



TROY COMMUNITY LAND BANK

2021 Annual Report

March 30, 2022 - TCLB Annual Meeting

Presented to: TCLB Board of Directors

Presented by: Anthony Tozzi,
Executive Director



Overview of 2021 Annual Report

- Mission Statement, Goals & Target Area
- Board of Directors, Committee Members and Activities
- 2021 Highlights and Challenges
- 2022 Goals and New Initiatives
- Closing Remarks

Mission Statement

The Troy Community Land Bank's ("TCLB") core purpose is to acquire and redevelop vacant, abandoned and under-utilized properties through community partnerships and strategic planning. Our overall goal is to encourage economic growth, long term sustainability and new opportunities for all of Troy's residents and businesses so that together we can build stronger neighborhoods and enjoy greater quality of life. The TCLB has strategically identified areas of the city where it focuses its efforts for demolition, stabilization and rehabilitation activities.



3229 6th Ave stabilization in progress

TROY COMMUNITY LAND BANK 2021 BOARD OF DIRECTORS

- **The TCLB By Laws require eleven (11) Board Members appointed by City stakeholders.**
- **Four (4) Members are appointed by the Mayor**
 - Heather King, Chair,
 - Brian Barker, Secretary
 - Krystina Marable, member
 - Elbert Watson, Treasurer
- **Four (4) members are appointed by the City Council**
 - John Cubit, Member
 - Jeanette Nicholson, member
 - Andrew Cooper, member
 - Patricia Reilly, member
- **Two (2) Members are appointed by their respective School District**
 - John Carmello, member appointed by the Troy City School District
 - Vacant Position representing Lansingburgh School District
- **One (1) Member is elected by a majority vote of existing members**
 - Suzanne Spellen, Member

Corporation Staff

Tony Tozzi –Executive Director

Corporation Counsel

Catherine Hedgeman



Heather King



Suzanne Spellen



Brian Barker



Elbert Watson



Jeanette Nicholson



Andrew Cooper



John Carmello



Krystina Marable



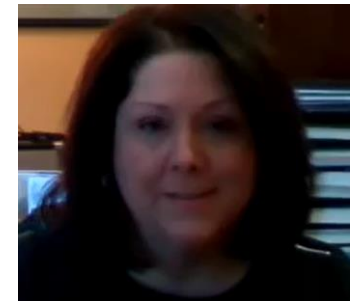
Patricia Reilly



John Cubit



Tony Tozzi



Catherine Hedgeman

All Board of
Directors meetings
are open to the
public.

A calendar of
meetings can be
found on our
website:

troycommunitylandbank.org

BOARD OF DIRECTORS GENERAL MEETINGS 2021

January 27: Heather King, Suzanne Spellen, Jeanette Nicholson, Krystina Marable, Patricia Reilly, Andrew Cooper, John Cubit, John Carmello, Elbert Watson

February 24: Heather King, Suzanne Spellen, Brian Barker, Jeanette Nicholson, Krystina Marable, Patricia Reilly, Andrew Cooper, John Cubit, John Carmello, Elbert Watson

March 3 Special Meeting: Heather King, John Carmello, Andrew Cooper, Jeanette Nicholson, Elbert Watson, Patricia Reilly, Suzanne Spellen, Kristina Marable, Brian Barker

March 31 Annual Meeting: Heather King, Suzanne Spellen, Brian Barker, Jeanette Nicholson, Patricia Reilly, Andrew Cooper, John Cubit, John Carmello, Elbert Watson

April 28: Heather King, Suzanne Spellen, Jeanette Nicholson, Patricia Reilly, Andrew Cooper, John Cubit, John Carmello, Elbert Watson

June 30: Heather King, Suzanne Spellen, Jeanette Nicholson, Krystina Marable, Andrew Cooper, John Cubit, John Carmello, Elbert Watson

September 22: Heather King, Suzanne Spellen, Brian Barker, Jeanette Nicholson, Krystina Marable, Andrew Cooper, John Cubit, John Carmello, Elbert Watson

October 29: Suzanne Spellen, Brian Barker, Jeanette Nicholson, Krystina Marable, Patricia Reilly, Andrew Cooper, John Cubit, John Carmello, Elbert Watson

November 10: Heather King, Suzanne Spellen, Brian Barker, Jeanette Nicholson, Krystina Marable, Andrew Cooper, John Cubit, John Carmello, Elbert Watson

December 22: Heather King, Suzanne Spellen, Brian Barker, Elbert Watson, Jeanette Nicholson, Andrew Cooper, John Cubit, Kristina Marable, Patricia Reilly

BOARD COMMITTEES

Executive Committee

Met: Jan 20, Feb 9, Mar 23, Apr 13, May 11, Jun 8,
July 13, Aug 10, Sep 14, Oct 19 and Dec 21

