

Annual Report for Troy Community Land Bank Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/23/2026

Status: CERTIFIED

Certified Date: 03/23/2026

Governance Information (Authority-Related)

Question		Response	URL (if Applicable)
1.	Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	https://troycommunitylandbank.org/reports/
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://troycommunitylandbank.org/reports/
3.	Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	No	N/A
4.	Does the independent auditor provide non-audit services to the Authority?	No	N/A
5.	Does the Authority have an organization chart?	Yes	https://troycommunitylandbank.org/our-board-and-staff/
6.	Are any Authority staff also employed by another government agency?	No	
7.	Has the Authority posted their mission statement to their website?	Yes	https://troycommunitylandbank.org/
8.	Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
9.	Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.		https://troycommunitylandbank.org/reports/

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Governance Information (Board-Related)

Question	Response	URL (If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		https://troycommunitylandbank.org/tclb-committees/
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		https://troycommunitylandbank.org/meeting-minutes-agendas/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://troycommunitylandbank.org/policies/
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://troycommunitylandbank.org/policies/
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	No	N/A
Time and Attendance	No	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	

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Board of Directors Listing

Name	Ashe-McPherson, Kim	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	9/22/2025	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	09/22/2028	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Barker, Brian	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/10/2025	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	03/09/2028	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	Connolly, Bob	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/15/2026	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	10/31/2026	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Cooper, Andrew	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/11/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	10/31/2027	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	DeMartino, Tamara	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/7/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	10/31/2027	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Donnelly, Seamus	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	6/1/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	10/31/2026	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

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Name	Kurzejewski, Monica	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/25/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	10/31/2026	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Magur, Jamie	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	10/31/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	10/31/2027	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	Sano, Brian	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/5/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	10/31/2028	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Spellen, Suzanne	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/19/2014	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	11/20/2027	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	Vacant	Nominated By	Local
Chair of the Board		Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	
Term Start Date		Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	
Term Expiration Date		Complied with Training Requirement of Section 2824?	
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	
Designee Name		Ex-Officio	

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Staff Listing

Name	Title	Group	Department/ Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Overtime paid by Authority	Performance Bonus	Extra Pay	Other Compensati on/Allowanc es/Adjustme nts	Total Compensat ion paid by Authority	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by a State or local governme nt
Lewis, Bradley	Executive Director	Executive				PT	No	\$65,000.00	\$65,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65,000.00	No	
Paul, Donnelly	Director of Operations	Operational				PT	No	\$52,000.00	\$52,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52,000.00	No	

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Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated With the Authority after those individuals left the Authority?	No
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Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these Benefits	Other
Ashe-McPherson, Kim	Board of Directors												X	
Barker, Brian	Board of Directors												X	
Connolly, Bob	Board of Directors												X	
Cooper, Andrew	Board of Directors												X	
DeMartino, Tamara	Board of Directors												X	
Donnelly, Seamus	Board of Directors												X	
Kurzejeski, Monica	Board of Directors												X	
Magur, Jamie	Board of Directors												X	
Sano, Brian	Board of Directors												X	
Spellen, Suzanne	Board of Directors												X	
Vacant	Board of Directors												X	

Staff

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Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these Benefits	Other
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Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status
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Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
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Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$320,264.00
	Investments		\$299,267.00
	Receivables, net		\$152,382.00
	Other assets		\$20,555.00
	Total current assets		\$792,468.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
Capital Assets			
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$815,748.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$815,748.00
	Total noncurrent assets		\$815,748.00
Total assets			\$1,608,216.00
Liabilities			
Current Liabilities			
	Accounts payable		\$15,046.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total current liabilities		\$15,046.00
Noncurrent Liabilities			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$0.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$0.00
Total liabilities			\$15,046.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$815,748.00
	Restricted		\$0.00
	Unrestricted		\$777,422.00
	Total net assets		\$1,593,170.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$0.00
	Rental and financing income		\$0.00
	Other operating revenues		\$1,954,701.00
	Total operating revenue		\$1,954,701.00
Operating Expenses			
	Salaries and wages		\$130,043.00
	Other employee benefits		\$0.00
	Professional services contracts		\$143,507.00
	Supplies and materials		\$8,972.00
	Depreciation and amortization		\$1,933.00
	Other operating expenses		\$848,956.00
	Total operating expenses		\$1,133,411.00
Operating income (loss)			\$821,290.00
Nonoperating Revenues			
	Investment earnings		\$0.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00
	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00

