



# Annual Report

## Fiscal Year 2023-2024

### **Rochester Land Bank Corporation**

30 Church Street, Room 125-B  
Rochester, NY 14614 (585) 428-7320  
[www.cityofrochester.gov/landbank](http://www.cityofrochester.gov/landbank)  
Paul Scuderi, Executive Director

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## **Board of Directors**

- Erik L. Frisch, Board Chair
- Carol Wheeler, Board Vice-Chair
- LaShay Harris, Board Secretary
- John Fornof, Board Treasurer
- Kurt Martin
- James Smith
- Eric Van Dusen – Mayoral Appointee

## **Corporation Executive Staff**

- Executive Director – Paul J. Scuderi
- Legal Counsel – Andrew Creary
- Corporation Auditor – EFPR Group, LLP

## **2023-2024 Board Committees & Membership**

### **Acquisition Committee**

- Carol Wheeler, Board Vice-Chair
- LaShay Harris, Board Secretary
- Kurt Martin
- Eric Van Dusen – Mayoral Appointee

### **Audit**

- Erik L. Frisch, Board Chair
- John Fornof, Board Treasurer
- James Smith

### **Finance**

- Inactive – The Land Bank does not issue debt.

### **Governance**

- Erik L. Frisch, Board Chair
- John Fornof, Board Treasurer
- Kurt Martin

## **Fiscal Year 2023-2024 Board Meeting Attendance**

### **July 20, 2023**

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

Board Members Absent: James Smith

### **August 17, 2023**

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

Board Members Absent: Kurt Martin and LaShay Harris

### **September 21, 2023 – Annual Meeting**

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

Board Members Absent: Kurt Martin and LaShay Harris

### **October 19, 2023**

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

Board Members Absent: James Smith

### **November 16, 2023**

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

Board Members Absent: James Smith and LaShay Harris

### **December 21, 2023**

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

Board Members Absent: Erik L. Frisch and LaShay Harris

### **January 18, 2024**

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

Board Members Absent: Kurt Martin

### **February 21, 2024**

Board Members Present: Carol Wheeler, John Fornof, LaShay Harris, Eric Van Dusen and James Smith

Board Members Absent: Erik L. Frisch and Kurt Martin

**March 21, 2024**

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

Board Members Absent: John Fornof and LaShay Harris

**April 18, 2024**

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

Board Members Absent: None

**May 16, 2024**

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

Board Members Absent: LaShay Harris

**June 20, 2024**

Canceled

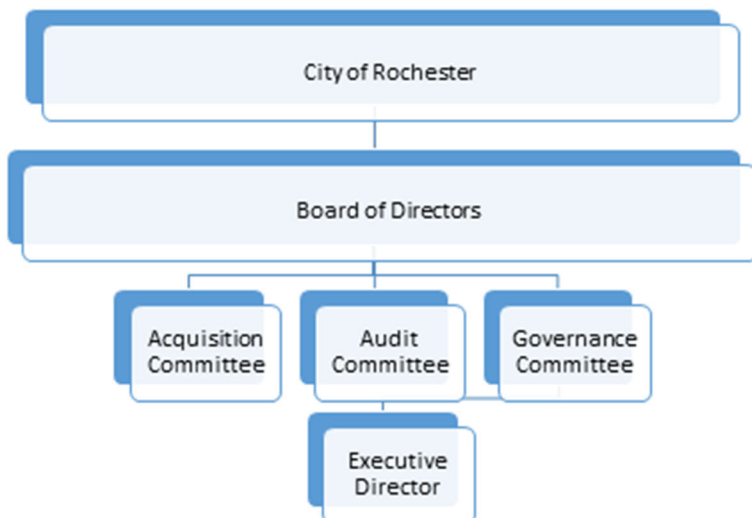
**Compensation Schedule**

There were no managerial employees employed by the Corporation who were compensated in excess of one-hundred thousand dollars (\$100,000.00) in fiscal year 2023-2024.

**Board Members' Evaluation Summary**

Appendix A

**Corporation Organizational Chart**



## **Reporting to the City of Rochester**

The Rochester Land Bank Corporation was created by the City under the New York State Land Bank Act, and makes its required annual report, as required by that law, to the Rochester City Council. All directors of the Corporation are ex officio members who are officers or appointees of the City of Rochester, or direct appointments to the board by the Mayor and the President of City Council. A Shared Services Agreement whereby the City of Rochester provides essentially all of the operating support necessary to the Land Bank, including legal and financial services, property maintenance activities, office space and equipment, and all management and staff, is currently in place for a term of five years with a five- year renewal option. Grant funding awarded to the Land Bank has allowed for partial reimbursement to the City for staffing costs, so the hours City staff devote to Land Bank activities are reported. The Land Bank is a component unit of the City of Rochester.

## **Mission Statement and Measurement Report**

The Rochester Land Bank Corporation will return underutilized property to productive use, preserve and create quality housing, enhance the quality of life within neighborhoods, and encourage economic opportunities.

Adopted: October 17, 2013; Reapproved: September 19, 2024

See Appendix B for Measurement Report

## **Corporate Purpose**

“The purpose of the Corporation shall be to acquire and dispose of real property in the City of Rochester that is tax delinquent, tax foreclosed, vacant, or abandoned pursuant to the powers granted to land banks under Article 16 of the Not-for-Profit Corporation Law, and to return vacant, abandoned, or underutilized property to productive use, or to hold such property for strategic uses to promote neighborhood and community revitalization, and to eliminate the harms and liabilities caused by such vacant, abandoned or underutilized property. Provided, further, however, that the Corporation shall have the authority to enter into agreements to purchase other real property consistent with an approved development plan.”

*- Rochester Land Bank Corporation Certificate of Incorporation, August 9, 2013.*

## **Legislation that Forms the Statutory Basis of the Corporation**

### **Section 1600 of the NY Not-for-profit Corporation Law (known as the “Land Bank Act”)**

Appendix C

### **City of Rochester Ordinance No. 2012-416**

Appendix D

### **Bylaws**

Appendix E



## Code of Ethics

Appendix F

## Units or Subsidiaries of the Corporation

The Corporation had no units or subsidiaries in fiscal year 2023-2024.

