

Rochester Land Bank Corporation
Meeting Minutes
April 20, 2023
City Hall, Room 223B
30 Church St, Rochester, NY 14614

Board Members Present: Carol Wheeler, Erik L. Frisch, Kurt Martin, James Smith, John Fornof and Eric Van Dusen

Board Members Absent: LaShay Harris

Non-Board Members Present: Paul Scuderi, Stephanie A. Prince, Rianne Mitchell, Maritza Mejias and Cindy Castillo

The meeting was called to order at 3:02 pm by Carol Wheeler.

John Fornof made a motion to elect Kurt Martin as Secretary Pro-Tem; Erik L. Frisch seconded. The motion was approved by the Board.

John Fornof moved that the minutes from the last meeting held March 16, 2023 be approved; Erik L. Frisch seconded. The motion was approved by the board.

John Fornof then presented the **Treasurer's Report and the Cash Disbursement Report for the month of April 2023**. Payments were listed on the cash disbursement report. A payment was made to Rianne Mitchell for reimbursement of the payment of the CHAR 500 filing; a payment to the Monroe County Clerk's Office for the Deed recording fees of 15 Meriden Street and 35 Wilder Terrace; a payment to Lemar Inc. for a refund of recording fees for 15 Meriden Street and 35 Wilder Terrace; and a payment to Peter Faris for a refund of the deposit for 258 Ravenwood Avenue.

Treasurer's Report for the month of April classified the disbursements accordingly and reported revenue received from the Phase I of the New York State HCR Grant.

All reports were distributed to all members for review.

The board's first item on the agenda was **Resolution 5 of 2023 to Approve the 2023-2024 Annual Budget**. Paul Scuderi reviewed the annual budget and discussed the 2024 budget. He began discussing the Revenue and Financial Sources. He detailed the anticipated Revenues, in specific the Operating revenue, which includes but is not limited to sale of properties to our development partners, and Non-Operating Revenues, which include state subsidies such as NYS Land Bank Initiative (LBI) grant monies along with federal subsidies which include American Rescue Plan Act (ARPA) monies. He then discussed the Expenditures portion of the budget. Operating Expenditures which includes salaries and wages; professional services contracts which includes property management services, title services; supplies and materials which include advertising and other operating expenses which include acquisitions, stabilization monies, environmental pre-development costs, rehab subsidies. Then he described the Non-Operating Expenditures, which include deed recording fees, advertising, utility charges, dues to NYLBA, licensing fees, insurance, travel expenses, taxes, and title insurance. Paul then reviewed the proposed budget for 2025 and advised the amounts were estimates amounts based on average amounts used in the past and current years. He did advise RLBC is working on submitting an application to the

Legacy Cities program as well as one for the Affordable Home Ownership Program (AHOP) which we project will provide additional revenue for 2024/2025. For the following proposed years including 2026 and 2027, Paul advised these amounts may vary slightly or significantly depending on the legislative climate and the pending U.S. Supreme Court decision regarding strict foreclosures. The Board then went into discussion of Operating expenses and in particular advertising expenses and suggested there be a Communications Committee to handle future advertising and communication particulars for the Rochester Land Bank Corporation. No monetary changes were suggested.

Erik L. Frisch made a motion to approve Resolution No. 5 of 2023 to Approve the 2023-2024 Annual Budget; Eric Van Dusen seconded. The motion was approved by the Board.

The board's next item on the agenda was **Resolution No. 6 of 2023 to Authorize Transfer to the City of Rochester of Certain Surplus Parcels**. Paul Scuderi advised this resolution is to authorize the transfer of 18 properties to the City of Rochester for purpose of Demolition. These properties were acquired at the tax foreclosure auction and after our subsequent inspection of the interior, it was determined that they are in a significantly deteriorated state and not suitable for rehabilitation. We want to transfer these properties to the City of Rochester so they can take control of the demolition. We have had several conversations with the City's Demolition unit and they are aware of the transfer of the properties and the need for demolition. Carol Wheeler asked if the Administration was aware of the need for demolition of these 18 properties. Kurt Martin confirmed that Senior Management had been made aware of the current situation and that these properties had been included in the discussions. Carol Wheeler pointed out an error that needed to be changed on the Resolution which Rianne corrected.

Kurt Martin made a motion to approve Resolution No. 6 of 2023 to Authorize Transfer to the City of Rochester of Certain Surplus Parcels, as amended; Eric Van Dusen seconded. The motion was approved by the Board.

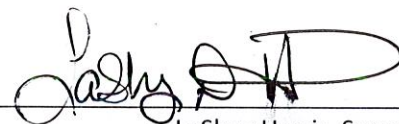
The final item of Discussion on the agenda was **NYLBA Updates**. Rianne Mitchell advised there was a push for all Land Banks to reach out to their local representatives and reiterate the need for continuance of state funding of land banks. Rianne advised we received a response from Samra Brouk's office who was very interested and has not engaged with Land Banks before. We will include Ms. Brooks in any future public announcements and events. There were no further updates from the NYLBA regarding the Land Bank Initiative Phase 2 awards. Rianne then advised there was much discussion about the effect of the recent legislative and judicial interventions in the tax foreclosure process and that there will be some updates later in the Spring, if not early Summer in regards to the pending U.S. Supreme Court decision regarding strict foreclosures.

Staff had distributed a copy of the NYLBA Publication celebrating the 10 years of Land Banks in New York. Carol Wheeler asked if everyone had received their copy and pointed out that the Rochester Land Bank Corporation is also celebrating its 10-year anniversary this year. Rianne confirmed the same and advised that we plan to organize an event to simultaneously promote one of our programs. Carol Wheeler then asked Paul Scuderi to give an overview the role of the RLBC for the purpose of informing the guest attending the meeting. Paul provided an informative summary of the Land Bank's purpose and activities.

Carol Wheeler brought the discussion to a close. Erik L. Frisch made the motion to adjourn the meeting, Eric Van Dusen seconded, all were in favor.

The meeting was adjourned at 3:56 pm.

ATTEST:



LaShay Harris, Secretary