

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PURSUE ACQUISITION
OF PROPERTIES FROM THE CITY OF TROY – June 2026**

A regular meeting of the Troy Community Land Bank Corporation (the “TCLB”) was convened in public session at City Hall, 871 River Street, fifth floor, Troy, New York 12180 in the City of Troy, Rensselaer County, New York on May 20th, 2026 at 8:30 a.m. o’clock local time.

The meeting was called to order by the Chair of TCLB and, upon roll being called, the following members of the TCLB were:

DIRECTORS PRESENT:

Board Member	Title	Present (Y/N)
Jamie Magur	Chair	Y
Suzanne Spellen	Vice-Chair	Y
Monica Kurzejeski	Treasurer	Y
Brian Barker	Secretary	Y
Bob Connolly	Member	Y
Andrew Cooper	Member	Y
Seamus Donnelly	Member	-
Brian Sano	Member	Y
Tamara DeMartino	Member	Y
Kim Ashe McPherson	Member	-

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Brad Lewis	Chief Executive Officer/Executive Director
Paul Donnelly	Project Manager
Michelle Marinello	Counsel

The following resolution was offered by SMK, seconded by PD RB, to wit:

WHEREAS, New York Not-For-Profit Corporation Law §1609(d) authorizes the Troy Community Land Bank Corporation, Inc. (“Land Bank”) to acquire, accept, hold, and transfer real property to further its mission; and

WHEREAS, New York Not-For-Profit Corporation Law §1605(c) authorizes municipalities to transfer real property to land banks for consideration determined by the municipality; and

WHEREAS, the Land Bank Bylaws and New York Not-For-Profit Corporation Law §1605(i)(5) require that the acquisition of real property be approved by a majority vote of the Board of Directors (the “Board”); and

WHEREAS, the Land Bank seeks to pursue the potential acquisition of the following

properties from the City of Troy (collectively the “Property”):

- **325 Ninth St. (Parcel ID: 90.79-4-33)**
- **44 Thirteenth St. (Parcel ID: 101.71-1-11)**
- **21 Spring Ave. (Parcel ID: 112.23-1-4)**
- **436 Fourth St. (Parcel ID: 112.29-5-7)**

WHEREAS, the Land Bank has identified these properties as having potential for redevelopment consistent with its mission to return vacant and underutilized properties to productive use; and

WHEREAS, the City of Troy is considering multiple properties for potential disposition, and the Land Bank’s interest pursuant to this Resolution is limited solely to the properties specifically identified herein, and any interest in or pursuit of any other properties included within the City’s broader offering or auction process is expressly disavowed by the Land Bank; and

WHEREAS, the Board finds it in the best interest of the Land Bank and the community to authorize the Executive Director to engage with the City of Troy regarding the potential acquisition of these properties.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby authorizes Executive Director Brad Lewis to pursue the potential acquisition of the Property from the City of Troy; and be it further

RESOLVED, that the Board hereby authorizes Executive Director Brad Lewis (“Authorized Officer”) to enter into discussions, conduct due diligence, and negotiate the potential terms of acquisition of the Property, subject to further approval by the Board prior to any final agreement and be it further

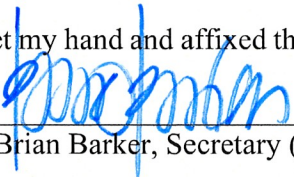
RESOLVED, that Executive Director Brad Lewis is further authorized to engage with City officials, submit necessary applications or proposals, and take any other preliminary steps required to facilitate the consideration of this acquisition; provided, however, no final acquisition or transfer of ownership of the Property shall take place without subsequent Board approval; and be it further

RESOLVED, that each Authorized Officer be, and each of them hereby is, authorized to prepare, execute, deliver and perform such agreements, documents and other instruments, to pay or cause to be paid on behalf of the Land Bank any related costs and expenses, to execute and deliver or cause to be executed and delivered such other notices, requests, demands, directions, consents, approvals, orders, applications, certificates, agreements, undertakings, supplements, amendments, further assurances or other instruments or communications in the name and on behalf of the Land Bank, and to take such other action in the name and on behalf of the Land Bank, as each such Authorized Officer shall, in such Authorized Officer’s sole discretion, deem necessary or advisable to carry out and comply with the terms and provisions of the foregoing resolutions and complete and effect the foregoing transactions and to carry out the intent and purposes of the foregoing resolutions and the transactions contemplated thereby, the taking of such action and the preparation, execution, delivery and performance of any such agreements,

I FURTHER CERTIFY that (A) all members of the Land Bank had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meeting Law; (D) there was a quorum of the members of the Land Bank present throughout said meeting; and (E) Pursuant to the Land Bank Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this 20th day of MAY, 2026.



