

**Minutes of the
TROY CITY COUNCIL
FINANCE MEETING
January 18th, 2023
6:00 P.M.**

The meeting was called to order at 6:11 p.m. by Council President Steele.

Roll Call: The roll being called, the following answered to their names: Council Member Keal, Council Member Brosnan, Council Member Spain-McLaren, Council Member Vera, Council Member Sorriento, Council Member Casey, Council President Steele, Chair.

In attendance were Mayor Carmella Mantello, Deputy Mayor Seamus Donnelly, Corporation Counsel Richard T. Morrissey, City Treasurer Gabrielle Mahoney, Approximately 50 members of the public attended.

Public Forum:

David Banks
Eric Wisher
Alise Devitt
Hunter Sher

2. Ordinance Transferring Funds Within The 2024 General Fund And Water Fund Budgets (Council Member Casey) (At The Request Of The Administration)

Ordinance passed 6 ayes, 1 no (Vera) 0 abstentions 0 absent

3. Ordinance Authorizing The Sale Of Surplus Real Property Acquired By In Rem Foreclosure Of Premises At 744 Pawling Avenue (Council President Steele) (At The Request Of The Administration)

Ordinance passed 6 ayes, 0 nos 1 abstentions (Sorriento). 0 absent

18. Resolution Confirming The Appointment Of Seamus P. Donnelly As Deputy Mayor Of The City Of Troy (Council Member Casey) (At The Request Of The Administration)

Resolution passed 7 ayes, 0 nos 0 abstentions. 0 absent

19. Resolution Confirming The Appointment Of Joseph F. Mazzariello As Commissioner Of General Services Of The City Of Troy (Council Member Casey) (At The Request Of The Administration)

Resolution passed 7 ayes, 0 nos 0 abstentions. 0 absent

20. Resolution Confirming The Appointment Of Russ Reeves As Superintendent Of Public Utilities Of The City Of Troy (Council Member Casey) (At The Request Of The Administration)

Resolution passed 6 ayes, 0 nos 1 abstentions (Vera). 0 absent

21. Resolution Appointing Commissioners Of Deeds For The City Of Troy (Council President Steele) (At The Request Of The Administration)

Resolution passed 7 ayes, 0 nos 0 abstentions. 0 absent

22. Resolution Commending Dr. Tessa Labounty, Firefighter Richard Bellamy, And Mr. Joseph Elgeiser (Council Member Sorriento, Council President Steele, Council Member Casey, Council Member Brosnan, Council Member Vera, Council Member Keal, Council Member Spain-McLaren) (At The Request Of The Administration)

Resolution passed 7 ayes, 0 nos 0 abstentions. 0 absent

23. Resolution Confirming Appointments To The Troy Industrial Development Authority (Council Member Casey) (At The Request Of The Administration)

Resolution passed 7 ayes, 0 nos 0 abstentions. 0 absent

24. Resolution Approving Appointment Of Thomas J. Casey To The Troy Local Development Corporation (Council Member Sorriento) (At The Request Of The Administration)

Resolution passed 7 ayes, 0 nos 0 abstentions. 0 absent

25. Resolution Determining That Proposed Action Is A Type Ii Action For Purposes Of The New York State Environmental Quality Review Act (Council Member Casey) (At The Request Of The Administration)

Resolution passed 7 ayes, 0 nos 0 abstentions. 0 absent

26. Resolution Determining That Proposed Action Is A Type Ii Action For Purposes Of The New York State Environmental Quality Review Act (Council Member Casey) (At The Request Of The Administration)

Resolution passed 7 ayes, 0 nos 0 abstentions. 0 absent

27. Bond Resolution Of The City Of Troy, New York, Authorizing The Issuance Of \$950,000 Serial Bonds To Finance The Purchase Of A Motor Vehicle Used For Fighting Fires (Council Member Casey, Council President Steele) (At The Request Of The Administration)

