

Rochester Land Bank Corporation
Meeting Minutes
June 17, 2021
Electronic Video Call

Board Members Present: Carol Wheeler, Kim Jones, Kurt Martin, Condenessa Brown,

Board Members Absent: Dana Miller and LaShay Harris

Non-Board Members Present: Paul Scuderi, Patrick Beath, Maritza Mejias, Rianne Mitchell, Cindy Castillo

The meeting was called to order at 3:03 pm by Carol Wheeler.

The minutes with corrections from the last meeting were distributed. Kim Jones moved that the minutes with revisions from the last meeting be approved; Condenessa Brown seconded. The motion was approved by the board.

Kim Jones presented the **Treasurer's Report and the Cash Disbursement Report**. Payments were listed on the cash disbursement report. Payments made to RG&E for utility services for 225-227 Michigan Street; Journal Entry Funding Line Correction for 402 Ravenwood Avenue; payment to Gorick Construction Company for demolition charges for 88 Harvest Street and 251 Alphonse Street; and payment to Rochester Housing Development Fund Corp for environmental remediation for 868 S. Goodman Street. Treasurer's Report classified those disbursements accordingly. Reports distributed to all members for review.

Carol Wheeler proceeded with the meeting and asked if the Grant contract was expiring and if we had a deadline to spend down such funds. As previously discussed with the Board, Rianne Mitchell advised we prepared and submitted an extension request to Enterprise to extend the time to expend the current unused funds through the end of December 2021. The extension request included reallocating the additional \$40,000 to total \$100,000 for the rehabilitation of 6 Madison Street. All indications from repeated monthly calls with Tania from Enterprise show that our request to expend the funds through the end of December 2021 is accepted but we are still waiting for the formal extension approval in writing for signature. Ms. Wheeler then asked how much was available. Maritza Mejias reviewed the latest budget information and advised by end of this month, we will have expended 73% of the funds.

The board's first item on the agenda was discussion of **6 Madison Street**. Paul Scuderi informed board that the RFP for 6 Madison Street was released, an informational meeting was held and we had a few showings. Rianne Mitchell confirmed we had the property advertised on the 29th of May, held two showings on Friday, June 11th and Monday, June 14th and had 13 interested parties attend. This morning we received one proposal and anticipate the rest tomorrow, June 18 (deadline for submission). We have lined up expert support through our Shared Services with the City of Rochester to review the Proposals and expect to have something for the Board to review at the next meeting in June. Carol Wheeler asked if the received proposal was from a developer or an owner occupant. Rianne Mitchell advised we have not reviewed the proposal as of yet.

The board's second item on the agenda was discussion of **HCR Legacy Cities Program**. Paul Scuderi informed there is another opportunity for RLBC to obtain grant funding. It would be through the New York State's HCR Legacy Cities Program which has been released. At this moment, RLBC is unable to submit an application as one of the requirements

of the program is RLBC must own property with clean title and the property must be vacant/abandoned. Currently RLBC does not have any inventory. In the past, the City of Rochester has participated in programs with similar requirements when it did not have suitable properties in inventory by using properties from the City's demolition list. It did not work out very well due to the very poor condition of the properties. The HCR Legacy Cities Program provides a decent amount of funding specifically \$75,000 per unit and \$95,000 for rehabilitations using environmental friendly materials or practices. But for some of the properties on the Demolition list, \$95,000 would not be enough to rehabilitate. The good thing about the HCR Legacy Cities Program is there is no timeline. If a foreclosure sale is held later this year and we receive properties from the same, we may be able to apply to the HCR Legacy Cities Program. As of now, RLBC cannot apply. Rianne Mitchell did advise this funding is part of the State budget process and HCR would like to have this as a renewable program. They are very interested in getting applicants underway upfront so they can work on expending the funds in the beginning of the year with the idea to obtain more funding for the following year. If the tax foreclosure is late in the year, this program may not be feasible. The proposed project also must be in a tight geographical focus area. And HCR mentioned on their informational call that they would like properties that do not need other subsidies. Carol Wheeler asked whether if all 5 of the properties need to be in the same area. Rianne Mitchell responded that was correct as HCR wants to show the rise in property value in the area and provide such data to the legislators. Paul Scuderi also advised the program wants to measure the impact of the investment. Carol Wheeler asked if there was a sense of when the foreclosure sale will be held. Kim Jones advised at the current moment we do not have a date. They are working to try to hold a sale for the first part of the fiscal year.

The board's third item on the agenda was discussion of **RLBC Open Board Position**. Paul Scuderi advised we wanted to have a general discussion regarding the open board position. Carol Wheeler, Dana Miller and Paul Scuderi interviewed two applicants who had good strengths. Next step will be to prepare summaries and send them to the Mayor's office for her review. The Mayor also provided a name of an individual but that person respectfully declined the position due to other commitments. Rianne Mitchell also pointed we also have several ex-officio positions on the board that could leave us with a very inexperienced board if there were changes in roles at the City. She suggested that if anyone is working on their succession planning, they may want to include exposure to the Land Bank board.

Carol Wheeler then opened a discussion as to whether the Land Bank is marketing and promoting our programs in the Black and Brown neighborhoods. Rianne Mitchell advised since we have not had inventory nor had any sales events, marketing RLBC has been set to the side. Investment in website and newspaper advertising may not be feasible. We may get a better result with pay for click and reaching out to people in the non-traditional way. Also, as we have been broadening our partnerships with other organizations that have specific mandates to prioritize the interests of and to serve Black and Brown people. We have discussed ways to make our programs more conducive selling directly to homeowner occupants who do not necessarily go through the Home Rochester Program. Those discussions are in progress between the City and the other partners. Carol Wheeler mentioned we may want to revisit activating the Communications Committee to discuss this further.

Rianne Mitchell advised everyone the next RLBC meeting will be held at City Hall in-person and if anyone wanted to participate via Zoom to please make sure they are in City Hall at the time of the meeting.

Carol Wheeler brought the discussion to a close. Kim Jones made the motion to adjourn the meeting, Kurt Martin seconded, all were in favor.

The meeting was adjourned at 3:33 pm.

ATTEST:


Kurt Martin – Secretary Pro-Tem