
Authorities Budget Office Policy Guidance



Authority Mission Statement and Performance Measurements

Name of Public Authority: Troy Community Land Bank Corporation

Public Authority's Mission Statement: The Troy Community Land Bank's core purpose is to redevelop vacant, abandoned and under-utilized properties through community partnerships and strategic planning. Our goal is to encourage economic growth, long-term sustainability and new opportunities for all of Troy's residents and businesses so that we can build stronger neighborhoods and enjoy a greater quality of life.

Date Adopted: January 21, 2015

List of Performance Goals (If additional space is needed, please attach):

Staff :

In 2016, the TCLB hired its first two employees: a part-time Executive Director and a part-time Planning & Operations Manager. Joe Fama, formerly the Executive Director of the Troy Architectural Program (TAP, Inc.), was selected to fill the former role. Mr. Fama brings over 40 years of nonprofit, architectural and project management experience to the TCLB.

Chris Brown continues his work with the TCLB, now in the Planning & Operations Manager capacity. Mr. Brown offers his experience managing the City of Troy's Vacant Building Registry and overseeing the daily operations of the TCLB, as well as an academic background in Public Policy and Urban Planning.

In 2017, the TCLB will hire a full-time Executive Director.

Property Acquisitions:

The TCLB will continue to acquire vacant buildings and lots, primarily through the City of Troy's foreclosure sales process. Additionally, the TCLB will expand its target area beyond the North Central neighborhood, acquiring parcels which are distressed, not attracting private investment and inflicting a hardship on the surrounding community.

Property Dispositions:

The TCLB sold three properties in 2016; one to an owner-occupant, and two to Habitat for Humanity. All three buildings are currently undergoing renovation. The TCLB has as a target an additional eight (8) building sales in 2017, as well as ten (10) vacant lot sales.

Demolition:

In collaboration with the City of Troy, the TCLB demolished ten (10) buildings in 2016, and completed a partial demolition of one additional building. The resulting vacant lots were added to the TCLB's property inventory, and the vast majority of these lots are being marketed as side lots for adjoining property owners. In 2017, the TCLB will continue to remove blighted buildings from the urban landscape, perhaps as many as ten (10) more buildings.

Neighborhood Plan:

The TCLB will increase its efforts to engage neighborhood stakeholders in developing an overall vision for the North Central neighborhood. A portion of the vacant lots in the TCLB inventory are being held for future development, and these lots will play a large role in guiding the future of the TCLB target area.

Additional questions:

1. Have the board members acknowledged that they have read and understood the mission of the public authority?

Yes.

2. Who has the power to appoint the management of the public authority?

Directors are appointed by the City Council and Mayor of Troy, New York, with one board member appointed by the board as a whole. Management staff is considered, interviewed and hired by the board of directors.

3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority?

Yes.

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

The land bank board of directors created and approved the mission statement, creating the guidelines management (the Executive Director and Planning & Operations manager) uses to carry out the land bank's vision. All major strategy and operations decisions are brought by management to the board for review and approval.

5. Has the Board acknowledged that they have read and understood the responses to each of these questions?

Yes.