

**Rochester Land Bank Corporation**  
**Annual Meeting Minutes**  
**October 20, 2016**  
**City Hall, Rm. #223-B**  
**30 Church Street,**  
**Rochester, NY 14614**

**Board Members Present:** Andrea Guzzetta, Kim Jones, Gary Kirkmire, Carol Wheeler

**Board Members Absent:** Dana Miller, George Parker, Kate Washington

**Non-Board Members Present:** Margot Garcia, Maritza Mejias; Rianne Mitchell; Paul Scuderi; Scott Smith

The meeting was called to order at 3:05 pm by Carol Wheeler, Board Vice-Chair.

The minutes from the last meeting were distributed. Gary Kirkmire moved that the minutes be approved; Andrea Guzzetta seconded. The motion was approved by the board.

The board next discussed Resolution No. 20 of 2016 authorizing the Land Bank to submit an application to Enterprise Community Partners to operate the Neighbors for Neighborhoods affordable rental program in Rochester. The program's goal is to encourage local property owners who own no more than two properties to provide quality rental housing to tenants whose income is no more than 80% of the area median income. The program would provide up to \$100,000 per unit for rehabilitation on a case-by-case basis. The Land Bank intends to target multi-family and multi-use structures in the RMAPI pilot area and has identified three potential partners for initial projects. The application was not for a particular grant award, but for the opportunity to be one of the five localities where the program would be operated. Gary Kirkmire made a motion to approve Resolution No. 20; Andrea Guzzetta seconded it. The board voted to approve the Resolution No. 20.

The next item on the agenda was Resolution No. 21 to enter into a professional services agreement with the City of Rochester to purchase properties for its new owner-occupant rehabilitation program using the preferred bid at the Tax Foreclosure Auction. Gary Kirkmire asked whether the resolution would limit the number of properties the land bank could purchase at the City's request. Land Bank staff explained that the list in the resolution only limited which properties could be purchased for the program referenced in the resolution. Carol Wheeler recommended that the resolution include the formal name of the program in addition to the description. Paul Scuderi pointed out that the name of the Executive Director also needed to be corrected. Andrea Guzzetta made a motion that the resolution be amended to include the program name and to correct the name of the Executive Director. Kim Jones seconded the motion. The board voted to approve the amendment. Andrea Guzzetta then moved that the board approve Resolution No. 21 as amended. Gary Kirkmire seconded the motion. The board voted to approve Resolution No. 21.

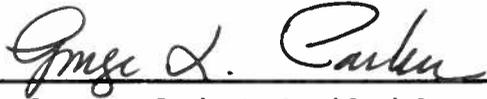
Next, Kim Jones presented the Treasurer's Report. The Land Bank has met its quantitative goals and grant activities are winding down as the end of the grant term approaches. Carol Wheeler asked what funds are available for future Land Bank activities. Land Bank staff said that while the CRI grant's program manager has indicated that there will be

additional grant funding from recent mortgage settlements, no announcement has yet been made. Kim Jones asked if, when the current funding has expired, the Land Bank could function as a conduit or pass through to funnel properties to worthwhile projects. Gary Kirkmire suggested that one way to sustain the Land Bank might be to take a different approach to the tax foreclosure process. Rather than auction them, the City could foreclose on all or a portion of the tax delinquent properties and convey them to Land Bank ownership. The Land Bank could then direct properties into approved homeownership programs or to public auction to prequalified bidders and use the sale proceeds to fund future activities. Kim Jones noted that there would probably be a significant challenge to that idea from the City's Budget Office. Margot Garcia mentioned the "5/50" plans by which many Land Banks in other areas are sustained. It refers to an agreement between the land banks the foreclosing government units that formed them, conveying to the land banks 50% of the tax revenue of properties that were returned to the tax rolls through land bank intervention for a period of five years. Kim Jones stated that it is important for the Land Bank to secure additional resources. Gary Kirkmire noted that one of the Land Bank's primary functions is as a tool to gain control of properties. Kim Jones cautioned that such a project should be undertaken in steps rather than applied to the whole portfolio, though it would be difficult to segregate certain properties for different treatment. Carol Wheeler said that the topic deserved a longer, deeper discussion and recommended that a special board meeting be organized to discuss it further.

The board then allowed time for a recap of the Reclaiming Vacant Properties Conference that took place in Baltimore at the end of September. Staff and board members who attended were invited to share highlights. Margot Garcia mentioned a session entitled the "Accidental Landlord" that profiled the activities undertaken by the government of Milwaukee, WI when they began taking title to properties after tax foreclosure. Residents of any occupied structures immediately received a temporary license agreement until thorough inspections could be conducted. If it was found that properties would require \$20,000 or less to bring up to code and the residents were interested in staying, the city would enter into a "rent-to-own" agreement and both the city and the land bank would assist with grants for the necessary rehabilitation. Gary Kirkmire also attended the session and felt that such a program could work in Rochester when it stopped the sale of tax liens if funds were allocated for targeted rehabilitation grants. Kim Jones asked if the City had selected a property manager. Margot Garcia said that a selection had been made but no contract had yet been signed.

The board next discussed its ongoing action plan. Carol Wheeler pointed out that many of the outstanding items on the plan would require deeper discussion than there is generally time for at the monthly board meeting and reiterated the need for a special board meeting.

The meeting was adjourned at 3:56 pm.

ATTEST:   
George Parker – Secretary, Rochester Land Bank Corporation