

**Resolution Authorizing the Listing and Sale of Real Property on the MLS
FOR 3340 6th Ave.**

A regular meeting of the Troy Community Land Bank Corporation (the "TCLB") was convened in public session at TCLB Offices 871 River St, suite 1, Troy, New York 12180 in the City of Troy, Rensselaer County, New York on October 21st, 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	<u>N</u>
Suzanne Spellen	Vice-Chair	<u>Y</u>
Monica Kurzejeski	Treasurer	<u>Y</u>
Brian Barker	Secretary	<u>Y</u>
Bob Connolly	Member	<u>Y</u>
Andrew Cooper	Member	<u>Y</u>
Seamus Donnelly	Member	<u>N</u>
Brian Sano	Member	<u>Y</u>
Tamara DeMartino	Member	<u>Y</u>
Kim Ashe-McPherson	Member	<u>Y</u>

LAND BANK STAFF/COUNSEL PRESENT INCLUDED THE FOLLOWING:

Name	Title
Brad Lewis	Chief Executive Officer/Executive Director
Paul Donnelly	Director of Operation
Michelle Marinello, Esq.	Counsel

The following resolution was offered by MF, seconded by TD, to wit:

WHEREAS, the Troy Community Land Bank owns the above-referenced property and has offered the property for sale; and

WHEREAS, the Board of Directors has determined that listing the property on the Multiple Listing Service (MLS) will provide broad market exposure and encourage competitive offers; and

WHEREAS, the Board desires to authorize the Executive Director to market and list the property for sale directly on the Multiple Listing Service (MLS), without retaining a traditional listing broker, and to offer compensation to a licensed real estate broker representing the purchaser;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Troy Community Land Bank hereby authorizes the following:

1. Authorization to List: The Executive Director is authorized to market and list the property for sale directly on the Multiple Listing Service (MLS), utilizing a flat-fee MLS listing service or other appropriate means, without engaging a traditional listing broker.
2. Buyer's Broker Compensation: The Land Bank is authorized to offer compensation equal to 2.5 % of the final sale price to a licensed real estate broker representing the purchaser. Such compensation shall be payable from the seller's proceeds at closing, subject to a written compensation agreement, and shall only be due upon the successful completion of the sale.
3. Marketing and Administration: The Executive Director is authorized to coordinate marketing, property showings, communications with prospective purchasers and real estate professionals, and other activities reasonably necessary to facilitate the sale.
4. Approval of Sale: All purchase offers shall be presented to the Board of Directors for consideration. Final approval of the sale, including the purchase price and material terms, shall remain subject to Board authorization.
5. Execution of Documents: Following Board approval of a purchase offer, the Executive Director is authorized to execute documents and take actions reasonably necessary to complete the transaction, consistent with the terms approved by the Board.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately upon adoption.

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	—
Suzanne Spellen	✓
Monica Kurzejeski	✓
Brian Barker	✓
Bob Connolly	✓
Andrew Cooper	✓
Seamus Donnelly	—
Brian Sano	✓
Tamara DeMartino	✓
Kim Ashe-McPherson	—

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.:

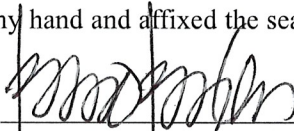
COUNTY OF RENSSELAER)

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 October 21, 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 21st day of OCTOBER, 2026.



Brian Barker, Secretary (SEAL)