

**RES 26.11 RESOLUTION APPROVING AWARDS PURSUANT TO THE TROY COMPANY
LAND BANK REPAIR PROGRAM**

A regular meeting of the Troy Community Land Bank Corporation (the "TCLB") convened in public session at 871 River Street, Troy, New York 12180 in the City of Troy, Rensselaer County, New York on June 15th, 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/Member	Y
Suzanne Spellen	Chair/Member	X
Monica Kurzejeski	Chair/Member	Y
Brian Barker	Chair/Member	Y
Bob Connolly	Member	N
Andrew Cooper	Member	Y
Seamus Donnelly	Member	N
Brian Sano	Member	Y
Tamara Demartino	Member	N
Kim Ashe-McPherson	Member	Y

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 MK , seconded by AC , to wit:

WHEREAS, the Troy Community Land Bank Corporation, Inc. ("Land Bank") was previously awarded a grant in the amount of \$500,000 from New York State Homes and Community Renewal ("HCR") pursuant to LBI SHARS ID 20260024 to administer a Home Repair Program for eligible owner-occupied residential properties within the City of Troy (the "Repair Program");

WHEREAS, TCLB established and publicly released guidelines, eligibility requirements, scoring criteria, and an Administrative Plan governing the implementation of the Repair Program;

WHEREAS, TCLB staff, program consultants, and City of Troy personnel have assisted in the review, verification, inspection, and scoring of applications in accordance with the adopted program guidelines, Administrative Plan, and scoring rubric for the Repair Program; and

WHEREAS, approximately forty (40) applications were received for funding consideration;

WHEREAS, based upon the scores received and the funding available, TCLB anticipates that available Repair Program funds may be substantially or fully committed during the first round of awards;

WHEREAS, having reviewed the submitted applications against the scoring rubric, Land Bank staff recommends to the Land Bank's Board of Directors (the "Board") that the Repair Program funding be utilized to make grants to those applicants with the highest scores in descending order until funding is exhausted (the "Repair Program Grants");

WHEREAS, based on the scoring and completed applications, two such qualifying applications involve Key Persons of the Land Bank under the Land Bank's Conflict of Interest Policy;

WHEREAS, because such Key Persons meet the applicable criteria for participation in the program and have the appropriate scores and complete applications, the Board deems it in the best interest of the Land Bank to approve the grants to such individuals despite the conflict of interest (the "Key Person Grants");

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby confirm and ratify the Repair Program Grants and the Key Person Grants; and be it further

RESOLVED, that the Key Person Grants shall be submitted to HCR by the Executive Director of the Land Bank for further review and approval in accordance with the terms of the Repair Program; and be it further

RESOLVED, that prior to issuing the Repair Programs Grants, the Land Bank shall confirm that each application is complete and correct and that each applicant satisfies all eligibility requirements for the Repair Program, including but not limited to owner occupancy verification, income eligibility, and compliance and any applicants with outstanding property taxes, water bills, sewer charges, trash fees, or other municipal obligations shall not receive an award unless such obligations are satisfied or otherwise brought current; and be it further

RESOLVED, that each of the Executive Director Brad Lewis, Project Manager Paul Donnelly and/or Jamie Magur, Chairman (each an "Authorized Officer"), be, and each of them hereby is, authorized to prepare, execute, deliver and perform such agreements, documents and other instruments, 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 to carry out the intent and purposes of the foregoing resolutions, the taking of such action and the preparation, execution, delivery and performance of any such agreements, documents and other instruments or the performance of any such act shall be conclusive evidence of the approval of the Board thereof and all matters relating thereto; and be it further

RESOLVED, 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:

Board Member	Vote
Jamie Magur	Y
Suzanne Spellen	ABSTAIN
Monica Kurzejeski	Y
Brian Barker	Y
Bob Connolly	-
Andrew Cooper	Y
Seamus Donnelly	-
Brian Sano	Y
Tamara DeMartino	-
Kim Ashe-McPherson	ABSTAIN

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.

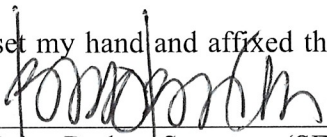
STATE OF NEW YORK)
) SS.:
 COUNTY OF RENSSELAER)

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 June 15, 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 15th day of June 2026.



 Brian Barker, Secretary (SEAL)