Brian Barker, Secretary (SEAL)

Addendum A:

Property	Parcel ID	Maximum Authorized Amount
325 Ninth St.	90.79-4-33	\$ <u>up to ED</u>
44 Thirteenth St.	101.71-1-11	\$ <u>up to ED</u>
21 Spring Ave.	112.23-1-4	\$ <u>up to ED</u>
436 Fourth St.	112.29-5-7	\$ <u>up to ED</u>
Collective Total Cap		\$ <u>200,000</u>

Note: The Total Maximum Authorized Amounts may exceed the Collective Total Cap.

Addendum B:

NOTICE OF PUBLIC AUCTION SALE OF REAL PROPERTY

PLEASE TAKE NOTICE that pursuant to the provisions of Real Property Tax Law Article 11, Real Property Actions and Proceedings Law §231, and other applicable laws and ordinances, the City of Troy will offer for sale at a live public auction the following described real properties:

PROPERTY DESCRIPTIONS:

Parcel 1: Tax Map No. 101.38-3-13.1 (2263 Old Sixth Ave) Vacant Land- .09 ac.

Parcel 2: Tax Map No. 112.37-4-9 (42 Lincoln Ave) Vacant Land- .07 ac.

Parcel 3: Tax Map No. 112.57-1-2 (28 Cobblestone Lane) Vacant Land- .40 ac

Parcel 4: Tax Map No. 112.57-1-25 (30 Cobblestone Lane) Vacant Land - .17 ac.

Parcel 5: Tax Map No. 112.70-5-2 (80 Campbell Ave) Vacant Land- .49 ac.

Parcel 6: Tax Map No. 90.79-4-33 (325 Ninth Street) 1 Family- .11 ac

Parcel 7: Tax Map No. 101.71-1-11 (44 Thirteenth Street) 2 Family- .05 ac.

Parcel 8: Tax Map No. 112.23-1-4 (21 Spring Ave) 2 Family- .14 ac.

Parcel 9: Tax Map No. 112.29-5-7 (436 Fourth Street) 1 Family- .07 ac.

Parcel 10: Tax Map No. 112.37-5-21 (3 Manor Blvd) 1 Family- .18 ac.

AUCTION DETAILS

- Date: June 10, 2026
- Time: 10:00 am
- Location: City Council Chambers, Troy City Hall, 433 River Street, Fifth Floor, Troy, New York 12180

TERMS AND CONDITIONS OF SALE

- Properties are sold "AS IS" and "WHERE IS" by Quitclaim Deed without warranties as to

title or condition, and with no representations regarding their suitability for any purpose. No claims for adjustments will be considered after the public auction.

- There will be a minimum bid price of ten thousand dollars (\$10,000) for vacant parcels and twenty-five thousand dollars (\$25,000) for houses. If there are no bids, a new public sale will be held.
- The City Administration may reject the highest bid if the City's confidential reserve price is not met.
- Disposition of any and all personal property located on any parcel shall be the sole responsibility of the successful purchaser.
- The winning bid will be subject to Troy City Council *approval*. The City Council reserves the right to reject any and all purchase offers.
- A 10% deposit shall be required at the public sale. At the time of the auction, the bidder must be current on all monies owed to the City of Troy for properties currently owned including, but not limited to: property taxes, water charges, code enforcement fines, trash and recycling fees, etc.
- Within 30 days after approval of the sale by the City Council, the purchaser will pay the Bureau of Surplus Property the balance of the bid purchase price. Prorated city, county, and school taxes based on the current assessed value prior to sale and the Rensselaer County Clerk deed filing fee will be paid the day of closing. Upon default of such payment, the City shall retain the down payment, which is not a penalty but liquidated damages. The period for closing may be extended for extenuating circumstances, as determined by the Corporation Counsel.
- In the event that the City for any reason determines not to sell to the successful bidder, the liability of the City of Troy and of its agents shall be limited solely to the return of any purchase payments made to the City of Troy.
- The terms of sale shall comply with applicable provisions of Troy City Ordinance section 83-5 unless said ordinance is not in agreement with New York State law.
- The former owners or their agents shall not be permitted to bid for any of the properties.
- For additional information, please contact:

Sharon Martin IAO, City Assessor

433 River Street, Fifth Floor

Troy, New York 12180

518-279-7126

sharon.martin@troyny.gov

Dated: May 11, 2026

By order of the City of Troy, New York