



COLUMBIA COUNTY LAND BANK CORPORATION

BOARD OF DIRECTORS MEETING

401 State Street, Hudson, NY 12534

Meeting Minutes

February 17, 2026

I. Call to Order

Matt B. Murell called the meeting to order at 2:01 PM.

II. Roll Call

Directors Present: Matt B. Murell; Brenda Adams; Ron Knott; PJ Keeler; Patrice Perry; Mark Taylor

Also Present: Mike Tucker, Administrative Director; Chris Brown, Director of Operations;

III. January Minutes

C. Brown mentioned a revision to the draft minutes to correctly state a vote count as 6-0 rather than 4-0. M. Taylor made a motion to approve the minutes as revised, seconded by R. Knott. The motion passed 6-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
PJ Keeler	Yes
P. Perry	Yes
M. Taylor	Yes

IV. Request for Proposals – Legal Services

C. Brown presented a Request for Proposals related to land bank legal services. The board discussed the level of legal services currently required by the land bank, as well as the steps of the land bank's procurement process. M. Tucker stated that what the board was voting on was approving the language in the RFP as proposed. B. Adams made a motion to approve the RFP as drafted, seconded by R. Knott. The motion passed 6-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
PJ Keeler	Yes



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P. Perry	Yes
M. Taylor	Yes

V. Executive Session

C. Brown made a recommendation to enter Executive Session to discuss the acquisition of real property, as per New York State Public Officers Law Article 7 § 105 (h). M. Taylor made a motion to enter Executive Session, seconded by PJ Keeler. The motion passed 6-0. The board entered Executive Session at 2:09.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
PJ Keeler	Yes
P. Perry	Yes
M. Taylor	Yes

The Board exited Executive Session at 2:32 PM. The motion to exit Executive Session was made by B. Adams and seconded by M. Taylor. The motion passed 6-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
PJ Keeler	Yes
P. Perry	Yes
M. Taylor	Yes

VI. Purchase and Sale Contract – 1306 River Street, Valatie, NY

C. Brown reviewed a Purchase and Sale Contract for property located at 1306 River Street in Valatie, NY. The board suggested amended language reflecting a lot line adjustment of an adjacent parcel and a revised due diligence period. R. Knott made a motion to approve the budget amendment request, seconded by PJ Keeler. The motion passed 6-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
PJ Keeler	Yes
P. Perry	Yes
M. Taylor	Yes



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VII. Annual Audit Services

M. Tucker explained the need for the Land Bank to be audited per NYS Public Authorities Law, noting that while the Land Bank had very little financial activity during the year, much of the auditing services would be reviewing regulatory compliance. The board discussed the Land Bank's Procurement Policy, which requires three written quotes from qualified vendors. M. Tucker suggested that the board grant approval to the Administrative Director (Mr. Tucker) to secure auditing services as per the Land Bank's Procurement Policy and not to exceed \$10,000. A motion to approve this authorization was made by PJ Keeler, seconded by R. Knott. The motion passed 6-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
PJ Keeler	Yes
P. Perry	Yes
M. Taylor	Yes

VIII. Public Comment

No members of the public were in attendance.

IX. Adjournment

M. Taylor made a motion to adjourn, seconded by R. Knott. The motion passed 6-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
PJ Keeler	Yes
P. Perry	Yes
M. Taylor	Yes

The meeting adjourned at 2:39 pm.