Resolution passed 7 ayes, 0 nos 0 abstentions. 0 absent

28. Bond Resolution Of The City Of Troy, New York, Authorizing The Issuance Of \$375,000 Serial Bonds To Finance The Purchase Of An Ambulance (Council Member Casey, Council President Steele) (At The Request Of The Administration)

Resolution passed 7 ayes, 0 nos 0 abstentions. 0 absent

29. Resolution Proclaiming The Month Of February 2024 As Black History Month In The City Of Troy, New York (Council Member Brosnan, Council Member Sorriento, Council Member Keal, Council Member Casey, Council President Steele, Council Member Vera, Council Member Spain McLaren) (At The Request Of The Administration)

Resolution passed 7 ayes, 0 nos 0 abstentions. 0 absent

30. Resolution Accepting Fifty Percent Grant Funding From The New York State Department Of Environmental Conservation For Municipal Waste Reduction And Recycling And Authorizing The Mayor To Enter Into A State Assistance Contract On Behalf Of The City (Council President Steele) (At The Request Of The Administration)

Resolution passed 7 ayes, 0 nos 0 abstentions. 0 absent

Adjournment

The meeting adjourned at 7:07 p.m.

A video recording of this meeting is on file at the City Clerk's office.

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Audio and video recordings of this meeting are on file at the City Clerk's office.

North Greenbush building official does business with developer

 [timesunion.com/news/article/North-Greenbush-official-sells-to-active-developer-14103020.php](https://www.timesunion.com/news/article/North-Greenbush-official-sells-to-active-developer-14103020.php)

Lauren Stanforth

July 24, 2019

NORTH GREENBUSH — The head of the town's building department, who raised eyebrows last year by proposing to build his own subdivision in North Greenbush, has now sold the land to a controversial local developer.

Michael Miner, the town's building coordinator, received planning board approval in February to build 12 houses on more than 50 acres between North Road and Buckbee roads.

But last month, Miner sold the property to a limited liability company that is in part controlled by prominent Route 4 developer David Mulinio — who himself drew attention last year after having free fill delivered to Town Supervisor Lou Desso's house.

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Mulinio was also recently forced to halt a project across from Hudson Valley Community College after the U.S. Army Corps of Engineers found the developer had filled in two streams without the proper permits.

Miner had previously told the Times Union it isn't his job as town building coordinator to ensure developers have the appropriate state or federal permits.

Concerning Miner's recent land sale, the building coordinator initially told the Times Union last week that he was "not aware of" Mulinio's role in North Greenbush Builders, the limited liability company that purchased the property.

"I sold to Mark Van Vleck," Miner said, a local home builder whose name is the only one on the deed.

But documents filed with the Rensselaer County Clerk and reviewed by the Times Union after Miner's comments show Mulinio and Van Vleck signed records as members of North Greenbush Builders when the LLC assumed Miner's \$297,619 mortgage on the property.

Miner responded to follow-up questions by saying he didn't know Mulinio was involved until after the Times Union contacted him.

North Greenbush Builders is also involved in transactions related to another Mulinio-Van Vleck project, the Villages of North Greenbush townhouses off Route 4.

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"I know that they are in business together ... but I don't know the details of which LLC is which," Miner said Wednesday.

He said he did not see Mulinio's name on any of the documents at the property's closing. "My attorney just told me where to sign and what to do," Miner said. "Mark (Van Vleck) signed the contract with me."

How much Miner might have made in addition to satisfying his mortgage is unclear. Miner said he would only disclose what he made to the town attorney.

After acknowledging Mulinio's involvement Wednesday, Miner said he will discuss the details of the transaction also with the town board. "I will have the town attorney or ethics committee review details. I'm more than willing to do that," Miner said.

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The building coordinator said because of "publicity" surrounding his dual roles, he decided to abandon his plans to develop the property. "I made a decision to back out of this stuff. I wanted to sell it, walk away, be done," he said.

The Miner land sale is the latest in a series of questionable ethical dealings surrounding North Greenbush Town Hall. One of the largest controversies, concerning a sewer line that was extended to Desso's house, was the subject of a subpoena issued last year by the Public Integrity Bureau of the state attorney general's office. The progress of that investigation is unknown.