## Operations and Accomplishments 2023-2024

### Operations Summary

There are seven (7) members of the Board of Directors, five (5) ex officio members, and two (2) members appointed to serve a three-year term.

Ex Officio Members, officers and appointees of the City of Rochester:

- City Treasurer
- Director of Development Services
- Manager of Housing
- Director of Buildings and Zoning
- Chief of Staff, City Council

Appointed Members to serve a three-year term:

- Appointee of the Mayor of the City of Rochester
- Appointee of the Council President of the City Council of the City of Rochester

The Executive Director of the Corporation is the Director of Real Estate of the City of Rochester. The Corporation Counsel of the City of Rochester serves as Counsel to the Corporation and has assigned a municipal attorney to advise and represent the Corporation. The City of Rochester provides staff support as an in-kind contribution. The Land Bank engaged an independent auditor in August 2024. The cost for the auditor services will be paid by the City of Rochester under the Shared Services Agreement. The audited financial statements for fiscal year 2023-2024 will be available on the Corporation's website at [https://www.cityofrochester.gov/Land\\_Bank\\_Reports/](https://www.cityofrochester.gov/Land_Bank_Reports/).

There were eleven regular public meetings of the Board of Directors of the Corporation in fiscal year 2023-2024.

## 2023-2024 Accomplishments

### Acquisitions

The RLBC acquired 14 properties in FY 2023-2024. At the 2023 Tax Foreclosure sale, the Land Bank purchased 12 residential structures. Seven properties will be rehabilitated for affordable homeownership programs and sold to owner-occupants, whether the Land Bank's own or through a not-for-profit developer, and the remaining will be sold to pre-qualified developers who have demonstrated capacity to rehabilitate and maintain high-quality residences. At the beginning of 2024 the Land Bank was able to purchase a property that had been part of the HOME Rochester program, but was no longer habitable due to incomplete repairs after a fire. Land Bank investment will preserve the property for owner-occupancy helping to maintain the stability the neighborhood. In addition the Land Bank

purchased two tax foreclosed properties from the City of Rochester, a structure in location targeted by our LBI Phase 2 grant for use in an upcoming grant subsidized program, and vacant lot adjacent to a property in our inventory.

## ARPA

RLBC's American Rehabilitation Plan Act (ARPA) award of \$2.4 Million has been fully allocated. The Land Bank has committed \$1.9 Million to an Affordable Homeownership Opportunity Program (AHOP) project where attached and detached single family homes will be constructed on infill lots and sold to income qualified purchasers. The remaining \$500,000 will be distributed in two areas rehabilitation subsidy to support prospective owner-occupants who purchase Land Bank owned properties with an acquisition/rehabilitation mortgage and to reimburse a portion of the salary of a new position in the Division of Real Estate to augment the Land Bank's current capacity. Funds for all areas will be fully expended by to RLBC by December 2026.

## LBI Phase 1

In the second year of RLBC 's Land Bank Initiative Phase 1 grant its award was increased to \$150,000. The Phase 1 grant is for operational activities and is based on a Land Bank's previous year's expenditures in its Annual Budget as reported to the Authorities Budget Office. This level of funding has allowed the Land Bank to secure the additional property management services required to maintain and secure the properties in our inventory until we are able to ensure their responsible transfer to new homeowners with adequate support or to responsible housing providers. The award continues to fund the salary for the Land Bank's Director of Capacity and Compliance and partially reimburse the salary of Project Director, and to offset property insurance costs. The renewable nature of the funding, along with other Land Bank funding sources, has resulted in the City agreeing to add a position to the Real Estate Division in the 2024-2025 budget year to ensure the Land Bank has adequate capacity to accomplish its objectives.

## LBI Phase 2

During the 2023-2024 fiscal year, RLBC's Land Bank Initiative Phase 2 award has been used most actively to fund environmental investigations essential to preparation for an anticipated affordable homeownership project. The funding has also supported title investigation and funded the purchase of a residential structure – all within in the targeted geographic area RLBC identified in the grant application. As the Land Bank and its Counsel have grappled with how to most effectively participate in the City's tax foreclosure process in the wake of Tyler v. Hennepin County, having LBI Phase 2 funding for property acquisition immediately available has figured prominently in our proposed solutions. The grant term ends December 2024.

## Administrative Activities

At the annual meeting on September 19, 2024, the following reports were presented to, and approved by the Board:

Annual Report and constituent reports contained within it:

- Investment Report
- Procurement Report
- Mission Statement & Performance Measures Report
- Operations & Accomplishments Report
- Board Member Self-Evaluation Report
- Audited Financial Statements obtained from EFPR Group, LLP.

On March 8, 2024, the Corporation's Board Chairperson made the Land Bank's annual report to the municipality.

### **Assessment of the Effectiveness of Internal Control Structure and Procedures**

This statement certifies that management has documented and assessed the internal control structure and procedures of the Rochester Land Bank Corporation for the fiscal year ending June 30, 2024. This assessment found the corporation's internal controls to be adequate, and to the extent that deficiencies were identified, the authority has developed corrective action plans to reduce any corresponding risk.

## Fiscal Year 2023-2024 Financial Report

The Public Authority Accountability Act of 2005 (PAAA) as amended in 2009 is designed to ensure greater efficiency and accountability for New York's public authorities, including Industrial Development Agencies. Among the requirements of the PAAA is the preparation of an annual report that is to contain specified information. This section of the Agency Annual report summarized the financial information required by the PAAA.