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	Other nonoperating revenues		\$4,900.00
	Total nonoperating revenue		\$4,900.00
Nonoperating Expenses			
	Interest and other financing charges		\$4,946.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$4,946.00
	Income (loss) before contributions		\$821,244.00
Capital contributions			\$0.00
Change in net assets			\$821,244.00
Net assets (deficit) beginning of year			\$771,926.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$1,593,170.00

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Current Debt

Question		Response
1.	Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2.	If yes, has the Authority issued any debt during the reporting period?	No

New Debt Issuances

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Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other		0.00	120,000.00	0.00	0.00	120,000.00
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	120,000.00	0.00	0.00	120,000.00

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Real Property Acquisition/Disposal List

Address Line1	791 River Street
Address Line2	
City	TROY
State	NY
Postal Code	12180
Plus4	
Province/Region	
Country	USA
Property Description	Mixed Use
Estimated Fair Market Value	\$400,000.00
How was the Fair Market Value Determined?	Competitive Bid
Transaction Type	DISPOSITION SALE
If Other, Explain	
Transaction Date	5/22/2025
Purchase Sale Price	\$400,000.00
Lease Data (If Applicable)	
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Lease Period (months)	
Organization	791 River View Realty, LLC
Last Name	
First Name	
Address Line1	791 River Street
Address Line2	
City	TROY
State	NY
Postal Code	12180
Plus4	
Province/Region	
Country	United States
Relation With Board member/senior authority management?	No

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Real Property Acquisition/Disposal List

Address Line1	3229 sixth ave
Address Line2	
City	TROY
State	NY
Postal Code	12180
Plus4	
Province/Region	
Country	USA
Property Description	Residential Building
Estimated Fair Market Value	\$30,000.00
How was the Fair Market Value Determined?	Competitive Bid
Transaction Type	DISPOSITION SALE
If Other, Explain	
Transaction Date	9/12/2025
Purchase Sale Price	\$30,000.00
Lease Data (If Applicable)	
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Lease Period (months)	
Organization	Right Interest, LLC
Last Name	
First Name	
Address Line1	144-87 41st ave
Address Line2	apt 608
City	FLUSHING
State	NY
Postal Code	11355
Plus4	
Province/Region	
Country	United States
Relation With Board member/senior authority management?	No

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Real Property Acquisition/Disposal List

Address Line1	17 Park Ave
Address Line2	
City	TROY
State	NY
Postal Code	12180
Plus4	
Province/Region	
Country	USA
Property Description	Residential Building
Estimated Fair Market Value	\$50,000.00
How was the Fair Market Value Determined?	Competitive Bid
Transaction Type	DISPOSITION SALE
If Other, Explain	
Transaction Date	10/1/2025
Purchase Sale Price	\$50,000.00
Lease Data (If Applicable)	
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Lease Period (months)	
Organization	660 1st ST LLC
Last Name	
First Name	
Address Line1	1289 connetquot ave
Address Line2	
City	CENTRAL ISLIP
State	NY
Postal Code	11722
Plus4	
Province/Region	
Country	United States
Relation With Board member/senior authority management?	No

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Real Property Acquisition/Disposal List

Address Line1	3230 sixth ave
Address Line2	
City	TROY
State	NY
Postal Code	12180
Plus4	
Province/Region	
Country	USA
Property Description	Residential Building
Estimated Fair Market Value	\$65,000.00
How was the Fair Market Value Determined?	Competitive Bid
Transaction Type	DISPOSITION SALE
If Other, Explain	
Transaction Date	10/29/2025
Purchase Sale Price	\$65,000.00
Lease Data (If Applicable)	
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Lease Period (months)	
Organization	Ilium Properties, LLC
Last Name	
First Name	
Address Line1	49 second street
Address Line2	
City	TROY
State	NY
Postal Code	12180
Plus4	
Province/Region	
Country	United States
Relation With Board member/senior authority management?	No

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Real Property Acquisition/Disposal List

