



TROY COMMUNITY LAND BANK CORPORATION
200 Broadway, Suite 701
Troy, New York 12180

BOARD OF DIRECTORS MEETING

8:30 AM

**433 River Street, Fifth Floor
Troy, NY 12180**

April 17, 2019 Meeting Minutes

I. Call to Order

Ms. King, Chair, called the meeting to order at 8:33AM

II. Roll Call

Attending Directors:

Heather King, Chair
Suzanne Spellen, Vice Chair
Sharon Nichols, Treasurer (attended by phone)
Jeanette Nicholson, Director
Bruce Dee, Director
Andrew Cooper, Director
John Carmello, Director

Attending Staff/consultants:

Catherine Hedgeman, Attorney
Greg Tobin, Real Estate Consultant
Tony Tozzi, Executive Director

Absent:

John Cubit, Director
Brian Barker, Director

III. Approval of Minutes

Secretary Barker motioned to approve the March 27, 2019 Board meeting as drafted, which was seconded by Mr. Cooper and passed unanimously.

IV. 791 River Street Discussion

Mr. Tozzi explained that when the interior demolition work was completed during the renovation of 791 River Street, it revealed masonry structural failures at certain locations, and revealed that all interior mortar was deteriorated to a dust-like material to a fair depth. He noted that while the structural masonry features could be repaired, the General Contractor (Gallo Construction) indicated that a hard amount for a change order to repoint all brick would need to be on a time and materials basis, and therefore the total amount would be unknown until completed. Mr. Tozzi stated that, given the already high budget to renovate the building, the inability to identify a cost for repointing change order, and because the building had no notable architectural characteristics, it would be better to raze the current structure and replace it with a new, larger building.

Mr. Tozzi said that he had been working with Adam Petela of Capital Architecture to develop a new architectural concept for 791 River Street. He also noted that Mr. Petela had been the staff primarily working on the River Street renovation evaluation that Pelone Architecture completed last year.

Adam Petela and Tony Adamo of Capital Architecture provided a presentation of the architectural design characteristics of 791 River Street. Mr. Petela handed out the current design renderings, which were modified as a result of comments raised during the most recent Acquisition and Disposition Committee meeting. Mr. Petela and Mr. Adamo proceeded to describe various thoughts behind the design concepts.

Directors and TCLB consultants and staff provided a variety of comments after the information was presented. Treasurer Barker stated that he was in support of the design concept of an affordable contemporary modern design and noted that Troy residents have struggled for a long time between accepting new urban design and old traditional design. Comments were made regarding the following and other topics:

- Solar panels
- Energy efficiency
- Affordability
- Window placement
- Window configuration
- Window boxes

It was suggested that Mr. Petela revise the building design to reflect comments made during the discussion and provide an updated presentation to the A&D Committee at a special meeting Friday.

V. Resolution to sell properties

Mr. Tozzi reported on the A&D Committee's recommendation to sell 288 Tenth Street to Justin Campbell, 29 Park Avenue to Johnny Bobo, and 1029 Sixth Avenue to 3PC Investors, LLC. He provided general background information which the Committee discussed, including Mr. Bobo's tax foreclosure history and rationale for recommending purchase approval.

Vice Chair Spellman motioned to approve the resolution as drafted, which was seconded by Director Cooper. Chair King asked for discussion and, hearing none, called the vote on the motion which was unanimously passed.

VI. Discussion – 806/808 & 812 River Street

Mr. Tozzi stated that he was seeking guidance from the Board regarding the status of these subject properties as 'land banked'. He indicated that an applicant was interested to submit a purchase application, which would likely be to construct 2 or 3 residential homes.

Mr. Tozzi stated that it was his understanding that the purpose for land banking these parcels was to allow for a mixed-use redevelopment, and therefore was not clear whether the Board would consider reviewing an application for solely residential redevelopment.

Chair King suggested that the properties be packaged and that a request for expressions of interest be drafted to invite any developer an opportunity to submit ideas for redevelopment of the site, which would invite more competition.

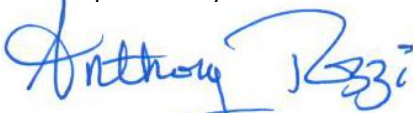
While no formal action was taken regarding this agenda item, there was consensus from Directors that they supported the Chair's suggestion.

VII. Adjournment

Chair King asked if any further discussion was desired. Hearing none, she requested a motion to adjourn the meeting. Director Nicholson motioned to adjourn which was seconded by Director Dee and unanimously passed.

Chair King declared the meeting adjourned at 9:34 AM.

Respectfully Submitted,



Anthony Tozzi,
Executive Director