### Audited Financials

#### Revenue & Expense Summary

##### OPERATING REVENUES

NYS Grants	\$ 200,262
City of Rochester Donations	162,924
Sale of Real Estate	289,375
Interest Earnings	<u>\$ 33,817</u>

**Total Revenues** \$ 686,378

##### OPERATING EXPENSES

Acquisition Costs	\$ 43,674
Renovation and Construction	0
Salary & Benefits	\$ 279,915
Professional Services	\$ 82,350
Other Expenses	<u>\$ 31,743</u>
	\$ 437,682

Change in Net Position \$ 248,696

Net Position – Beginning of Year \$1,140,588  
Net Position – End of Year \$1,389,284

#### Assets and Liabilities Summary

##### ASSETS

Cash and Cash Equivalents	\$2,193,700
Accounts Receivable	0
Due from New York State	\$ 30,325
Due from City of Rochester	<u>\$ 0</u>
Total Assets	\$2,224,025

##### LIABILITIES

Accounts Payable	\$ 4,416
Due to the City of Rochester	\$ 30,325
Other Liabilities – ARPA	<u>\$ 800,000</u>
Total Liabilities	\$ 834,741

Net Position Unrestricted \$ 1,389,284

## **Financial Plan**

Appendix G

## **Bonds**

The Corporation has issued no bonds.

## **Grants and Subsidy Programs**

The Corporation has no grant or subsidy programs.

## **Operating and Financial Risks**

The Corporation currently has no operating or financial risks.

## **Long Term Liabilities**

The Corporation currently has no long term liabilities.

## **Real Property Schedule**

As noted on the Annual Real Property Report, Appendix H, the Corporation disposed of three properties with a value in excess of \$15,000.

## **Description of Pending Litigation**

The Corporation currently has no pending litigation.

## **Description of the total amounts of assets, services, or both assets and services bought or sold without competitive bidding**

The Corporation did not purchase or sell any assets and procured services via request for proposal and competitive bidding in fiscal year 2023-2024 as noted in the Procurement Report, Appendix I.

## **Procurement Report**

See Appendix I

## **Investment Report**

Appendix J

## Appendix A

### Board Members' Evaluation Summary - Results of Confidential Evaluation of Board Performance \*

Criteria	Agree	Somewhat Agree	Somewhat Disagree	Disagree
	#	#	#	#
Board members have a shared understanding of the mission and purpose of the Rochester Land Bank Corp.	7			
The policies, practices and decisions of the Board are always consistent with this mission.	7			
Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principles.	7			
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Land Bank and reviews these annually.	7			
The Board sets clear and measurable performance goals for the Land Bank that contribute to accomplishing its mission.	7			
The decisions made by Board members are arrived at through independent judgment and deliberation, free of political influence or self-interest.	6		1	
Individual Board members communicate effectively with Executive Director so as to be well informed on the status of all important issues.	6			
Board members are knowledgeable about the Land Bank's programs, financial statements, reporting requirements, and other transactions.	7			
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.	6	1		
The Board knows the statutory obligations of the Land Bank and if it is in compliance with state law.	7			
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.	7			
Board members have sufficient opportunity to research, discuss, question and prepare before decisions are made and votes taken.	6	1		
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.	6	1		
The Board exercises appropriate oversight of the Executive Director and other staff, including setting performance expectations and reviewing performance annually.	6	1		
The Board has identified the areas of most risk to the Land Bank and works with Executive Director to implement risk mitigation strategies before problems occur.	7			
Board members demonstrate leadership and vision and work respectfully with each other.	7			

Name of Authority: Rochester Land Bank Corporation

Date Completed: September 19 , 2024

## Appendix B

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### Performance Measurement Report

FY 2023 – 2024

#### **The Rochester Land Bank Corporation will return underutilized property to productive use, preserve and create quality housing, enhance the quality of life within neighborhoods, and encourage economic opportunities.**

Mission Statement, Adopted October 17, 2013; Readopted September 19, 2024

➤ ***Return underutilized property to productive use*** In the 2023-2024 fiscal year, Rochester Land Bank Corporation acquired twelve (12) properties from the 2023 City of Rochester Tax Foreclosure Auction and purchased a previously owner-occupied property that had been vacant for over a year due to a fire. Additionally, RLBC began offering inventory properties for sale on its website, allowing it to market to a broader range of prequalified bidders. This process has made the return of properties to the tax rolls significantly more efficient, while retaining the same protections on quality rehabilitation.

➤ ***Preserve and create quality housing*** The Land Bank contracted sales for seven (7) Land Bank inventory properties with prequalified Land Bank purchasers during this fiscal year with the requirement to complete rehabilitation within one year from transfer. An additional five properties have been included in the HOME Rochester program. RLBC accepted proposals to fully rehabilitate three (3) properties in its inventory prior to sale with the support of LBI Phase 2 subsidy. This is a new model of intervention for our Land Bank and we hope it will expand the demographic of our typical purchasers.

➤ ***Enhance the quality of life within neighborhoods*** RLBC continues to acquire blighted, vacant properties throughout Rochester, but has sought to deepen its investment in the JOSANA neighborhood as it committed to as part of its Land Bank Initiative (LBI) Phase 2 grant activities. LBI Phase 2 funds enabled the Land Bank purchase a tax-foreclosed vacant property in the targeted investment area and will contribute to its rehabilitation. Additional LBI Phase 2 investment in the JOSANA neighborhood includes contracting for the environmental testing of more than two dozen vacant infill lots to determine their suitability for future residential development. While demolition of significantly deteriorated properties is sometimes the most responsible action to take, a proliferation of unproductive vacant parcels over the long term can also contribute to neighborhood destabilization. RLBC is committed to seek solutions to ongoing challenges.

➤ ***Encourage economic opportunities*** In December 2023, RLBC released an RFP for both existing New York State certified Minority-owned Business Enterprises (MBEs) and as well as qualified Black and Latinx contractors and developers interested in becoming New York State MBEs to rehabilitate five (5) properties in its inventory, with a particular focus on multi-family structures. The aim, in addition to identifying a cohort of qualified MBE property developers and contractors interested in working with RLBC on this and future opportunities, was to provide support and motivation for Black and Latino business owners to expand their access to government contracts by becoming MBEs. The Land Bank approved proposals from a currently NYS Certified MBE to rehabilitate three (3) of the offered parcels and to provide information on and incentive to explore the MBE certification process to additional Black and Latinx owned developers. RLBC also issued an RFP for property management services that extended through the end of the fiscal year. Two property managers were

selected with each managing a portion of the Land Bank's inventory. RLBC able to engage two local, small businesses with whom it had not had any previous interactions.