Address Line1	785 River St
Address Line2	
City	TROY
State	NY
Postal Code	12180
Plus4	
Province/Region	
Country	USA
Property Description	Residential Building
Estimated Fair Market Value	\$36,000.00
How was the Fair Market Value Determined?	Competitive Bid
Transaction Type	DISPOSITION SALE
If Other, Explain	
Transaction Date	10/29/2025
Purchase Sale Price	\$36,000.00
Lease Data (If Applicable)	
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Lease Period (months)	
Organization	
Last Name	Ivenenko
First Name	Anastasia
Address Line1	5B poplar Dr
Address Line2	
City	CLIFTON PARK
State	NY
Postal Code	12065
Plus4	
Province/Region	
Country	United States
Relation With Board member/senior authority management?	No

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Real Property Acquisition/Disposal List

Address Line1	3215 sixth ave
Address Line2	
City	TROY
State	NY
Postal Code	12180
Plus4	
Province/Region	
Country	USA
Property Description	Residential Building
Estimated Fair Market Value	\$40,000.00
How was the Fair Market Value Determined?	Competitive Bid
Transaction Type	DISPOSITION SALE
If Other, Explain	
Transaction Date	2/7/2026
Purchase Sale Price	\$40,000.00
Lease Data (If Applicable)	
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Lease Period (months)	
Organization	Lozier Property Management, LLC
Last Name	
First Name	
Address Line1	728 New Scotland Ave
Address Line2	
City	ALBANY
State	NY
Postal Code	12208
Plus4	
Province/Region	
Country	United States
Relation With Board member/senior authority management?	No

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Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

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Property Documents

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	https://troycommunitylandbank.org/current-properties/
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	https://troycommunitylandbank.org/policies/
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

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Grant Information

This Authority has indicated that it did not award any grants during the reporting period.

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Loan Information

Source of Loan Funds	Private	Original Amount of Loan	\$120,000.00
Name of Loan Recipient	Troy Community Land Bank	Date Loan Awarded	3/1/2020
Address Line1	415 River Street Suite 101	Interest Rate (%)	5
Address Line2		Length of Loan(# of years to repay)	5
City	TROY	Amount of Loan Principal Repaid to Date	\$120,000.00
State	NY	Purpose of Loan	Residential Property Construction/Acquisition/Rehabilitation/Improvement
Postal Code	12180	Was the loan expected to result in new jobs being created?	No
Plus4		If Yes, how many jobs were planned to be created?	
Province/Region		If Yes, how many jobs have been created to date?	
Country	United States	Have the terms of the loan been completed?	Yes

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Bond Information

This Authority has indicated that it did not have any outstanding bonds during the reporting period.

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Additional Comments

Certified Financial Audit for Troy Community Land Bank Corporation
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Financial Documents

Question	Response
1. Attach the independent audit of the Authority's financial statements.	N/A

URL (If Applicable)	Attachments
https://troycommunitylandbank.org/reports/	Attachment Included

Question	Response
2. Has the Authority's independent auditor issued a management letter to the Authority in connection with its audit of the Authority's financial statements?	Yes

URL (If Applicable)	Attachments
https://troycommunitylandbank.org/reports/	Attachment Included

Question	Response
3. Has the Authority's independent auditor issued a Report on Internal Controls Over Financial Reporting to the Authority?	Yes

URL (If Applicable)	Attachments
https://troycommunitylandbank.org/reports/	Attachment Included

Question	Response
4. Attach any other communication required or allowed by government auditing standards issued by the Comptroller General of the United States to be issued by the Authority's independent auditor in connection with its annual audit of the Authority's financial statements.	

URL (If Applicable)	Attachments
	Attachment Included

Additional Comments

Investment Report for Troy Community Land Bank Corporation

Fiscal Year Ending: 12/31/2025

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Investment Information

Question	Response	URL (If Applicable)
1. Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	Yes	https://troycommunitylandbank.org/policies/
2. Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3. Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	Yes	https://troycommunitylandbank.org/reports/
4. Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	Yes	https://troycommunitylandbank.org/reports/

Additional Comments

Procurement Report for Troy Community Land Bank Corporation

Fiscal Year Ending: 12/31/2025

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Procurement Information:

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	https://troycommunitylandbank.org/policies/
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	Yes	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	

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Procurement Transactions Listing:

1. Vendor Name	ACE Cleanouts	Address Line1	528 3rd avenue ext
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	RENSSELAER
Award Date	8/20/2025	State	NY
End Date	9/7/2025	Postal Code	12144
Fair Market Value	\$7,875.00	Plus 4	
Amount	\$7,875.00	Province/Region	
Amount Expended For Fiscal Year	\$7,875.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Clean out of trash and debris 871 river st and 3340 6th ave

2. Vendor Name	Absolute Fire Protection LLC	Address Line1	1182 US-9W
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	SELKIRK
Award Date	8/20/2025	State	NY
End Date		Postal Code	12158
Fair Market Value		Plus 4	
Amount	\$55,000.00	Province/Region	
Amount Expended For Fiscal Year	\$27,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Sprinkler 871 river st

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3. Vendor Name	Al-Arsh Construction Corp	Address Line1	309 Deer Rd
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	RONKONKOMA
Award Date	8/20/2025	State	NY
End Date	12/4/2025	Postal Code	11779
Fair Market Value		Plus 4	
Amount	\$22,445.00	Province/Region	
Amount Expended For Fiscal Year	\$22,445.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	facade 151 president st

4. Vendor Name	Beliveau Mechanical	Address Line1	4 sand creek rd
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ALBANY
Award Date	8/20/2025	State	NY
End Date		Postal Code	12205
Fair Market Value		Plus 4	
Amount	\$18,230.00	Province/Region	
Amount Expended For Fiscal Year	\$13,672.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	871 River st plumbing

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5. Vendor Name	Bolton Construction Group	Address Line1	58-40 Fresh Pond Road
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	MASPETH
Award Date	7/16/2025	State	NY
End Date		Postal Code	11378
Fair Market Value		Plus 4	
Amount	\$622,200.00	Province/Region	
Amount Expended For Fiscal Year	\$354,200.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	contract services 834 river st and 3340 6th ave

6. Vendor Name	Bonadio & Co.	Address Line1	6 wembley court
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ALBANY
Award Date	1/1/2025	State	NY
End Date	1/1/2025	Postal Code	12205
Fair Market Value		Plus 4	
Amount	\$12,000.00	Province/Region	
Amount Expended For Fiscal Year	\$12,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Audit services

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7. Vendor Name	Bullis Property Maintenance	Address Line1	98 Campbell Ave
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	TROY
Award Date		State	NY
End Date		Postal Code	12180
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$8,880.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Mowing, masonry work

8. Vendor Name	Capital bookkeeping cooperative	Address Line1	69 state street
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	8/1/2024	State	NY
End Date		Postal Code	12207
Fair Market Value	\$9,659.00	Plus 4	
Amount	\$9,659.00	Province/Region	
Amount Expended For Fiscal Year	\$9,659.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	bookkeeping

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9. Vendor Name	Coldwell Banker Prime Properties	Address Line1	621 Columbia Street
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	COHOES
Award Date	11/20/2024	State	NY
End Date		Postal Code	12047
Fair Market Value		Plus 4	
Amount	\$27,900.00	Province/Region	
Amount Expended For Fiscal Year	\$27,900.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	real estate sales

10. Vendor Name	Connelly Construction	Address Line1	po box 261
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	WATERVLIET
Award Date	12/18/2024	State	NY
End Date	12/19/2025	Postal Code	12189
Fair Market Value		Plus 4	
Amount	\$58,308.80	Province/Region	
Amount Expended For Fiscal Year	\$58,308.80	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	foundation at 32 glen ave, dumpsters at 871 river st. back yard at 785 river st

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11. Vendor Name	Control heating and cooling	Address Line1	2318 Harmony Mills Lofts
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	COHOES
Award Date	9/3/2025	State	NY
End Date	10/24/2025	Postal Code	12047
Fair Market Value		Plus 4	
Amount	\$9,815.00	Province/Region	
Amount Expended For Fiscal Year	\$9,815.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	furnace install 1st floor 871 river st

12. Vendor Name	DMR Contracting, Inc.	Address Line1	112 Mill Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	TROY
Award Date	5/21/2025	State	NY
End Date	11/8/2025	Postal Code	12180
Fair Market Value		Plus 4	
Amount	\$37,000.00	Province/Region	
Amount Expended For Fiscal Year	\$37,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Roof 871 River st