Deputy Town Supervisor Joseph Bott said Monday that he had only heard rumors that Miner had sold the property to Mulinio, but he is in the process of trying to talk to Miner about the transaction. Bott, a Republican who is running for supervisor this fall, said he has taken over much of the oversight at Town Hall in the wake of the controversies facing Desso's administration. Desso, also a Republican, is not running for re-election.

"There could have been other developers (Miner) could have sold to," Bott said. "It doesn't look right."

Mulinio, who rose to local prominence as a developer despite being convicted in the early 1990s and sent to federal prison for his role in a high-profile Troy cocaine drug ring, is one of Desso's largest individual political contributors. The developer has helped transform the section of Route 4 on the border of Troy by building plazas that contain a Panera Bread and Junior's Bar and Grill.

Mulinio would not comment on his LLC's purchase of Miner's property. After an initial version of this story appeared online Wednesday afternoon, he called the Times Union to deliver an expletive-laden rant objecting to its mention of his criminal record.

The town recently hired a part-time engineer to, according to Bott, "be a buffer" between Miner and some development projects. Bott noted that while Miner is the head of the building department, his job is not a political appointment, and is subject to civil service rules.

As building department coordinator, Miner's job is to take in plans submitted by developers, and then answer questions posed by the town planning or zoning boards about what is being proposed and if it complies with town code.

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At a planning board meeting in May, Mulinio was there to answer questions about his proposal to expand the Villages of North Greenbush at Glenmore Road and Route 4 — and Miner was providing information for the board about how Mulinio's plans meet the town's density requirement for the project, according to minutes from the meeting.

North Greenbush paid Miner \$83,606 last year, according to online data posted by the Empire Center — which is a 25 percent increase from his \$66,719 compensation in 2012.

Meanwhile, Bott's challenger in the fall election, Democratic town board member Mary Frances Sabo, has faced criticism of her own related to Mulinio. Sabo's husband, attorney Joshua Sabo, recently handled Mulinio's real estate closing for the property where work was shut down by the U.S. Army Corps of Engineers. Mulinio has blamed the lack of permitting for that work on the death of his lead engineer.

Mary Frances Sabo, who recently won the town's Democratic primary in the supervisor's race, has said disgruntled members of the town Democratic committee are the only ones making an issue of her husband's past work for Mulinio. She has maintained that she is independent of any issues involving the developer.

The North Road subdivision that Mulinio and Van Vleck just bought from Miner borders the Sabos' property on Buckbee Road. Joshua Sabo told the Times Union last week that he did not represent North Greenbush Builders LLC in that transaction — and said he didn't know the company was going to purchase the property.

Miner had originally submitted his plans for the subdivision last fall. But the planning board held off on approving the project until the town's ethics board issued an advisory opinion concerning Miner's dual roles as town building coordinator and private developer, according to minutes from the planning board's meetings.

The ethic board's opinion, obtained by the Times Union, said that while Miner's jobs are not in conflict with the town's ethics code, there should be an inspector not employed by the town to look over his properties. A member of the ethics board, Mark Ahern, is also on the

town's planning board — and abstained from voting on Miner's subdivision project at its February meeting.

Miner obtained the mortgage and bought the North Road property a month after the planning board's approval. In June, he sold the property to North Greenbush Builders. The only construction that can be seen from the road is a rudimentary dirt and gravel road that ascends a sharp incline deep into the site.

The building coordinator has another project — off Peck Road near Synder's Lake — before the town. But Bott said that proposal is for a new personal home for Miner that would involve the stabling of horses.

July 17, 2019|Updated July 24, 2019 4:26 p.m.

Lauren Stanforth works for the Times Union's investigations team. Her reporting career began at the Ithaca Journal in 1996, and moved on to the Rochester Democrat and Chronicle in 1998, where she worked until coming to the Times Union in 2007. You can reach her at lstanforth@timesunion.com.