



September 2026 Board Meeting
September 14, 2026

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

MEETING MINUTES

1. Call to Order

- a. The September 14 2026 meeting of the TCLB board of directors was called to order at 4:03 pm by Jamie Magur (JM).

2. Roll Call:

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

3. Meeting Minutes:

Motion made by MK to approve the August 19th, 2026 meeting minutes. Second by SS. Motion passed unanimously.

4. Financial Report:

BL presented the Financial Report.

5. Executive Director's Report:

BL reviewed the ED report. MK requested TCLB to document the whole repair program process to help other land banks in the future.

6. Finance Committee

a. Budget and PARIS Reports 2027

- i. **RES 26.19 RESOLUTION 26.19 APPROVING THE 2027 BUDGET AND ACCEPTING THE SUBMISSION OF THE PARIS BUDGETS FROM 2027-2030, AMENDED TO INCREASE SALARIES \$60K AND INPUT CAPITAL OUTLAYS OF \$100K FOR PROPERTY PURCHASES. 1ST AC, 2ND BY MK, PASSED 7-0 ,**

7. Old Business:

8. New Business:

- a. **RES 26.20 TO ENTER INTO CONTRACT SERVICES WITH DAISY VENTURES NY INC. FOR ELECTRIC AT 836 RIVER ST. 1ST BY MK, 2ND BY SS, PASSED 7-0**
- b. **RES 26.21 TO ENTER INTO CONTRACT SERVICES WITH DAISY VENTURES NY INC. FOR ELECTRIC AT 32 GLEN AVE. 1ST BY AC, 2ND BY TD, PASSED 7-0**
- c. **RES 26.22 TO ENTER INTO CONTRACT SERVICES WITH DAISY VENTURES NY INC. FOR ELECTRIC AT 332 9TH ST. 1ST BY MK, 2ND BY TD, PASSED 7-0**
- d. **CONTRACT FOR BRICK WORK AT 105 HILL ST FOR THE REPAIR PROGRAM AWARDED TO BRICK AND MORTAR CONSTRUCTION 1ST BY MK, 2ND BY SS, PASSED UNANIMOUSLY FOR \$13,502**
- e. **CONTRACT FOR PAINTING AT 32 GLEN AVE ST TO Bolton Construction 1ST BY BS, 2ND BY MK, PASSED UNANIMOUSLY FOR \$11,000**
- f. **Executive committee recommended discussing the organizational structure as discussed at the executive committee meeting. Motion was made by BS and 2nd by MK to enter into executive session to discuss personnel matters relating to the Executive Director. Passed unanimously at 5:06pm. Motion made to exit executive session at 5:36pm by MK and 2nd by JM, passed unanimously. No action was taken in executive session.**
 - i. **RESOLUTION 26.23 RESOLUTION DELEGATING AUTHORITY FOR HIRING AND TERMINATION OF EMPLOYEES TO THE EXECUTIVE DIRECTOR 1ST BY MK, 2ND BY TD PASSED UNANIMOUSLY 7-0.**

9. Other Business:

10. Adjournment

- a. Regular Board Meeting adjourned at 5:38 PM. Motion by BB, seconded by MK. Motion passed unanimously.

11. Next Meeting

- a. Next meeting will take place on WEDNESDAY, October 21, 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,

A handwritten signature in black ink, appearing to read "Brian L. Barker", written over a horizontal line.

Brian L. Barker, TCLB Secretary
September 14, 2026