

Rochester Land Bank Corporation

Meeting Minutes

March 17, 2016

City Hall, Rm. #223-B

30 Church Street,

Rochester, NY 14614

Board Members Present: Andrea Guzzetta, Kim Jones, Gary Kirkmire, Dana Miller, George Parker, Kate Washington, Carol Wheeler

Non-Board Members Present: Maritza Mejias, Rianne Mitchell, Kathy Sheets, Scott Smith

The meeting was called to order at 2:34 pm by Carol Wheeler, Board Chair.

The minutes from the last meeting were distributed. Kim Jones moved that the minutes be approved; Kate Washington seconded. The motion was approved by the board.

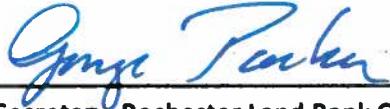
The first item on the agenda was a discussion of items previously removed from the CRI grant program. Gary Kirkmire moved that the board enter Executive Session to discuss the proposed acquisition of real property. Kate Washington seconded the motion and the board entered executive session at 2:38 pm.

Carol Wheeler announced the meeting's return to open session at 3:40 pm. George Parker moved that the board delay decision on whether to initiate acquisition of the subject property until the April 21st board meeting. Kate Washington seconded the motion and the board voted to approve it. Maritza Mejias asked whether the board planned to make any changes regarding its decision to include 43 Sterling Street in its Strategic Blight Removal Demolition program. George Parker asked why there was uncertainty as the board had approved a resolution to demolish it once the property was donated to the Land Bank. Kathy Sheets explained that there was some concern about the allocation of the funds awarded for demolition. The CRI grant funds need to be fully expended by December 31, 2016. The property has not yet been donated as the RHDFC is requesting in exchange for the property repayment of holding costs and funds spent on the environmental testing and remediation of the property when it was still intended for use in the HOME Rochester program. Kathy Sheets further explained that as the Land Bank's acquisition policy prevents it from paying more than fair market value for the property, all parties agree that the structure should be demolished, and Land Bank staff has evaluated the potential uses of the land and found that offering it for sale to adjoining property owners as a side yard is its most productive legal use, the value of the property does not equal the amount the RHDFC is requesting. In addition, Kathy Sheets expressed some reservations about using the grant funds awarded by the Attorney General's office as to buy a mortgage-foreclosed property that the bank had already donated along with a cash contribution to a not-for-profit developer, then paying for its demolition was a good use of. George Parker asked if the Land Bank could accept the donation of the property, complete the demolition then sell it back to the RHDFC so that they could recoup their costs through a subsequent disposition. Kathy Sheets answered that the RHDFC does not want the property. The board asked Scott Smith to prepare a letter notifying the RHDFC of its decisions by the following week.

Due to the limited time remaining for the meeting, Carol Wheeler postponed some of the less time-sensitive reports on the agenda. Kim Jones then presented the Treasurer's Report and the CRI grant progress report. Expenditures in the last month included the purchase of four properties for Strategic Blight Removal at the City's Below Lien Sale on March 4th and appraisal training for Land Bank staff. The CRI grant report reflected that the quantity of properties touched by the OAG funds had already exceeded the grant parameters in all categories except for Neighborhood Builders. There are accepted contracts for three of the Neighborhood Builder's homes and the first is expected to be completed by the end of March. Gary Kirkmire requested that the grant report show the pipeline for Neighborhood Builders as it did for the other categories.

Kathy Sheets then informed the board that Land Bank staff was ready to make the request to the OAG to reprogram CRI grant funds. The allocation of the excess HOME Rochester acquisition funds would be directed to the Strategic Blight Removal program in the form of installation of window guards at the Pulaski Library Building and interior demolition at of a multi-use property purchased at the City's Tax Foreclosure Auction to ready it for development, and to the HOME Rochester program to supplement the subsidy for environmental remediation on properties yet to close with home owners. It also includes a request to make \$60,000 of the staffing reimbursement funds awarded for the assignment of a second legal advisor by the Corporation Counsel available to use for outside counsel.

The meeting was adjourned at 3:56 pm.

ATTEST: 
George Parker – Secretary, Rochester Land Bank Corporation