



July 2026 Board Meeting
July 15, 2026

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

MEETING MINUTES

1. Call to Order

- a. The July 2026 meeting of the TCLB board of directors was called to order at 8:30 am by Suzanne Spellen (SS).

2. Roll Call:

- a. Suzanne Spellen (SS) called the roll. **Present:** Brian Barker (BB), Suzanne Spellen (SS), Andrew Cooper (AC), Monica Kurzejeski (MK), Brian Sano (BS), Bob Connelly (BC), Tamara DeMartino (TD), Bradley Lewis (BL, TCLB ED), Paul Donnelly (DO, TCLB DO), Geoffrey Cowling (GC, TCLB PPI), and Luis Quinones (LQ, TCLB FCS) **Absent:** Seamus Donnelly (SD), Jamie Magur (JM), Kim Ashe- McPherson (KA) Guests:

3. Meeting Minutes:

Motion made by BB to approve the June 15th, 2026 meeting minutes. Second by MK. Motion passed unanimously.

4. Financial Report:

BL presented the Financial Report.

5. Executive Director's Report:

BL reviewed the ED report with the following highlights:

- a. 3340 6th Ave listed for sale
- b. Basement entrance at 871 river st repaired
- c. 836 river st water service line replaced
- d. Radiator and pipes in basement at 332 9th st removed to make way for joist sistering
- e. Repair Program just waiting on City to get us paperwork

6. Old Business:

7. New Business:

- a. **RES 26.14 TO ENTER INTO CONTRACT SERVICES WITH Matthews Sprinkler – motion made by MK and 2nd by BS. Passed 7-0-0**
- b. **32 Glen Ave Framing motion to award to All Mighty GC for \$17,090.91 by AC and second by TD, passed 7-0-0**
- c. **32 Glen Ave Window Install motion to award to Northeast Urban Construction for \$7,200 by AC and second by MK, passed 7-0-0**
- d. **32 Glen Ave Plumbing motion to award to Beliveau for \$19,900 by MK and second by SS, passed 7-0-0**
- e. **332 9th St Window Install motion to award to Northeast Urban Construction for \$7,200 by AC and second by MK, passed 7-0-0**
- f. **332 9th St Plumbing motion to award to Beliveau for \$19,900 by MK and second by SS, passed 7-0-0**
- g. **836 River St Framing motion to award to All Mighty GC for \$21294.56 by AC and second by TD, passed 7-0-0**
- h. **836 River St Masonry motion to award to Bullis Property Maintenance for \$9,650 by BS, second by MK, passed 7-0-0**

8. Other Business:

- a. Discussion of Social Media Policy

9. Adjournment

- a. Regular Board Meeting adjourned at 9:12 AM. Motion by BB, seconded by SS. Motion passed unanimously.

10. Next Meeting

- a. Next meeting will take place on Wednesday, July 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
July 15, 2026