



October 2025 Board Meeting
October 22, 2025

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

MEETING MINUTES

1. Call to Order:

- a. The October 2025 meeting of the TCLB board of directors was called to order at 9:10am by Suzanne Spellen (SS).

2. Roll Call:

- a. Suzanne Spellen (SS) called the roll. **Present:** Brian Barker (BB), Andrew Cooper (AC), Bob Connelly (BC), Tamara DeMartino (TD), Monica Kurzejeski (MK), Kim Ashe-McPherson (KA), , Brian Sano (BS), Bradley Lewis (BL, TCLB ED), and Paul Donnelly (PD, TCLB PM)
Absent: Seamus Donnelly (SD), Jamie Magur (JM), **Guests:** Rev. Burke
- b. Counsel: Michelle Marinello (MM)

3. Meeting Minutes:

Motion made by TD to approve the Sept 17, 2025, board meeting minutes. Second by MK. Motion passed unanimously.

4. Financial Report:

BL presented the Financial Report prepared by Jyssecia Dickson, 10/16/2025.

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. five projects finished. All jobs are in progress
- 834 River St., 871 River Street, 3340 6th Ave.: BL reported three large projects are making progress. PD has made daily visits.

6. Resolutions and A&D Committee Recommendations:

- **25.48 RESOLUTION TO PURSUE VACANT LOTS FROM THE CITY OF TROY: 1st TD, 2ND BB, Pass 8-0**
- **25.49 RESOLUTION TO PURSUE 865 RIVER ST: 1st MK, 2ND TD, Pass 8-0**

7. Old Business:

8. New Business:

- **RESOLUTION 25.50 Approving the 2026 Operating Budget 1st MK, 2ND SS, Pass 8-0**
- **RESOLUTION 25.51 Certifying the 2026 PARIS Budget Submission for 2026-2029 1st MK, 2ND SS, Pass 8-0**

9. Other Business:

- **MM reported on closings happening**

10. Adjournment

- a. Regular Board Meeting adjourned at 9:39 AM. Motion by MK, seconded by AC. Motion passed unanimously.

11. Next Meeting

- a. Next meeting will take place on Wednesday, December 17, 2025, at 8:30 AM at the Troy City Hall, 433 River Street in the Planning Department's conference room. November meeting is cancelled

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

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