➤ **Build organizational capacity**, RLBC has used its fifty percent increase LBI Phase 1 funding, awarded for the second year of its three-year grant term to support the City's addition of a position to its Real Estate Division that will increase the Land Bank's capacity and assist with succession planning of its staff. The LBI Phase 1 grant is renewable annually through 2025.

In October 2023, RLBC staff attended the first in-person National Land Bank Network Summit in Cleveland, Ohio. It was a significant opportunity for connecting with and sharing best practices with Land Banks from around the country as it is organized by and for Land Bank's specifically. Important guidance and strategies for acquisition in the wake of Tyler v. Hennepin County was shared, as well as many innovative ideas about community engagement.

Land Bank staff continued to actively participate in monthly conference calls with members of the NYLBA where valuable topics including lobbying and advocacy, capacity building, and land bank success stories are addressed, experience and expertise are shared, and collective action is organized. The advocacy of this state association has resulted in Land Banks across the state to access another \$50 million from the state budget.



**Appendix C**

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**Not-For-Profit Corporation – Article 16 Land Banks**

Also known as the New York Land Bank Act (amended January 2019) is posted on Rochester Land Bank Corporation website and is available [here](#).

**Appendix D**

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**City of Rochester**

**City Clerks Office**

**Certified Ordinance**

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**Rochester, N.Y., \_\_\_\_\_**

**TO WHOM IT MAY CONCERN:**

I hereby certify that the following is a true copy of an ordinance which was duly passed by the Council of the City of Rochester on **November 13, 2012** and **Approved** by the Mayor of the City of Rochester, and was deemed duly adopted on **November 14, 2012** in accordance with the applicable provisions of law.

Ordinance No. 2012-416

Approving The Formation Of The Rochester Land  
Bank Corporation

BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. The Council hereby approves the formation of the Rochester Land Bank Corporation under Article 16 of the Not-For-Profit Corporation Law and approves the Certificate of Incorporation submitted by the Mayor. The Rochester Land Bank Corporation shall have all of the powers enumerated in said Article 16. The Council further authorizes the Mayor to submit an application to the Empire State Development Corporation for approval of the Rochester Land Bank Corporation. There shall be seven members of the Board of Directors, as follows:

Ex-officio members:

City Treasurer  
Director of Development Services

Charles Benincasa  
Bret Garwood

Manager of Housing  
Director of Inspection & Compliance Services  
Chief of Staff, City Council

Carol Wheeler  
Gary Kirkmire  
Andrea Guzzetta

Appointed members, to serve three-year terms:

Mayor's appointee  
Council President's appointee

George Parker, Esq.  
Dana Miller

The Executive Director of the Rochester Land Bank Corporation shall be the Director of Real Estate

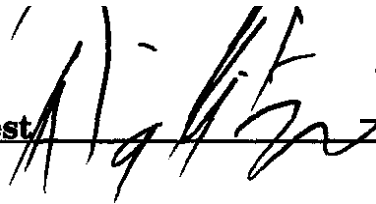
Section 2. This ordinance shall take effect immediately.

Passed by the following vote:

Ayes- President Warren, Councilmembers Conklin, Haag, McFadden, Miller, Ortiz, Palumbo, Scott, Spaul - 9.

Nays- None-0.

**Attest**



\_\_\_\_\_  
City Clerk

## **Appendix E**

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BY-LAWS of the ROCHESTER LAND BANK CORPORATION are published on its website and are available [here](#).

## **Appendix F**

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Code of Ethics/Conflict of Interest Policy of the ROCHESTER LAND BANK CORPORATION is published on its website and is available [here](#).

Appendix G

Financial Plan



Budget Report for Rochester Land Bank Corporation  
 Fiscal Year Ending: 06/30/2024

Run Date: 04/24/2023  
 Status: CERTIFIED  
 Certified Date: 04/24/2023

Budget & Financial Plan

Budgeted Revenues, Expenditures, And Changes In Current Net Assets.

	Last Year (Actual) 2022	Current Year (Estimated) 2023	Next Year (Adopted) 2024	Proposed 2025	Proposed 2026	Proposed 2027
<b>REVENUE &amp; FINANCIAL SOURCES</b>						
<b>Operating Revenues</b>						
Charges For Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rental And Financing Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Operating Revenues	\$147,404.00	\$228,968.00	\$200,000.00	\$250,000.00	\$75,000.00	\$100,000.00
<b>Non-Operating Revenues</b>						
Investment Earnings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
State Subsidies/Grants	\$361,522.00	\$65,000.00	\$600,000.00	\$1,200,000.00	\$1,025,000.00	\$500,000.00
Federal Subsidies/Grants	\$0.00	\$0.00	\$800,000.00	\$800,000.00	\$800,000.00	\$0.00
Municipal Subsidies/Grants	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Authority Subsidies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Nonoperating Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Proceeds From The Issuance Of Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total revenues and financing sources</b>	<b>\$1,008,926.00</b>	<b>\$293,968.00</b>	<b>\$1,600,000.00</b>	<b>\$2,250,000.00</b>	<b>\$1,900,000.00</b>	<b>\$600,000.00</b>
<b>EXPENDITURES</b>						
<b>Operating Expenditures</b>						
Salaries And Wages	\$0.00	\$51,181.00	\$77,198.00	\$77,198.00	\$26,017.00	\$0.00
Other Employee Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Professional Services Contracts	\$37,658.00	\$15,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$15,000.00
Supplies And Materials	\$0.00	\$0.00	\$5,000.00	\$2,500.00	\$2,500.00	\$300.00
Other Operating Expenses	\$483,128.00	\$621,523.00	\$1,200,000.00	\$1,910,000.00	\$1,375,000.00	\$500,000.00
<b>Non-Operating Expenditures</b>						
Payment Of Principal On Bonds And Financing Arrangements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest And Other Financing Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subsidies To Other Public Authorities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Asset Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grants And Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Nonoperating Expenses	\$3,899.00	\$18,531.00	\$62,236.00	\$75,761.00	\$11,511.00	\$13,236.00
<b>Total expenses</b>	<b>\$524,685.00</b>	<b>\$706,235.00</b>	<b>\$1,379,434.00</b>	<b>\$2,100,459.00</b>	<b>\$1,450,028.00</b>	<b>\$528,536.00</b>
Capital Contributions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Excess (Deficiency) Of Revenues And Capital Contributions Over Expenses</b>	<b>\$484,241.00</b>	<b>(\$412,267.00)</b>	<b>\$220,566.00</b>	<b>\$149,541.00</b>	<b>\$449,972.00</b>	<b>\$71,464.00</b>

