

**RESOLUTION AUTHORIZING PURCHASE OF REAL PROPERTY
LOCATED AT 332 9TH ST**

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 August 20th, 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 McPherson member N

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Brad Lewis	Chief Executive Officer/Executive Director
Paul Donnelly	Project Manager
Michelle Marinello, Esq.	Counsel

Catherine D. Kemp, Esq. Counsel
The following resolution was offered by SS, seconded by ~~BC~~ to wit:

WHEREAS, New York Not-for-Profit Corporation Law §1609(d) authorizes the Troy Community Land Bank Corporation, Inc. (the "Land Bank") to acquire, accept, hold, and transfer real property to further its mission; and

WHEREAS, the Land Bank Bylaws and New York Not-for-Profit Corporation Law §1605(i)(5) require that the acquisition of real property be approved by a majority vote of the Board of Directors of the Land Bank (the "Board"); and

WHEREAS, TRIP, Inc. ("TRIP") initially offered to donate to the Land Bank certain real property located at 332 9th Street, Troy, New York (the "Property"), but has since proposed to sell the Property for the sum of Five Thousand Dollars (\$5,000); and

WHEREAS, the Land Bank has reviewed the condition, title, and potential future use of the Property and has determined that acquiring the Property at the stated purchase price remains consistent with its

mission to return vacant and underutilized properties to productive use; and

WHEREAS, the Board has reviewed the terms of the proposed acquisition and finds it to be in the best interest of the Land Bank and the community it serves to purchase the Property.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby authorizes the Executive Director and the Board Chair (each an "Authorized Officer"), with the advice of General Counsel, to execute the purchase of 332 9th Street from TRIP, Inc. for the sum of Five Thousand Dollars (\$5,000), to be paid from LBI 2 funds or such other unrestricted operating funds as may be available, and to execute and deliver all necessary agreements, deeds, transfer documents, and closing papers to complete the acquisition; and

BE IT FURTHER RESOLVED, that each Authorized Officer is authorized and directed to pay, or cause to be paid, all reasonable costs, fees, and expenses related to the acquisition of the Property, including but not limited to title, recording, legal, and transfer charges; and

BE IT FURTHER RESOLVED, that each Authorized Officer is authorized and directed, for and on behalf of the Land Bank, to prepare, execute, deliver, and perform such additional agreements, documents, certificates, notices, consents, amendments, supplements, and other instruments, and to take such other actions as they may deem necessary or advisable to carry out the purposes and intent of this Resolution, and the taking of such actions shall be conclusive evidence of their authority hereunder; and

BE IT FURTHER RESOLVED, that all actions heretofore taken by the officers, staff, or agents of the Land Bank in connection with the foregoing transaction are hereby ratified, confirmed, and approved in all respects.

CERTIFICATION

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

Board Member	Vote
Jamie Magur	Y
Suzanne Spellen	Y
Monica Kurzejeski	Y
Brian Barker	Y
Bob Connolly	Y
Andrew Cooper	Y
Seamus Donnelly	Y
Brian Sano	Y
Tamara DeMartino	

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.

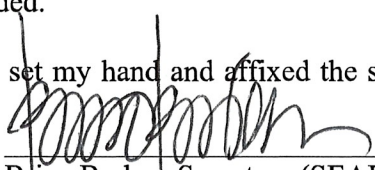
STATE OF NEW YORK)
) SS.:
COUNTY OF RENSSELAER)

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 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 20th day of August, 2025.



Brian Barker, Secretary (SEAL)



**TRIP
&RCHR**

**TROY
REHABILITATION
& IMPROVEMENT
PROGRAM, INC.**

**RENSSELAER COUNTY
HOUSING RESOURCES**

**TRIP REALTY
MANAGEMENT
CORPORATION**

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**NeighborWorks®
CHARTERED MEMBER**



August 15, 2025

Brad Lewis
Troy Community Land Bank
415 River St
Troy, New York 12180

Re: 332 9th Street

Dear Brad,

I am writing to follow up on your email dated March 19, 2025, regarding TRIP's property located at 332 9th Street. I appreciate the thoughtful insights shared by you and your Board of Directors.

Following internal discussions, the TRIP/RCHR Board of Directors has passed a resolution authorizing me to offer the property for sale to the Troy Community Land Bank for the amount of \$5,000.

We value your commitment to stabilizing and preserving this property and recognize that the Troy Community Land Bank has its best interests at heart.

Thank you for your consideration. I look forward to speaking with you further about this offer.

Sincerely,

Noah D. Baum
President/CEO
Troy Rehabilitation and Improvement Program, Inc.