Res 26.17

RESOLUTION TO ENTER INTO A CONTRACT FOR HVAC AT 32 GLEN AVE WITH ALJ Heating & cooling

A regular meeting of the Troy Community Land Bank Corporation (the "TCLB") convened in public session at City Hall, 871 River Street, first floor, Troy, New York 12180 in the City of Troy, Rensselaer County, New York on August 19, 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	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	Director of Operations
.	

The following resolution was offered by SS, seconded by BB, to wit:

RESOLUTION TO ENTER INTO A CONTRACT FOR HVAC AT 32 GLEN AVE WITH ____________________

WHEREAS, TCLB issued a Request for Proposals for HVAC Services on July 15, 2026, with a response required by August 6th, 2026; and

WHEREAS, ALJ HEATING & COOLING (hereinafter "Contractor") responded to TCLB's Request for Proposals for HVAC Services and the Staff and Board of Directors have reviewed said proposal, a copy of which is attached hereto; and

WHEREAS, Contractor submitted a response to TCLB's Request For proposals and is the lowest responsible and responsive proposal; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Troy Community Land Bank Corporation hereby awards the HVAC contract at 32 GLEN AVE to ALJ HEATING & COOLING in the amount of $36,950 Dollars

($___,______); and

BE IT FURTHER RESOLVED, that the contract between TCLB and Contractor for HVAC Services, attached hereto as Schedule A, is hereby approved; and

BE IT FURTHER RESOLVED, that the Executive Director, with the concurrence of the Board Chair and General Counsel, is authorized to execute the contract and any and all documents necessary to effectuate this award; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

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	Y
Monica Kurzejeski	Y
Brian Barker	Y
Bob Connolly	Y
Andrew Cooper	Y
Seamus Donnelly	-
Brian Sano	Y
Tamara DeMartino	-
Kim Ashe-McPherson	Y

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 **August 19, 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 19th day of AUGUST, 2026.

____
Brian Barker, Secretary (SEAL)

EXHIBIT A

Contract with Contractor for HVAC