Appendix G

Financial Plan

	
Budget Report for Rochester Land Bank Corporation	Run Date: 04/18/2023
Fiscal Year Ending: 06/30/2024	Status: UNSUBMITTED
	Certified Date: N/A

The authority's budget, as presented to the Board of Directors, is posted on the following website: [https://www.cityofrochester.gov/Land\\_Bank\\_Reports/](https://www.cityofrochester.gov/Land_Bank_Reports/)

Additional Comments

## Appendix H

### Real Property Report - Acquisition/Disposal Fiscal Year Ending June 30, 2024

#	Date Acquired	Property Address	Zip Code	Property Description	Purchase Price	Fair Market Value	Disposal Date	Sale Price	Compe- tively
									Bid?*
1	2/15/2023	38 Agnes St *	14621	Single Family	\$15,719.76	\$25,000	7/25/2023	DEMO***	N
2	2/15/2023	32 Arch St *	14609	Single Family	\$13,222.59	\$75,000	LB Project		N
3	2/15/2023	275 Avenue A*	14621	Single Family	\$10,316.04	\$15,000	7/25/2023	DEMO***	N
4	2/15/2023	201 Bay St *	14605	Single Family	\$7,484.74	\$55,000	7/25/2023	DEMO***	N
5	2/15/2023	519 Bay St *	14609	Single Family	\$19,104.70	\$40,000	7/25/2023	DEMO***	N
6	2/15/2023	231 Breck St*	14609	Two-Family	\$35,815.58	\$35,000	LB Project		N
7	2/15/2023	31 Cameron St*	14606	Single Family	\$10,255.98	\$32,000	7/25/2023	DEMO***	N
8	2/15/2023	449-449.5 Campbell St *	14611	Two-Family	\$14,354.59	\$50,000	TBD	to its former owner	N
9	2/15/2023	262 Champlain St*	14608	Two-Family	\$17,760.96	\$30,000	7/25/2023	DEMO***	N
10	2/15/2023	176 Clairmount St*	14621	Single Family	\$5,812.72	\$35,000	LB Project		N
11	2/15/2023	1730 Clifford Av*	14609	Single Family	\$10,385.41	\$60,000	7/25/2023	DEMO***	N
12	2/15/2023	58 Eiffel Pl*	14621	Single Family	\$13,586.46	\$15,000	7/25/2023	DEMO***	N
13	2/15/2023	39 Essex St*	14611	Single Family	\$17,563.50	\$20,000	7/25/2023	DEMO***	N
14	2/15/2023	86 Evergreen St*	14605	Single Family	\$11,700.06	\$22,000	5/21/2024	\$18,000.00	Y
15	2/15/2023	240 Fourth St*	14605	Two-Family	\$7,154.25	\$25,000	7/25/2023	DEMO***	N
16	2/15/2023	191 Fulton Av*	14613	Two-Family	\$22,887.91	\$20,000	12/22/2023	\$20,000.00	N**
17	2/15/2023	376 Hague St*	14611	Single Family	\$14,078.74	\$15,000	TBD	\$21,500	Y
18	2/15/2023	114 Lexington Av*	14613	Single Family	\$8,654.33	\$18,000	7/25/2023	DEMO***	N
19	2/15/2023	1021 North St*	14621	Single Family	\$14,359.91	\$15,000	7/25/2023	DEMO***	N
20	2/15/2023	60 Pardee St*	14621	Single Family	\$9,000.00	\$10,000	11/28/2023	\$10,000.00	
21	2/15/2023	169 Roycroft Dr*	14621	Single Family	\$10,071.07	\$20,000	LB Project		
22	2/15/2023	187 Sherman St*	14608	Single Family	\$12,036.33	\$22,000	TBD	\$15,000	Y
23	2/15/2023	20-22 Short St*	14609	Single Family	\$11,627.38	\$75,000	7/25/2023	DEMO***	N
24	2/15/2023	130 Sixth St*	14605	Single Family	\$13,318.87	\$20,000	TBD	\$10,000	Y
25	2/15/2023	236 Weaver St*	14621	Single Family	\$13,588.59	\$30,000	LB Project		N
26	2/15/2023	72 Weyl St*	14621	Single Family	\$8,147.69	\$25,000	LB Project		N
27	2/15/2023	281 Whitney St*	14606	Vacant Lot	\$12,637.64	\$15,000	LB Owns		N
28	2/15/2023	447 Wilder St*	14611	Two-Family	\$18,770.00	\$8,000	3/7/2024	\$19,000.00	Y
29	2/15/2023	131 York St*	14611	Three-Family	\$18,646.82	\$40,000	LB Project		N
30	1/2/2024	108 Weld St	14605	Single Family	\$25,000.00	\$25,000	LB Project		