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13. Vendor Name	Dupree Heating and Cooling	Address Line1	902 5th ave
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	TROY
Award Date	9/17/2025	State	NY
End Date	2/20/2026	Postal Code	12182
Fair Market Value		Plus 4	
Amount	\$31,500.00	Province/Region	
Amount Expended For Fiscal Year	\$31,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	HVAC at 871 River St

14. Vendor Name	Home Depot	Address Line1	2455 Paces Ferry Road NW
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	ATLANTA
Award Date		State	GA
End Date		Postal Code	30339
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$29,706.52	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Materials for buildings

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15. Vendor Name	J and J sewer and drain	Address Line1	407 8TH AVENUE
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	TROY
Award Date	10/3/2025	State	NY
End Date	11/17/2025	Postal Code	12182
Fair Market Value	\$10,500.00	Plus 4	
Amount	\$10,500.00	Province/Region	
Amount Expended For Fiscal Year	\$10,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	871 river st sewer line and supply for sprinkler

16. Vendor Name	Johnson Electrical	Address Line1	363 5th ave
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	TROY
Award Date	7/16/2025	State	NY
End Date		Postal Code	12182
Fair Market Value		Plus 4	
Amount	\$45,675.00	Province/Region	
Amount Expended For Fiscal Year	\$22,993.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	871 river st electrical

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17. Vendor Name	Justin Cail	Address Line1	422 Weatherwax Rd
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	AVERILL PARK
Award Date	10/1/2025	State	NY
End Date	12/10/2025	Postal Code	12018
Fair Market Value	\$18,606.89	Plus 4	
Amount	\$18,606.89	Province/Region	
Amount Expended For Fiscal Year	\$18,606.89	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	finish carpentry 871 river st

18. Vendor Name	LJ Valente	Address Line1	8957 ny-66
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	AVERILL PARK
Award Date		State	NY
End Date		Postal Code	12018
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$5,992.35	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Custom milling for 871 river st

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19. Vendor Name	Lee and Mason	Address Line1	719 ny-30
Type of Procurement	Financial Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	NORTHVILLE
Award Date		State	NY
End Date		Postal Code	12134
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$14,032.03	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	insurance

20. Vendor Name	MA Schafer Construction	Address Line1	4928 wester turnpike
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ALTAMONT
Award Date	12/18/2024	State	NY
End Date	4/9/2025	Postal Code	12009
Fair Market Value		Plus 4	
Amount	\$42,060.00	Province/Region	
Amount Expended For Fiscal Year	\$42,060.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	decks at 3230 6th ave and 3229 6th ave

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21. Vendor Name	ME studio	Address Line1	6 St. Pauls Place
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	TROY
Award Date	11/3/2022	State	NY
End Date		Postal Code	12180
Fair Market Value		Plus 4	
Amount	\$67,380.00	Province/Region	
Amount Expended For Fiscal Year	\$12,177.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Architectural work

22. Vendor Name	Mike Darling Construction	Address Line1	75 Colehamer Rd
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	TROY
Award Date	10/9/2025	State	NY
End Date	12/31/2025	Postal Code	12180
Fair Market Value	\$6,806.00	Plus 4	
Amount	\$6,806.00	Province/Region	
Amount Expended For Fiscal Year	\$6,806.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Exterior doors and landings 871 river st.

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23. Vendor Name	Northeast Urban Construction	Address Line1	127 Gillette Ave
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	TROY
Award Date	9/12/2025	State	NY
End Date		Postal Code	12180
Fair Market Value		Plus 4	
Amount	\$92,195.00	Province/Region	
Amount Expended For Fiscal Year	\$92,195.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	various rehab projects

24. Vendor Name	Pelco Remodeling and Construction	Address Line1	342 third st
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	TROY
Award Date	12/18/2024	State	NY
End Date	12/16/2025	Postal Code	12180
Fair Market Value		Plus 4	
Amount	\$122,525.00	Province/Region	
Amount Expended For Fiscal Year	\$122,525.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	various rehab projects

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25. Vendor Name	Ready 2 go mold restoration	Address Line1	48 glen ave
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	TROY
Award Date	9/4/2025	State	NY
End Date	10/26/2025	Postal Code	12180
Fair Market Value		Plus 4	
Amount	\$6,295.00	Province/Region	
Amount Expended For Fiscal Year	\$6,295.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	871 river st mold restoration

