



Annual 2026 Board Meeting
March 18, 2026

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

MEETING MINUTES

1. Call to Order

- a. The 2026 Annual meeting of the TCLB board of directors was called to order at 8:43am by Jamie Magur (JM).

2. Roll Call:

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

3. Meeting Minutes: Motion made by MK to approve the March 26, 2025, Annual board meeting minutes. Second by SS. Motion passed unanimously.

4. Audit report from Bonadio

5. Financial Report: BL presented the Financial Report. Discussed bookkeeping issues

6. Executive Director's Report:

- BL gave the annual report – presented PPT of 2025

• Old Business:

• New Business:

- MOTION TO APPROVE - **RESOLUTION 26.5 TO APPROVE THE 2025 AUDITED FINANCIAL STATEMENTS** by MK and 2nd by AC, passed unanimously
- MOTION TO APPROVE - **RESOLUTION 26.6 TO APPROVE/CERTIFY THE 2025 PARIS REPORT** by MK and 2nd by SS, passed unanimously, (TD (absent for vote)).
- Rent levels were discussed- motion to allow the Tenant Selection Committee to adjust the rent floor to \$1.80/sq ft for all apartments (834 River St floor 1 has 64 sq ft less in the front compared to the other apartments in the building) by MK, 2nd by KA, passed unanimously, (TD (absent for vote)).
- Pet policy was discussed- motion to amend to 1 pet by MK, 2nd by AC and passed 5-2 (JM, KA – no, TD (absent for vote)). Motion to amend to add annual fee of \$500 by JM, 2nd by BB, passed unanimously. Motion to adopt the pet policy with amendments by MK, 2nd by AC, passed 5-2 (JM, KA – no, TD (absent for vote))
- Bookkeeper pricing - will get better scope of work and insurance docs.
- MOTION TO APPROVE - **RESOLUTION 26.7 TO APPROVE THE 2026 OFFICERS** by KM and 2nd by AC, passed unanimously
- MOTION TO APPROVE - **RESOLUTION 26.8 TO APPROVE THE 2026 COMMITTEE MEMBERS** by KM and 2nd by SS, passed unanimously

- **Other Business:**

- **Adjournment**

- a. Annual Board Meeting adjourned at 9:55 AM. Motion by KA, seconded by SS. Motion passed unanimously.

11. Next Meeting

- a. Next meeting will take place on Wednesday, April 15, 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,



Brian L. Barker, TCLB Secretary
March 18, 2026