Heather King, Chair
Brian Barker, Member
Elbert Watson, Member

Finance Committee

Met: Mar 22, Jun 22, Sep 21 and Oct 27

Elbert Watson, Chair
John Carmello, Member
John Cubit, Member

Marketing Committee

Met: Jan 13, Feb 5, Apr 27,
July 23 and Sep 27

Suzanne Spellen, Chair
Andrew Cooper, Member
Jeanette Nicholson, Member

Acquisition-Disposition Committee

Met: Jan 20, Feb 9, Mar 23, Apr 13, May 11, Jun 8,
June 11 (Special Meeting) Jul 13, Aug 10, Sep 14,
Oct 19, Nov 16 and Dec 21

Brian Barker, Chair
Heather King, Member
Jeanette Nicholson, Member
Elbert Watson, Member

Governance Committee

Heather King, Chair
John Carmello, Member

Audit Committee

Heather King, Member
Andrew Cooper, Member

Hiring Committee

Andrew Cooper, Member
Heather King, Member
Suzanne Spellen, Member

2021 Accomplishments

- Developed and provided outreach and education webinars to potential developers and buyers
- Continued forward with rehabilitation projects
- Reclaimed properties that were not moving forward
- Joined forces with the City, Habitat for Humanity and Troy Housing Authority to create a North Central Redevelopment and Renovation Plan
- Completed significant predevelopment work for a Legacy Cities grant application to NYS for 9 new homeowner buildings in 2022



Community Liaison Berta Simpson provided outreach and education



- Outreach and education was identified in prior years as necessary for successful ownership and rehabilitation of for sale Land Bank properties. To address these needs during a pandemic, Berta and TCLB Counsel Kate Hedgemen created two webinars for potential buyers and developers entitled
 - “Walking through the Troy Community Land Bank Application Process”
 - “The Troy Community Land Bank Enforcement Process”