31	2/7/2024	306 Alphonse St*	14621	Two-Family	\$9,572.77	\$50,000	LB Owns		
32	2/7/2024	123 Ashland St*	14620	Single Family	\$35,043.78	\$85,000	TBD	\$35,043.78	N**
33	2/7/2024	23 Fillmore St*	14611	Single Family	\$13,969.88	\$35,000	TBD	\$13,969.88	N**
34	2/7/2024	358 Glide St*	14611	Single Family	\$3,727.99	\$70,000	LB Project		
35	2/7/2024	268 Jefferson Ter*	14611	Single Family	\$9,966.38	\$15,000	For Sale		
36	2/7/2024	307 Marne St*	14609	Single Family	\$7,791.06	\$110,000	LB Project		
37	2/7/2024	1303 North St*	14621	Single Family	\$8,466.57	\$35,000.00	TBD	\$8,466.57	N**
38	2/7/2024	83 Ridgeway Av*	14615	Single Family	\$41,489.56	\$35,000	For Sale		
39	2/7/2024	380 Rosewood Ter*	14609	Single Family	\$14,438.62	\$120,000	TBD	\$14,438.62	N**
40	2/7/2024	77 Sidney St*	14609	Single Family	\$11,060.26	\$50,000	TBD	\$11,060.26	N**
41	2/7/2024	60 Starling St*	14613	Single Family	\$5,108.53	\$65,000	For Sale		
42	4/4/2024	61 Lime St	14606	Two-Family	\$22,000.00	\$22,000	LB Project		
43	4/4/2024	129 York St	14611	res vacant lot	\$1.00	NA	LB Project		

Highlighted properties were under contract but had not yet sold at the close of FY2023-2024

\*Property was purchased at Tax Foreclosure Auction using pre-emptive bid

\*\*The Land Bank Board approved transfer to not-for-profit development partners of certain properties acquired at the City's tax foreclosure auction at cost

\*\*\*Properties were found to be in a condition such that they could not be salvaged and were donated to the City of Rochester for inclusion in their demolition program.

Appendix I

Procurement Report FY 2023-2024

	
Procurement Report for Rochester Land Bank Corporation Fiscal Year Ending: 06/30/2024	Run Date: 10/01/2024 Status: CERTIFIED Certified Date : 10/01/2024

**Procurement Information:**

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	<a href="https://www.cityofrochester.gov/faqs/land-bank-policies">https://www.cityofrochester.gov/faqs/land-bank-policies</a>
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	Yes	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	No	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	



Procurement Report for Rochester Land Bank Corporation  
 Fiscal Year Ending: 06/30/2024

Run Date: 10/01/2024  
 Status: CERTIFIED  
 Certified Date : 10/01/2024

Procurement Transactions Listing:

1. Vendor Name	Bruckner, Tillett, Rossi, Cahill & Associates	Address Line1	500 Linden Oaks
Type of Procurement	Other Professional Services	Address Line2	Ste. 130
Award Process	Non Contract Procurement/Purchase Order	City	ROCHESTER
Award Date		State	NY
End Date		Postal Code	14625
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$5,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Property Appraisal Services

2. Vendor Name	Day Environmental, Inc.	Address Line1	1563 Lyell Av
Type of Procurement	Consulting Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	ROCHESTER
Award Date		State	NY
End Date		Postal Code	14606
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$20,854.51	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Environmental Investigation

Procurement Report for Rochester Land Bank Corporation

Fiscal Year Ending: 06/30/2024

Run Date: 10/01/2024  
 Status: CERTIFIED  
 Certified Date : 10/01/2024

3. Vendor Name	Frontier Abstract & Research Services, Inc.	Address Line1	30 West Broad St
Type of Procurement	Other Professional Services	Address Line2	Ste. 100
Award Process	Authority Contract - Competitive Bid	City	ROCHESTER
Award Date	6/29/2023	State	NY
End Date	6/30/2024	Postal Code	14614
Fair Market Value		Plus 4	
Amount	\$75,000.00	Province/Region	
Amount Expended For Fiscal Year	\$5,430.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Title Investigation

4. Vendor Name	Haylor Freyer & Coon, Inc.	Address Line1	300 State St
Type of Procurement	Other	Address Line2	Ste. 1000
Award Process	Non Contract Procurement/Purchase Order	City	SYRACUSE
Award Date		State	NY
End Date		Postal Code	13202
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$15,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Insurance

Procurement Report for Rochester Land Bank Corporation  
 Fiscal Year Ending: 06/30/2024

Run Date: 10/01/2024  
 Status: CERTIFIED  
 Certified Date : 10/01/2024

5.	Vendor Name	Lu Engineers	Address Line1	280 E. Broad St
	Type of Procurement	Consulting Services	Address Line2	Ste. 170
	Award Process	Non Contract Procurement/Purchase Order	City	ROCHESTER
	Award Date		State	NY
	End Date		Postal Code	14604
	Fair Market Value		Plus 4	
	Amount		Province/Region	
	Amount Expended For Fiscal Year	\$6,700.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Environmental Investigation

6.	Vendor Name	Midland Appraisal Associates, Inc.	Address Line1	349 W Commercial St
	Type of Procurement	Other Professional Services	Address Line2	Ste. 2290
	Award Process	Non Contract Procurement/Purchase Order	City	EAST ROCHESTER
	Award Date		State	NY
	End Date		Postal Code	14445
	Fair Market Value		Plus 4	
	Amount		Province/Region	
	Amount Expended For Fiscal Year	\$5,000.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Property Appraisal Services

Procurement Report for Rochester Land Bank Corporation  
 Fiscal Year Ending: 06/30/2024

 Run Date: 10/01/2024  
 Status: CERTIFIED  
 Certified Date : 10/01/2024

7. Vendor Name	North Coast Property Associates LLC	Address Line1	1106 St Paul St
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ROCHESTER
Award Date	3/21/2024	State	NY
End Date	3/31/2025	Postal Code	14812
Fair Market Value		Plus 4	
Amount	\$25,000.00	Province/Region	
Amount Expended For Fiscal Year	\$5,790.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Property Management Services

8. Vendor Name	Red Oak Management Group LLC	Address Line1	350 East Ave
Type of Procurement	Consulting Services	Address Line2	Ste. 204-4
Award Process	Authority Contract - Competitive Bid	City	ROCHESTER
Award Date	3/17/2023	State	NY
End Date	3/31/2024	Postal Code	14804
Fair Market Value		Plus 4	
Amount	\$50,000.00	Province/Region	
Amount Expended For Fiscal Year	\$36,308.52	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Property Management

