



September 2025 Board Meeting  
September 17, 2025

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

## MEETING MINUTES

### 1. Call to Order:

- a. The September 2025 meeting of the TCLB board of directors was called to order at 8:33am 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 Spellman (SS), Monica Kurzejeski (MK), Kim Ashe-McPherson (KA), Bradley Lewis (BL, TCLB ED), and Paul Donnelly (PD, TCLB PM)  
**Absent:** Seamus Donnelly (SD), Brian Sano (BS) **Guests:** Rev. Burke
- b. Counsel: Michelle Marinello (MM)

### 3. Meeting Minutes:

Motion made by TD to approve the Aug 20, 2025, board meeting minutes. Second by MK. Motion passed unanimously.

### 4. Financial Report:

BL presented the Financial Report prepared by Jysseca Dickson, 9/16/2025. \$861k net position. \$284k cash, \$587k 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. Two projects finished. Final bids came in and are approved.
- 834 River St., 871 River Street, 3340 6<sup>th</sup> Ave.: BL reported three large projects are making progress. A contract needs board approval in New Business. PD has made daily visits.

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

- **25.47 RESOLUTION APPROVING THE DISPOSITION OF 785 RIVER ST.: 1<sup>st</sup> MK, 2<sup>ND</sup> SS, Pass 8-0**
- **25.45 RESOLUTION APPROVING THE DISPOSITION OF 3209 7<sup>TH</sup> AVE.: 1<sup>st</sup> MK, 2<sup>ND</sup> SS, Pass 8-0**
- **25.46 RESOLUTION APPROVING THE DISPOSITION OF 3211 7<sup>TH</sup> AVE.: 1<sup>st</sup> AC, 2<sup>ND</sup> MK, Pass 8-0**

### 7. Old Business:

### 8. New Business:

- Heat Pumps 1<sup>st</sup> floor 1 bed apartment 871 River St. awarded to Dupree Heating and Cooling
- Heat Pumps 2nd floor 2 bed apartment 871 River St. awarded to Dupree Heating and Cooling
- Siding – was not awarded. An ad hoc committee was established to consider an upgraded finish. BB, SS and TD including BL and PD as staff.

**9. Other Business:**

**10. Adjournment**

- a. Regular Board Meeting adjourned at 9:33 AM. Motion by MK, seconded by SS. Motion passed unanimously.

**11. Next Meeting**

- a. Next meeting will take place on Wednesday, October 22, 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,

A handwritten signature in black ink, appearing to read "Brian L. Barker".

Brian L. Barker, TCLB Secretary  
**September 17, 2025**