



July 2025 Board Meeting  
July 16, 2025

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

## MEETING MINUTES

### 1. Call to Order:

- a. The July 2025 meeting of the TCLB board of directors was called to order at 8:30am 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), Suzanne Spellen (SS), Brian Sano (BS), Bradley Lewis (BL, TCLB ED), and Paul Donnelly (PD, TCLB PM)  
**Absent:** Monica Kurzejeski (MK), Seamus Donnelly (SD), **Guests:** Rev. Burke, CBC – Bill Fitzgerald, Aarti Ramani
- b. Counsel: Katie Kemp (KK)

### 3. Meeting Minutes:

Motion made by BS to approve the June 16, 2025, board meeting minutes. Second by SS. Motion passed unanimously.

### 4. Financial Report:

BL presented the P&L and Balance Sheet prepared by the Jysseca Dickson, 7/10/2025. \$736k net position. \$249k cash, \$482k non-cash assets.

### 5. Executive Director's Report:

BL reviewed the ED report with the following highlights:

#### LBI Phase II Update:

- 1. PD updated the status of the properties for façade program. 4 approved contracts. 5 out to rfp now. 4 still requiring final approvals.
- 2. PD reported 4 large projects came back from bidding and the board can vote on them following the ED report. Total \$1.1m
- 32 GLEN AVE – foundation is largely completed

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

- RES 25.28 TO ENTER INTO CONTRACT WITH BOLTON – 834 RIVER 1<sup>st</sup> BB/ 2<sup>nd</sup> AC, Pass 6-0
- RES 25.29 TO ENTER INTO CONTRACT WITH UNIFIED COMMERCIAL ALLIANCE - 871 RIVER ST 1<sup>st</sup> AC/ 2<sup>nd</sup> BS, Pass 6-0
- RES 25.30 TO ENTER INTO CONTRACT WITH JOHNSON ELECTRICAL, LLC – 871 RIVER ST - 1<sup>st</sup> BB/ 2<sup>nd</sup> SS, Pass 6-0
- RES 25.31 TO ENTER INTO CONTRACT WITH HOME DEPO – 871 RIVER ST 1<sup>st</sup> TD/2<sup>nd</sup> BS, Pass 6-0
- RES 25.32 TO ENTER INTO CONTRACT WITH UNIFIED COMMERCIAL ALLIANCE – 3340 SIXTH AVE 1<sup>st</sup> BS/ 2<sup>nd</sup> TD, Pass 6-0
- RES 25.33 TO ENTER INTO CONTRACT WITH WEBER ENTERPRISES, LLC – 3340 SIXTH Ave 1<sup>st</sup> BB/ 2<sup>nd</sup> TD, Pass 6-0
- RES 25.34 TO ENTER INTO CONTRACT WITH HOME DEPOT – 3340 SIXTH AVE 1<sup>st</sup> TD/ 2<sup>nd</sup> AC, Pass 6-0
- RES 25.23 TO DISPOSE OF 3229 SIXTH AVE 1<sup>st</sup> TD/ 2<sup>nd</sup> AC, Pass 6-0
- RES 25.24 TO DISPOSE OF 17 PARK AVE 1<sup>st</sup> BB/ 2<sup>nd</sup> AC, Pass 6-0
- RES 25.25 TO DISPOSE OF 3230 SIXTH AVE 1<sup>st</sup> TD/ 2<sup>nd</sup> SS, Pass 6-0
- RES 25.26 TO DISPOSE OF 3209 SEVENTH AVE 1<sup>st</sup> BB/ 2<sup>nd</sup> BS, Pass 6-0
- Discussion was had regarding a letter that was sent requesting the board wait on 3209 7<sup>th</sup> Ave and 3211 7<sup>th</sup> Ave to allow an individual time to get their application together. The board took the recommendation of counsel and moved forward with the A and D recommendation to vote on the two properties, as it would have created an unfair advantage for the party who now has the information discussed publicly in the A and D meeting.

- RES 25.27 TO DISPOSE OF 3211 SEVENTH AVE 1<sup>st</sup> TD/ 2<sup>nd</sup> BB, Pass 6-0

7. Old Business: NA

8. New Business: NA

9. Other Business:

- 103 Ferry St. individual is 4.5 years into a 5-year ownership requirement. They are asking for a release from TCLB. The item was tabled until August to allow counsel time to view the whole information.
- Mayoral appointment pending

10. Adjournment

- a. Regular Board Meeting adjourned at 9:46am. Motion by TD, seconded by SS. Motion passed unanimously.

11. Next Meeting

- a. Next meeting will take place on Wednesday, August 20, 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,



Brian L. Barker, TCLB Secretary  
July 16, 2025