



August 2025 Board Meeting  
August 20, 2025

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

## MEETING MINUTES

### 1. Call to Order:

- a. The August 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), Suzanne Spellen (SS), Brian Sano (BS), Monica Kurzejeski (MK), Seamus Donnelly (SD), Bradley Lewis (BL, TCLB ED), and Paul Donnelly (PD, TCLB PM)  
**Absent:** Kim Ashe-McPherson **Guests:** Rev. Burke
- b. Counsel: Katie Kemp (KK), Michelle Marinello (MM)

### 3. Meeting Minutes: Motion made by MK to approve the July 16, 2025, board meeting minutes. Second by BS. Motion passed unanimously.

### 4. Financial Report: BL presented the P&L and Balance Sheet prepared by Jysseca Dickson, 8/11/2025. \$777k net position. \$240k cash, \$537k non-cash assets.

### 5. Executive Director's Report: BL reviewed the ED report with the following highlights:

#### LBI Phase II Update:

- Façade Program: PD updated the status of the properties for façade program. Seven approved contracts. Three out to RFP now. Three go live this week.
- 32 Glen Avenue: Foundation is largely completed.
- 834 River St., 871 River Street, 3340 6<sup>th</sup> Ave.: BL reported three large projects have moved forward and will be discussed further in other business. PD has made daily visits.

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

- **25.35 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PURSUE ACQUIRING PROPERTIES FROM THE CITY OF TROY: 1<sup>st</sup> MK, 2<sup>nd</sup> BB, Pass 6-0**

### 7. Old Business: 103 FERRY ST – LIEN WAS REMOVED ALREADY – NO ACTION NECESSARY

### 8. New Business:

- **25.36 RESOLUTION ADOPTING AN ARCHITECTURAL SALVAGE SALES POLICY: 1<sup>st</sup> SS, 2<sup>nd</sup> BS, PASS 9-0**
- **25.37 RESOLUTION TO CLOSE BROADVIEW ACCOUNT: 1<sup>st</sup> MK, 2<sup>nd</sup> TD, PASS 9-0**
- **25.38 RESOLUTION TO ENTER INTO A CONTRACT OR REHABILITATION SERVICES - I & A RENOVATIONS: 1<sup>st</sup> SD, 2<sup>nd</sup> SS, PASS 9-0**
- **25.39 RESOLUTION TO ENTER INTO A CONTRACT FOR SPRINKLER SYSTEM DESIGN.BUILD AT 871 RIVER ST WITH ABSOLUTE FIRE PROTECTION: 1<sup>st</sup> SD, 2<sup>nd</sup> AC, PASS 9-0**
- **25.40 RESOLUTION AUTHORIZATION OF REAL PROPERTY LOCATED AT 332 9TH ST: 1<sup>st</sup> SS, 2<sup>nd</sup> BC, PASS 9-0**

**9. Other Business:**

- Discussion of three large projects. MK made a motion to enter executive session, TD 2<sup>nd</sup>, vote 9-0.
- The board came back from Executive session with no action taken.
- **25.41 RESOLUTION AUTHORIZING TERMINATION OF CONTRACT 871 RIVER ST: 1<sup>ST</sup> SD, 2<sup>ND</sup> SS, PASS 8-0,**
- **25.42 RESOLUTION AUTHORIZING TERMINATION OF CONTRACT 3340 6<sup>TH</sup> AVE: 1<sup>ST</sup> SS, 2<sup>ND</sup> SD, PASS 8-0,**
- **25.43 RESOLUTION DELEGATING LIMITED PROCUREMENT AUTHORITY TO EXECUTIVE COMMITTEE FOR 871 RIVER ST: 1<sup>ST</sup> SD, 2<sup>ND</sup> AC, PASS 8-0**
- **25.44 RESOLUTION TO ENTER INTO A CONTRACT WITH BOLTON CONSTRUCTION – 3340 6<sup>TH</sup> AVE: 1<sup>ST</sup> SS, 2<sup>ND</sup> SD, PASS 8-0**
- **JM MOTIONED TO AWARD THE FRAMING CONTRACT TO PELCO REMODELING AND CONSTRUCTION FOR 871 RIVER ST. 2<sup>ND</sup> AC, PASS 8-0**
- **JM MOTIONED TO AWARD THE PLUMBING CONTRACT TO BELIVEAU MECHANICAL FOR 871 RIVER ST. 2<sup>ND</sup> SS, PASS 8-0**

**10. Adjournment**

- a. Regular Board Meeting adjourned at 10:14am. Motion by JM, seconded by SS. Motion passed unanimously.

**11. Next Meeting**

- a. Next meeting will take place on Wednesday, SEPTEMBER 17, 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  
**AUGUST 20, 2025**