



January 2026 Board Meeting
January 21, 2026

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

MEETING MINUTES

1. Call to Order

- a. The January 2026 meeting of the TCLB board of directors was called to order at 8:30am by Jamie Magur (JM).

2. Roll Call:

- a. Jamie Magur (JM) called the roll. **Present:** Brian Barker (BB), Suzanne Spellen (SS), Andrew Cooper (AC), Tamara DeMartino (TD), 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), Bob Connelly (BC), **Guests:**
- b. Counsel: Michelle Marinello (MM), Katie (Catherine) Kemp (KK)

3. Meeting Minutes:

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

4. Financial Report:

BL presented the Financial Report. BL explained the aging report.

5. Executive Director's Report:

BL reviewed the ED report with the following highlights:

- BL would like the sublease (\$5000 commitment remaining after 3/1)
- Call with HCR discussed
- BL discussed internship
- **LBI Phase II Update:** PD discussed
- Façade Program: PD updated the status of the properties for façade program. 8 of 13 jobs complete. 1 needs 2 windows (they are ordered), 1 needs minor grading, the other 3 are underway.
- 834 River Street – Jan 15, 2026 projected finish date.
- 871 River Street – Drywall and taping slow. Mar 1st mov in anticipated.
- 3340 6th Avenue – 40% complete, April 2026 completion.

• Resolutions and A&D Committee Recommendations: no report

• Old Business:

• New Business:

- **RESOLUTION 26.1** Authorizing the Creation of a paid project and planning internship position motion made by MK and 2nd by TD, passed 7-0
- **RESOLUTION 26.2** APPROVING AND ADOPTING THE TCLB RESIDENTIAL LEASING POLICY - motion made by BB and 2nd by SS, passed 7-0
- **RESOLUTION 26.3** AUTHORIZING THE ED TO SUBLEASE THE PREMISES LOCATED AT 415 RIVER ST - motion made by MK and 2nd by AC, passed 6-0-1, JM ABSTAINED.

• Other Business:

- BL DELIVERED THE MEETING SCHEDULE FOR THE YEAR.

- **Adjournment**

- a. Regular Board Meeting adjourned at 9:16 AM. Motion by SS, seconded by TD. Motion passed unanimously.

11. Next Meeting

- a. Next meeting will take place on Wednesday, FEB 25, 2026, 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
JANUARY 21, 2026