November 2026 Board Meeting
November 18, 2026

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

MEETING MINUTES

1. **Call to Order**
   a. The November 18, 2026 meeting of the TCLB board of directors was called to order at 8:33 am by Jamie Magur (JM).
2. **Roll Call:**
   a. JM called the roll. **Present:** Brian Barker (BB), Suzanne Spellen (SS), Andrew Cooper (AC)), Monica Kurzejeski (MK), 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), Michelle Marinello (MM TCLB Counsel) **Absent:** Seamus Donnelly (SD), Brian Sano (BS) **Guests:**
3. **Meeting Minutes:** Motion made by BB to approve the September 14th, 2026 meeting minutes. Second by MK. Motion passed unanimously.
4. **A and D Recommendation: RES 26.26 – Resolution Disavowing Interest in 2215 Old Sixth Ave motion by MK, 2nd by SS, Passed 7-0-1 (JM left for discussion and abstained from voting)**
5. **New Business:**
   Repair Program awards
   a. **1074 Madison Ave – Deck 1st by MK, 2nd by TD, to approve contract with All Mighty GC for $17,181.16, Passed 8-0**
   b. **836 River St – Flooring Materials 1st by MK, 2nd by TD, to approve contract with Uptile for $10,757 Passed 8-0**
   c. **836 River St – Flooring Installation 1st by JM, 2nd by SS, to approve contract with All Mighty GC for $22,418.22, Passed 8-0**
   d. **836 River St – Drywall 1st by MK, 2nd by SS, to approve contract with ARC-X Builders LLC for $36,400 and PELCO as the backup for $44,500, Passed 6-2 (TD, KA)**
   e. **32 Glen Ave – Flooring Installation 1st by JM, 2nd by AC, to approve contract with Wolfe's Classic for $12,750, Passed 8-0**
   f. **332 9th St – Flooring Installation 1st MK, 2nd by TD, to approve contract with All Mighty GC for $14,747.60, Passed 8-0**
   g. **Resolution 26.27 – Resolution Delegating the Voting Representative to the NYS Land Bank Association 1st BY MK, SECOND BY SS. *PASSED 8-0***
   h. **Resolution 26.28 – Resolution Conveying 415 2nd st troy the City of Troy for Public Park Use – 1st by MK, 2nd by BB, passed 8-0**
   i. **Resolution 26.29 – Resolution Establishing Procedures for Municipal Foreclosure Auction – 1st by MK, 2nd by SS, passed 8-0**
   j. ~~**Resolution 26.30 –** RESOLUTION AUTHORIZING DELEGATION OF PROCUREMENT AWARD AUTHORITY TO THE EXECUTIVE DIRECTOR AND AMENDING PROCUREMENT APPROVAL PROCEDURES~~ - *FAILED TO MOVE*
6. ***Old Business: ED full time status – Motion by MK at 8:50am to enter executive session to discuss personnel matters relating to the ED offer letter. 2nd by SS passed 8-0. Motion to exit Executive Session at 9AM by AC and 2nd by MK, passed 8-0. Motion made by MK to extend offer to ED, 2nd by BB, passed 8-0.***
7. **Financial Report:** BL presented the Financial Report.
   a. **Executive Director's Report:** BL reviewed the ED report.
8. **Other Business:**
9. **Adjournment**

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a. Regular Board Meeting adjourned at 9:45AM. Motion by JM, seconded by TD. Motion passed unanimously 5-0.

10. Next Meeting

a. Next meeting will take place on WEDNESDAY, December 16, 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
November 18, 2026