

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT A DONATION  
OF 415 SECOND ST.**

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:**

<b>Board Member</b>	<b>Title</b>	<b>Present (Y/N)</b>
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:**

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

The following resolution was offered by AC, seconded by BB, 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**, Anthony Daniels is the current owner of the property known as 415 Second Street, Troy, New York 12180 (the "Property"), and New York Not-For-Profit Corporation Law §1605(c) authorizes the conveyance of real property to a land bank by any public or private owner for consideration as agreed upon between the parties; 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 Property is proposed to be donated to the Land Bank by the Property Owner; and

**WHEREAS**, the Land Bank has identified the Property as having potential for redevelopment, community open space, and/or long-term neighborhood improvement consistent with its mission to return vacant and underutilized properties to productive use, including potential integration with adjacent community assets such as Lots of Hope; and

**WHEREAS**, the Board finds it in the best interest of the Land Bank and the community to authorize the Executive Director to accept the donation of the Property, subject to satisfactory due diligence and closing conditions.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board hereby authorizes Executive Director Brad Lewis to pursue and accept the donation of the Property from the Property Owner; and be it further

**RESOLVED**, that the Board hereby authorizes Executive Director Brad Lewis (“Authorized Officer”) to conduct due diligence, coordinate closing activities, and negotiate any nonmaterial terms associated with the transfer of the Property, subject to further Board approval for any material changes to the proposed transaction; 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 preliminary or administrative steps required to facilitate the acquisition and transfer of the Property; 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 closing costs and expenses, and to take such other action in the name and on behalf of the Land Bank as such Authorized Officer deems necessary or advisable to carry out the intent and purposes of the foregoing resolutions; and be it further

**RESOLVED**, that all actions heretofore taken by the Board and/or Authorized Officers of the Land Bank with respect to the foregoing transactions and all other matters contemplated by the foregoing resolutions are hereby in all respects approved, adopted, ratified and confirmed.

**CERTIFICATION**

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

<b>Board Member</b>	<b>Vote</b>
Jamie Magur	Y
Suzanne Spellen	Y
Monica Kurzejeski	Y
Brian Barker	Y
Bob Connolly	Y

Andrew Cooper	Y
Seamus Donnelly	-
Brian Sano	Y
Tamara DeMartino	Y
Kim Ashe-McPherson	-

The foregoing Resolution was thereupon declared duly adopted, meeting the requirements of the Land Bank's bylaws requiring a majority of the Board approving this resolution.


STATE OF NEW YORK     )  
   ) SS.:  
 COUNTY OF RENSSELAER     )

I, the undersigned Secretary of the TROY COMMUNITY LAND BANK CORPORATION DOES HEREBY CERTIFY, that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Land Bank, including the Resolution contained therein, held on May 20, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

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 20<sup>th</sup> day of MAY, 2026.

  
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 Brian Barker, Secretary (SEAL)