



TROY COMMUNITY LAND BANK

2019 ANNUAL MEETING

March 27, 2019

6:00 PM

Troy City Hall





Presentation Overview

- 1. A Review of 2018 Activities**
- 2. A Preview of 2019 Projections**
- 3. A very brief summary of other significant 2019 changes**
- 4. An Overview of the River Street Corridor**



Part 1 - 2018 REVIEW
What did we do last year?



2018 YEAR IN REVIEW

RENOVATIONS

- **2 Completed in 2018**
 - 3320 Sixth Avenue (Habitat)
 - 3322 Sixth Avenue (Habitat)

Before



After

2 more were underway in 2018

71 Fifth Avenue (Habitat, completed Jan 2019)



67 Fifth Avenue (Habitat, nearing completion)





2018 YEAR IN REVIEW *Sales*

- **5 Buildings Sold**
 - 3319 Sixth Avenue (Media Alliance)
 - 48 Ida Street (Hodson's)
 - 822 River Street (Rackowski)
 - 785 River Street (Neustout)
 - 836 River Street (Neustout)

*(Improved marketing strategy –
Gregg Tobin/Coldwell Banker)*

2018 YEAR IN REVIEW

Building Sales

- 3319 Sixth Ave – Sold to Media Alliance for use as an environmental study lab
- 48 Ida Street – Sold to a father and son. The son is a graduate of HVCCs Construction Technology program. He is a first time homebuyer and this will be his first 'home'



2018 YEAR IN REVIEW

Building Sales

- 785 River Street – Sold to investor who will renovate to reflect design themes that were developed with the River Street corridor study
- 836 River Street- Sold to same investor as 785 River, and will do same type of renovation design
- 822 River Street – Sold to a local investor who will do renovation reflecting River Street corridor study





2018 YEAR IN REVIEW

Sales

- **Vacant Lots Sold**
 - 186 Hill Street (Adjacent Owner)
 - 3 Craigin Avenue (Adjacent Owner)

2018 YEAR IN REVIEW

DEMOLITIONS

- **Six Buildings Demolished**
 - 879 River Street
 - 881 River Street
 - 69 Rensselaer Street
 - 3235 Seventh Avenue
 - 61-63 Ingalls Avenue
 - 443 Tenth Street

2018 YEAR IN REVIEW

ACQUISITIONS

- 2 Properties Acquired
 - 879 River Street
 - 288 Tenth Street (shown)





2018 YEAR IN REVIEW FINANCING

Land Bank Community Revitalization Initiative

- \$145,564 Round 2 funds were extended into 2018
- \$701,587 Round 3 total funding
- \$445,822 Round 3 actual 2018 expenses
- \$255,765 Round 3 funds extended to May 2019
- TCLB was awarded \$500,000 in grant funding by Enterprise Community Partners (CRI Round 4)
 - This grant award will fund TCLB activities throughout 2019-2020, following full expenditure of Round 3 funding

A photograph of a row of colorful row houses (brownstones) on a city street. The houses are in various colors including blue, green, red, and yellow. There are cars parked along the street in front of the houses. The sky is overcast and there are trees with some green leaves. The text is overlaid on the image.

Part 2 - 2019 PREVIEW

What we are planning to do?

AND

What is already underway?



2019
PREVIEW
SALES

- **7 Vacant lots will be sold:**
 - 409 Second Street (City/underway)
 - 790 River Street (To adjacent owner)
 - 61-63 Ingalls Avenue (TRIP) (Sold)
 - 443 Tenth Street (TRIP) (Sold)
 - 140 President Street
(recommended for sale)
 - 69 Rensselaer Street (TBD)
 - 3032 Seventh Avenue
(recommended for sale)



2019 PREVIEW SALES

- **6 Buildings underway or projected to be sold:**
 - 791 River Street
 - 3209-3211 Seventh Avenue (2 RPI grads) (Sale approved)
 - 899 River Street, shown in photo
 - 3036 7th Ave (recommended to sell)
 - 29 Park Avenue
 - 288 Tenth Street (recommended to sell)



2019 PREVIEW New Construction

3 Buildings will be newly constructed:

- 791 River Street – pictured, corner building (TCLB)
- 61-63 Ingalls Avenue (TRIP)
- 443 Tenth Street (TRIP)



Urban Design Build Partnership Discussion
RPI School of Architecture

**SoA
RPI**



PARTNER ROLES:

- **RPI SoA**
 - Develop urban designs
 - Hands-on construction
- **TAP**
 - Final plans/specs
 - Marketing
- **Habitat**
 - Building Construction
 - AmeriCorps
- **TCLB**
 - Provide buildable site(s)
 - Potential financial help

2019 PREVIEW
DESIGN BUILD
COLLABORATION



2019 PREVIEW ACQUISITIONS

- **2 Buildings will be acquired:**
 - 11 Winnie Avenue – two family frame house
 - 3278 Sixth Avenue – three family brick (next to Troy Bike Rescue)
- **2 Vacant lots will be acquired:**
 - 881 River Street
 - 69 Rensselaer Street



2019 PREVIEW RENOVATIONS

2 Buildings will be underway or completed:

- 3209-3211 Seventh Avenue – in photo (C & H Holdings)
- 3319 Sixth Avenue (Media Alliance)

PARCELS LAND BANKED FOR FUTURE REDEVELOPMENT

806/808 – 812 River Street



PARCELS LAND BANKED FOR FUTURE REDEVELOPMENT

BRT MIXED-USE DEVELOPMENT

Land Banked Properties Include:

881 River Street

879 River Street

871 River Street

102 W Glen Avenue

- CDTA 'Bus Rapid Transit' station
 - BRT: A loop with expedited service
- Infill mixed-use redevelopment
 - Ground Floor Commercial/Social Services
 - Upper Story(s) – Affordable Rental Housing



Part 3 – OTHER CHANGES

- TCLB has lost the donated and contracted staff services that Chris Brown was providing.
- TCLB will work with a Partner to bolster staffing, provide other services, and help with strategic planning.





Part 4 - River Street Corridor Overview

The Big Picture along River

River Street Corridor



Figure 7: Depicts image of the entire River Street Corridor (facing east)

River Street Corridor

Northern Corridor (Facing West)



River Street Corridor

Southern Corridor (Facing East)



Thank You!

Questions??



Presented by:

Tony Tozzi, Executive Director