Procurement Report for Rochester Land Bank Corporation  
 Fiscal Year Ending: 06/30/2024

Run Date: 10/01/2024  
 Status: CERTIFIED  
 Certified Date : 10/01/2024

9. Vendor Name	Torres Turnkey Property Management LLC	Address Line1	645 Norton St
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ROCHESTER
Award Date	3/21/2024	State	NY
End Date	3/31/2025	Postal Code	14621
Fair Market Value		Plus 4	
Amount	\$25,000.00	Province/Region	
Amount Expended For Fiscal Year	\$2,330.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Property Management Services

Additional Comments

## Appendix J

### Investment Report FY 2022-2023



Investment Report for Rochester Land Bank Corporation

Fiscal Year Ending: 08/30/2024

Run Date : 09/30/2024

Status: CERTIFIED

Certified Date: 09/30/2024

#### Investment Information

Question	Response	URL (If Applicable)
1. Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	Yes	<a href="https://www.cityofrochester.gov/departments/neighborhood-and-business-development/land-bank-reports-and-resolutions">https://www.cityofrochester.gov/departments/neighborhood-and-business-development/land-bank-reports-and-resolutions</a>
2. Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3. Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	No	
4. Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	No	

#### Additional Comments

## INVESTMENT GUIDELINES OF THE ROCHESTER LAND BANK CORPORATION

Pursuant to the Banking Resolution of the Rochester Land Bank Corporation, adopted December 19, 2013, the Corporation intends that the depository funds of the Corporation shall be held in accounts opened by and maintained by the Finance Director and the Treasurer of the City of Rochester.

- I. *Permitted Investments* – Pursuant to Section 512 of the Not-For-Profit Corporation Law (“NPCL”), the Corporation may invest monies not required for immediate expenditure for terms not to exceed its projected cash flow needs in the following investments:
  - A. Special time deposit accounts;\*
  - B. Certificates of deposit;\*
  - C. Obligations of the United States of America;\*\*
  - D. Obligations guaranteed by agencies of the United States of America where payment of principal and interest are guaranteed by the United States of America;\*
  - E. Obligations of the State of New York;\*

Schedule of Eligible Securities is included as Exhibit A of this report.

\* Special time deposit accounts and certificates of deposit are permitted investments provided that (1) they shall be payable within such time as the proceeds shall be needed to meet expenditures for which the monies were obtained, and (2) they are collateralized as set forth in Section C below for deposits of public funds.

\*\* All investment obligations shall be payable or redeemable at the option of the Corporation within such times as the proceeds will be needed to meet expenditures for purposes for which monies were provided and, in the case of obligations purchased with the proceeds of bonds or notes, shall be payable or redeemable at the option of the Corporation within two years.

### II. Security Procedures and Provisions

A. *Collateralization of Deposits* – All deposits of the Corporation, including certificates of deposit and special time deposits, over the amount insured under the Federal Deposit Insurance Act shall be secured:

1. By pledge of “eligible securities” with an aggregate “market value” as provided by the NPCL, equal to the aggregate deposits from the categories designated in Exhibit A attached hereto.
2. By an eligible “irrevocable letter of credit” issued by a qualified bank other than the bank with the deposits in favor of the Corporation for a term not to exceed 90 days with an aggregate value equal to 140% of the aggregate deposits and the agreed upon interest, if



any. A qualified bank is one whose commercial paper and other unsecured short-term debt obligations

3. Are rated in one of the three highest rating categories by at least one nationally recognized statistical rating organization or by a bank in compliance with applicable federal minimum risk-based capital requirements.
4. By an eligible surety bond payable to the Corporation for an amount at least equal to 100% of the aggregate deposits and the agreed upon interest executed by an insurance company authorized to do business in New York State, whose claims-paying ability is rated in the highest rating category by at least two nationally recognized statistical rating organizations. The terms and conditions of any eligible surety shall be approved by the governing board.

B. *Safekeeping and Collateralization* – Eligible securities used for collateralizing deposits shall be held by the depository bank or trust company subject to security and custodial agreements.

The security agreement shall provide that eligible securities are being pledged to secure the Corporation deposits together with agreed upon interest, if any, and any costs or expenses arising out of the collection of such deposits upon default. It shall also provide the conditions under which the securities may be sold, presented for payment, substituted or released and the events, which will enable the local government to exercise its rights against the pledged securities. If the securities are not registered or inscribed in the name of the local government, such securities shall be delivered in a form suitable for transfer or with an assignment in blank to the Corporation or its bank.

The custodial agreement shall provide that securities held by the bank or trust company, or agent of and custodian for, the Corporation, will be kept separate and apart from the general assets of the custodial bank or trust company and will not, in any circumstances, be commingled with or become part of backing for any other deposit or other liabilities. The agreement should also describe that the custodian shall confirm the receipt, substitution or release of the securities. The agreement shall provide for the frequency of revaluation of eligible securities and for the substitution of securities when a change in the rating of a security may cause ineligibility. Such agreement shall include all provisions necessary to provide the Corporation a perfected interest in the securities.

### III. Written Contracts

The Corporation shall enter into written contracts pursuant to which investments are made, unless the Corporation shall by resolution determine that a written contract is not practical or that there is not a regular business practice of written contracts with respect to a specific investment or transaction, in which case the corporation shall adopt procedures covering such investment or transaction. Such contracts and procedures shall include provisions:

- A. Deemed necessary and sufficient to secure in a satisfactory manner the corporation's financial interest in each investment;
- B. Covering the use, type and amount of collateral or insurance for each investment;



- C. Establishing a method for valuation of collateral, and procedures for monitoring the valuation of such collateral on a regular basis;
- D. For the monitoring, control, deposit and retention of investments and collateral which shall include, in the case of a repurchase agreement, a requirement that the obligations purchased be physically delivered for retention to the corporation or its agent (which shall not be an agent of the party with whom the corporation enters into such repurchase agreement), unless such obligations are issued in book-entry form, in which case the corporation shall take such other action as may be necessary to obtain title to or a perfected security interest in such obligations.