Success – an example of strategic pivot

791 River Street Then and Now



Lemons

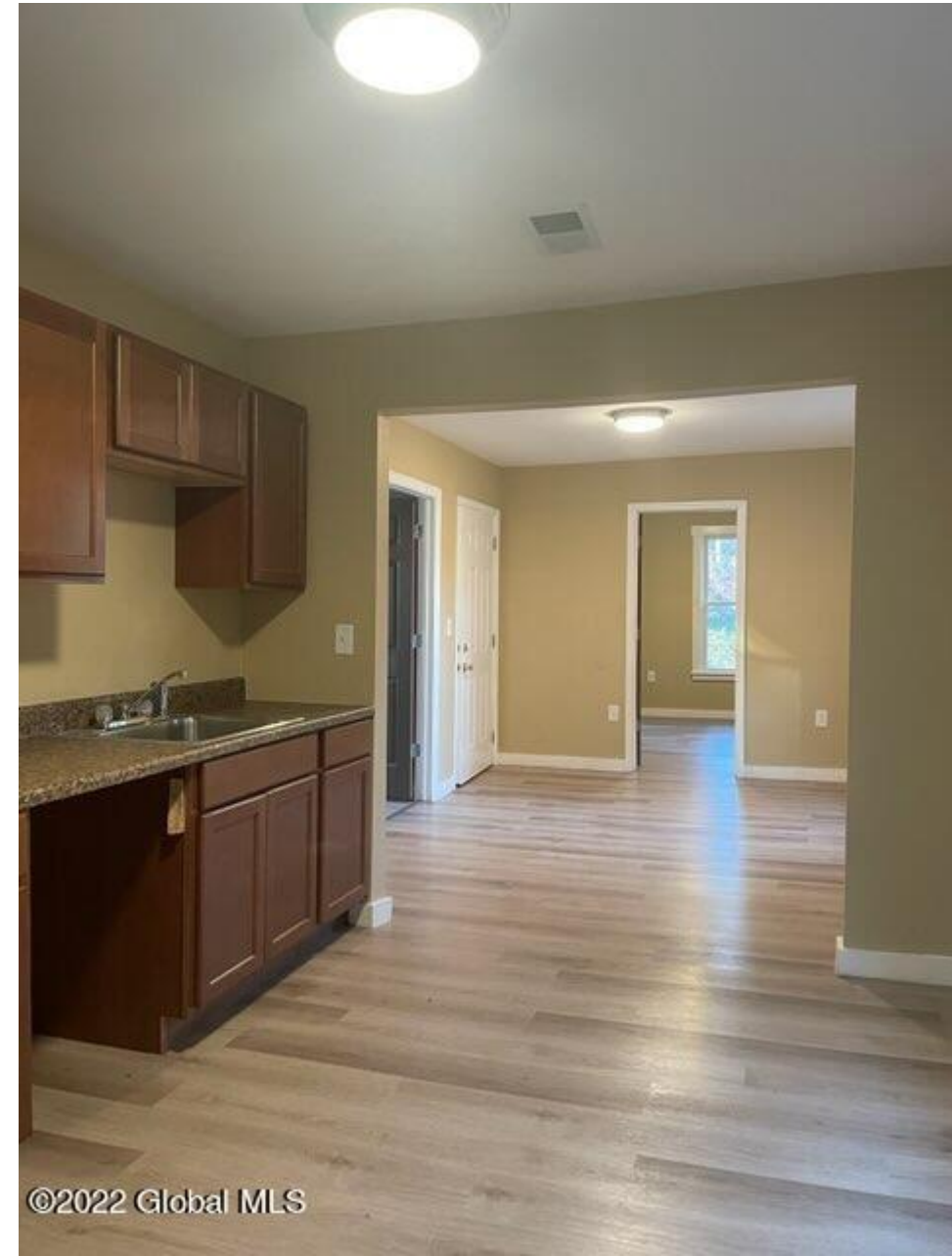


To Lemonade !





11 Winnie
Street
Before and
After





54 Fifth Avenue
Before and
After



Reclaimed Properties - Our Commitment to Neighborhood Revitalization



Reclaimed and repurposed buildings for homeowner project in 2022



Collaboration is the
key to successful
neighborhood
revitalization

This building, to the left, [3325 Sixth Avenue](#) was saved from demolition by the tenacity of neighbors and collaboration of many stakeholders in our community working together

3325 Sixth Avenue

The collaboration went even further: Newly formed RPI Urban Studio assisted with architectural work & neighborhood workforce is completing construction.



Goals for 2022

- Sell completed buildings to qualified homeowners
- Sell vacant land (6 lots – 1 post demo) to Habitat for Humanity of the Capital District scheduled for new construction projects
- Sell 3 vacant lots and 1 building to Troy Housing Authority for Fallon redevelopment project
- Convert the 5 units at 809 River Street to 3 units and sell to qualified owner occupant
- Complete clean out work at 32 Glen Avenue and sell to homeowner
- Complete the Legacy Access application, get award from New York State and sell bundle of sites



Troy's North Central Redevelopment and Renovation Plan

Each red dot represents a projected building project (Legacy ACCESS)

Each green dot represents a vacant lot where Habitat will build new homes

Each orange dot is a vacant building to be demolished, either for redevelopment or blight elimination



Legacy City Access Program

- NYS Homes & Community Renewal in partnership with the Community Preservation Corporation, has a grant offering specifically for Land Banks in New York State when the land bank partners with a BIPOC (Black, Indigenous and People of Color) developer.

- Land Banks can be awarded up to \$95,000 per unit in subsidy
- The developer must sell to homebuyers who must live there
- The buildings must be in reasonably close proximity

PRESS RELEASE

\$25 Million Legacy Cities Program with New York State



ACCESS LAUNCH

CPC Announces \$20 Million ACCESS Initiative



A ACQUIRING
C CAPITAL *and*
C CAPACITY *for*
E ECONOMIC
S STABILITY *and*
S SUSTAINABILITY



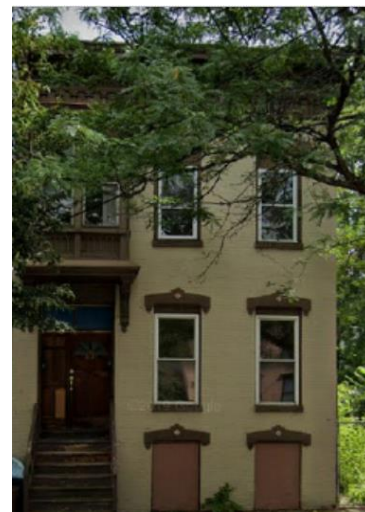
**Homes and
Community Renewal**

Significant Predevelopment work has been completed for the Legacy ACCESS grant application to NYS



Completed in 2021

- Site Control of the 9 identified sites in the North Central Redevelopment Plan
- Conducted outreach for BIPOC (Black, Indigenous, People of Color) developers, and selected a local developer through RFQ process
- Completed existing conditions drawings for all buildings



TCLB Statistics

Since Inception

- 34 Properties Acquired through donation, City In Rem or private acquisitions
- 19 Buildings sold for rehab
- 13 Buildings demolished
- X Buildings stabilized
- X Buildings renovated



54 Fifth Avenue

Closing Remarks

What's next for the Troy Community Land Bank

- Projected sales of market ready sites within the next six months will provide much needed cash and ability to pay off debt.
- Additional grant opportunities allow us to facilitate the rehabilitation of 8 buildings for homeowners without being the developer.

