



February 2026 Board Meeting
February 25, 2026

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

MEETING MINUTES

1. **Call to Order**
 - a. The February 2026 meeting of the TCLB board of directors was called to order at 8:35am by Suzanne Spellen (SS).
2. **Roll Call:**
 - a. Suzanne Spellen (SS) called the roll. **Present:** Brian Barker (BB), Jamie Magur (JM - late), Andrew Cooper (AC), Tamara DeMartino (TD), Monica Kurzejeski (MK), Kim Ashe-McPherson (KA), Seamus Donnelly (SD), Brian Sano (BS), Bob Connelly (BC), Bradley Lewis (BL, TCLB ED), and Paul Donnelly (PD, TCLB DO), Jadon Cummings (JC, TCLB PPI) **Absent:** none, **Guests:**
 - b. Counsel: Michelle Marinello (MM)
3. **Meeting Minutes:** Motion made by MK to approve the January 21st, 2026, board meeting minutes. Second by TD. Motion passed unanimously.
4. **Financial Report:** BL presented the Financial Report.
5. **Executive Director's Report:** BL reviewed the ED report with the following highlights:
 - BL notified TRIP with intent to terminate lease.
 - Audit Update
 - HCR grant update
 - BL introduced intern JC
 - 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 – Open house 2.26.2026
 - 871 River Street – Mar 1 move in
 - 3340 6th Avenue – 40% complete, April 2026 completion.
- **Old Business:**
- **New Business:**
 - MOTION TO APPROVE - **RESOLUTION 26.4 AUTHORIZING THE EXECUTIVE DIRECTOR OF THE TROY COMMUNITY LAND BANK TO EXECUTE THE LAND BANK INITIATIVE GRANT AGREEMENT WITH THE HOUSING TRUST FUND CORP** BY MK AND SECOND BY TD, MOTION PASSED UNANIMOUSLY 10-0
- **Other Business:**
- **Adjournment**
 - a. Regular Board Meeting adjourned at 9:05 AM. Motion by JM, seconded by AC. Motion passed unanimously.

11. Next Meeting

- a. Next meeting will take place on Wednesday, Mar 18, 2026, at 8:30 AM at the Land Bank Offices - 871 River St. suite 1, Troy NY 12180

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". The signature is fluid and cursive, with a prominent initial "B".

Brian L. Barker, TCLB Secretary
February 25, 2026