

# RESOLUTION TO ENTER INTO A CONTRACT FOR REHABILITATION SERVICES – I & A RENOVATIONS

A regular meeting of the Troy Community Land Bank Corporation (the “TCLB”) 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 August 20, 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:

## DIRECTORS PRESENT:

Board Member	Title	Present (Y/N)
Jamie Magur (JM)	Chair	Y
Suzanne Spellman (SS)	Vice-Chair	Y
Monica Kurzejeski (MK)	Treasurer	Y
Brian Barker (BB)	Secretary	Y
Bob Connolly (BC)	Member	Y
Andrew Cooper (AC)	Member	Y
Seamus Donnelly (SD)	Member	Y
Brian Sano (BS)	Member	Y
Tamara DeMartino (TD)	Member	Y
Kim Ashe-McPetersen	member	N

## LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Brad Lewis	Chief Executive Officer/Executive Director
Paul Donnelly	Project Manager
Catherine D. Kemp, Esq.	Counsel

Michelle Marinello, esq.

Counsel

The following resolution was offered by SD, seconded by SS, to wit:

**WHEREAS**, the Troy Community Land Bank Corporation (“Land Bank”) is administering a one-time Facade Program funded through the Land Bank Initiative Phase 2 (LBI 2), with thirteen (13) properties in North Central Troy identified as eligible sites for exterior improvements; and

**WHEREAS**, by Resolution 25.19 (adopted May 21, 2025), the Land Bank authorized the Executive Director to enter into contracts under Thirty-Five Thousand Dollars (\$35,000) for Facade Program projects; and

**WHEREAS**, the proposed contract with I & A Renovations for construction of a concrete handicap-accessible ramp at 3370 6th Avenue, Troy, NY 12180, is in the amount of Forty-One Thousand Eight Hundred Fifty-Six Dollars (\$41,856), which exceeds the Executive Director’s delegated authority and therefore requires specific Board approval;

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to take all steps necessary and appropriate to execute and administer said contract in accordance with the Land Bank's Procurement and Disposition Policies.

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

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

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 August 20, 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 20<sup>th</sup> day of August, 2025.

  
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Brian Barker, Secretary (SEAL)

**EXHIBIT A**

**Contract with I & A Renovations**