



October 2026 Board Meeting
October 21, 2026

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

MEETING MINUTES

1. Call to Order

- a. The October 21 2026 meeting of the TCLB board of directors was called to order at 8:30 am by Suzanne Spellen (SS).

2. Roll Call:

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

3. Meeting Minutes:

Motion made by BB to approve the September 14th, 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. Julio Torres intro, Cross-mods status update, 9 repair program projects complete of 43. Excel workflow created.

6. Old Business: - NA

7. New Business:

Repair Program awards

- a. 24 Orr St. Boilers/hot water tank – motion made by MK to approve the contract with Beliveau for \$28,675, 2nd by TD, passed 7-0 (KA left before contracts were discussed)
- b. 580 6th Ave – Boiler – motion made by MK to approve the contract with NextGen for \$10,500, 2nd by TD, passed 7-0
- c. 5 Lincoln Ave – Boiler - motion made by MK to approve the contract with Dupree for \$12,500, 2nd by TD, passed 7-0
- d. 355 6th Ave – Boiler - motion made by MK to approve the contract with Beliveau for \$14,480, 2nd by TD, passed 7-0
- e. 294 4th Ave – Boiler - motion made by MK to approve the contract with Beliveau for \$13,890, 2nd by TD, passed 7-0
- f. 714 2nd Ave – Foundation - motion made by MK to approve the contract with Connelly Construction for \$15,000, 2nd by TD, passed 7-0
- g. 3034 Sixth Ave – Roof - motion made by AC to approve the contract with GMC for \$18,250, 2nd by SS, passed 7-0
- h. 836 River St. – Insulation - motion made by MK to approve the contract with Bolton for \$10,400, 2nd by TD, passed 7-0
- i. ~~Resolution 26.23 – To list 3340 6th Ave with CBC as agent –~~ - FAILED TO MOVE
- j. Resolution 26.24 – To list 3340 6th Ave with on MLS offering a brokerage fee MOTION BY MK, SECOND BY TD. PASSED 7-0
- k. Resolution 26.25 - Changing the Executive Director position from part-time to full-time and approving the compensation package.
 - i. MOTION BY MK TO ENTER EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS RELATING TO THE EXECUTIVE DIRECTOR AT 9:23, 2ND BY TD, APPROVED 7-0.
 - ii. MOTION TO LEAVE EXECUTIVE SESSION BY M AT 9:53AM, 2ND BY AC, PASSED 7-0
 - iii. NO ACTION WAS TAKEN DURING EXECUTIVE SESSION

- I. *Motion to modify Res 26.25 to delegate responsibility for drafting an offer letter and compensation package to the Executive Committee. Motion by MK, 2nd by AC. Passed 7-0. Motion to accept the modified Res 26.25 by MK, 2nd by AC, passed 7-0*

8. Other Business:

9. Adjournment

- a. Regular Board Meeting adjourned at 9:57AM. Motion by MK, seconded by TD. Motion passed unanimously.

10. Next Meeting

- a. Next meeting will take place on WEDNESDAY, November 18, 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
October 21, 2026