26. Vendor Name	SEED engineering	Address Line1	405 Jordan Road
Type of Procurement	Consulting Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	TROY
Award Date		State	NY
End Date		Postal Code	12180
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$5,100.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	engineering

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27. Vendor Name	Silver crest Capital	Address Line1	147 Davis Ave
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	STATEN ISLAND
Award Date	12/18/2024	State	NY
End Date	1/30/2025	Postal Code	10310
Fair Market Value		Plus 4	
Amount	\$7,900.00	Province/Region	
Amount Expended For Fiscal Year	\$7,900.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	roofing services

28. Vendor Name	The Finishers, LLC	Address Line1	721 Columbia Turnpike
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	EAST GREENBUSH
Award Date	12/1/2025	State	NY
End Date		Postal Code	12061
Fair Market Value		Plus 4	
Amount	\$21,600.00	Province/Region	
Amount Expended For Fiscal Year	\$10,530.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	sheetrock at 871 river st

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29. Vendor Name	Tony Carter Jr.	Address Line1	21 117th st
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	TROY
Award Date	5/7/2025	State	NY
End Date	9/4/2025	Postal Code	12180
Fair Market Value	\$5,200.00	Plus 4	
Amount	\$5,200.00	Province/Region	
Amount Expended For Fiscal Year	\$5,200.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Various construction tasks

30. Vendor Name	Trae's lawn care	Address Line1	900 peoples ave
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	TROY
Award Date	1/23/2025	State	NY
End Date	12/27/2025	Postal Code	12180
Fair Market Value		Plus 4	
Amount	\$6,525.00	Province/Region	
Amount Expended For Fiscal Year	\$6,525.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	mowing and snow

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31. Vendor Name	Troy Architectural Practice	Address Line1	210 River St
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	TROY
Award Date		State	NY
End Date		Postal Code	12180
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$13,880.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	architectural work

32. Vendor Name	Unified Commercial Alliance	Address Line1	456 broadway
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	NEW YORK
Award Date	7/16/2025	State	NY
End Date	8/20/2025	Postal Code	10018
Fair Market Value		Plus 4	
Amount	\$39,065.64	Province/Region	
Amount Expended For Fiscal Year	\$39,065.64	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	rehab of 871 river st cut short

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33. Vendor Name	Vital Painters	Address Line1	24 4th st
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	TROY
Award Date	10/9/2025	State	NY
End Date	12/10/2025	Postal Code	12180
Fair Market Value		Plus 4	
Amount	\$11,000.00	Province/Region	
Amount Expended For Fiscal Year	\$11,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	871 river st paint exterior

34. Vendor Name	Whiteman Osterman and Hanna	Address Line1	one commerce plaza
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ALBANY
Award Date	1/17/2025	State	NY
End Date		Postal Code	12203
Fair Market Value		Plus 4	
Amount	\$39,648.54	Province/Region	
Amount Expended For Fiscal Year	\$39,648.54	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Attorney

Procurement Report for Troy Community Land Bank Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/23/2026

Status: CERTIFIED

Certified Date : 03/23/2026

35. Vendor Name	ten eyck group	Address Line1	1924 western ave
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	1/1/2023	State	NY
End Date		Postal Code	12203
Fair Market Value	\$38,639.13	Plus 4	
Amount	\$38,639.13	Province/Region	
Amount Expended For Fiscal Year	\$38,639.13	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	insurance

36. Vendor Name	upstate custom remodels	Address Line1	15 trieble ave
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	BALLSTON SPA
Award Date		State	NY
End Date		Postal Code	12020
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$5,950.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	maintenance

Procurement Report for Troy Community Land Bank Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/23/2026

Status: CERTIFIED

Certified Date : 03/23/2026

37. Vendor Name	upstate insurance agency	Address Line1	103 main street
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	SOUTH GLENS FALLS
Award Date	1/24/2025	State	NY
End Date		Postal Code	12803
Fair Market Value		Plus 4	
Amount	\$48,581.38	Province/Region	
Amount Expended For Fiscal Year	\$48,581.38	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	insurance procurement

Additional Comments