that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Land Bank, including the Resolution contained therein, held on JULY 16, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Land Bank had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meeting Law; (D) there was a quorum of the members of the Land Bank present throughout said meeting; and (E) Pursuant to the Land Bank Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this 16th day of JULY, 2025.



Brian Barker, Secretary (SEAL)

SCHEDULE A

CONTRACT

SCHEDULE B

Itemized Scope of work included

871 River Street – Scope of Work – AWARDED TO JE

4. Electrical:

- New service upgrade (if needed), subpanels, and wiring for all three spaces.
- Full rewiring to code: outlets, switches, lighting, smoke/CO detectors.
- Lighting layout and light switch placement per architectural plans.
- Reuse of existing wiring and service components is permitted where safe, code-compliant, and cost-effective (contractor to confirm all reused systems are inspected, tested, and certified).
- Test and verify all existing panels for safety and code compliance. Panels may need to be upgraded to accept AFCI breakers with new circuits.
- Install new devices (switches and outlets) light fixtures throughout all three units per layout.
- Install new circuits as needed per architectural plans.
- Install new interconnected smoke detector and co detectors
- Reuse of existing wiring and service components is permitted where safe, code-compliant, and cost-effective (contractor to confirm all reused systems are inspected, tested and certified).
- Inspections to be done by 3rd party inspectors paid for by contractor.
- Install new kitchen circuits as specified by plans. Install new washer/dryer outlets, dishwasher outlets, hot water tank circuits, etc.
- Install circuits for the heating systems.
- Install bathroom vent and provide vent pipe to the exterior
- Install new stainless steel hood vents directly vented to the exterior of the building
- Seal all roof/siding penetrations

TOTAL \$ 45,675