IV. Diversification

It is the policy of the Corporation to diversify its deposits and investments by financial institution, by investment instrument, and by maturity scheduling. The following are designated as depositories of the City's money, and the City Treasurer may deposit moneys received by the City in such depositories up to the specified maximum amounts:

<b>Depository Name</b>	<b>Maximum Amount</b>
JP Morgan Chase Bank, N.A.	\$250,000,000
Bank of America	\$175,000,000
Manufacturers & Traders Trust Company	\$150,000,000
Key Bank	\$150,000,000
Citizens Bank	\$150,000,000
First Niagara Bank	\$150,000,000
Five Star Bank	\$30,000,000
Upstate National Bank	\$3,750,000

V. Qualifications of Investment Agents and Advisors

- A. *Authorized Financial Institutions and Dealers* – The Corporation shall maintain a list of financial institutions and dealers, approved for investment and establish appropriate limits to the investments which can be made with each financial institution or dealer. All financial institutions with which the Corporation conducts business must be credit worthy. Banks shall provide their most recent Consolidated Report of Condition (Call Report) at the request of the Corporation. Security dealers not affiliated with a bank shall be required to be classified as reporting dealers affiliated with the New York Federal Reserve Bank, as primary dealers. The Executive Director or Treasurer shall evaluate the financial position and maintain a list of proposed depositories, trading partners and custodians. Such listing shall be evaluated at least annually.
- B. Pursuant to Section 8-3 of the Code of the City of Rochester, it is hereby declared to be impracticable to obtain by competitive contract the services of a financial and transfer agent for the City of Rochester in the City of New York, and the Purchasing Agent is hereby authorized to obtain without competitive bidding the services of the Manufacturer's Hanover Trust Company of New York, heretofore designated as transfer agent by the Council, to render services as the City's financial and transfer agent at a cost not to exceed \$6,500 a year.

VI. Reporting and Audit.

- A. The corporation shall make provisions for an annual independent audit of all investments, the results of which shall be available to the board at the time the annual review and approval of investment guidelines is conducted by the corporation.
  
- B. The corporation shall annually prepare and approve an investment report which shall include the investment guidelines, as specified in subdivision three of Section 2925 of the Public Authorities Law; amendments to such guidelines since the last investment report; an explanation of the investment guidelines and amendments; the results of the annual independent audit; the investment income record of the corporation and a list of the total fees, commissions or other charges paid to each investment banker, broker, agent, dealer and adviser rendering investment associated services to the corporation since the last investment report. Such investment report may be a part of any other annual report that the corporation is required to make.

Rochester Land Bank Corporation made no investments during the 2023-2024 fiscal year.

The Fiscal Year 2022-2023 Audit Report of the Rochester Land Bank Corporation, prepared by EFPR Group, LLP and approved by the Board of Directors on September 19, 2024, is included as Exhibit B of this document.

## Exhibit A

### SCHEDULE OF ELIGIBLE SECURITIES

- (1) Obligations issued, or fully insured or guaranteed as to the payment of principal and interest by the United States of America, an Agency thereof or a United States government sponsored corporation.
- (2) Obligations issued or fully guaranteed by the International Bank for Reconstruction and Development, the Inter-American Development Bank, the Asian Development Bank and the African Development Bank.
- (3) Obligations partially insured or guaranteed by any Corporation of the United States of America, at a proportion of the Market Value of the obligation that represents the amount of the insurance or guaranty.
- (4) Obligations issued or fully insured or guaranteed by the State of New York, obligations issued by a municipal corporation, school district or district corporation or such State or obligations of any public benefit corporation which under a specific State statute may be accepted as security for deposit of public moneys.
- (5) Obligations issued by states (other than the State of New York) of the United States rated in one of the three highest rating categories by at least one nationally recognized statistical rating organization.
- (6) Obligations of Puerto Rico rated in one of the three highest rating categories by at least one nationally recognized statistical rating organization.
- (7) Obligations of countries, cities and other governmental entities of a state other than the State of New York having the power to levy taxes that are backed by the full faith and credit of such governmental entity and rated in one of the three highest categories by at least one nationally recognized statistical rating organization.
- (8) Obligations of domestic corporations rated one of the two highest rating categories by at least one nationally recognized statistical rating organization.
- (9) Any mortgage related securities, as defined in the Securities Exchange Act of 1934, as amended, which may be purchased by banks under the limitations established by bank regulatory agencies.
- (10) Commercial paper and bankers' acceptances issued by a bank, other than the Bank, rated in the highest short term category by at least one nationally recognized statistical rating organization and having maturities of not longer than 60 days from the date they are pledged.
- (11) Zero Coupon obligations of the United States government marketed as "Treasury strips".

Exhibit B  
Audited Basic Financial Statements

ROCHESTER LAND BANK CORPORATION

Financial Statements

June 30, 2024 and 2023

(With Independent Auditors' Report Thereon)

ROCHESTER LAND BANK CORPORATION

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\* \* \* \* \*

## INDEPENDENT AUDITORS' REPORT

The Board of Directors  
Rochester Land Bank Corporation:

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying financial statements of the Rochester Land Bank Corporation (the Corporation), a component unit of the City of Rochester, New York, as of and for the years ended June 30, 2024 and 2023, and the related notes to financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Corporation, as of June 30, 2024 and 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Corporation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and Government Auditing Standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audits.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audits in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audits.

### Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated September 25, 2024 on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering Corporation's internal control over financial reporting and compliance.

EFPR Group, CPAs, PLLC

Rochester, New York  
September 25, 2024

As management of the Rochester Land Bank Corporation, we offer readers of the Rochester Land Bank Corporation's financial statements this narrative overview and analysis of the financial activities of the Rochester Land Bank Corporation for the fiscal year ended June 30, 2024.

### Financial Highlights

The assets of the Rochester Land Bank Corporation exceeded its liabilities at the close of the most recent fiscal year by \$1,389,284 (*net position*). Of this amount, \$1,389,284 (*unrestricted net position*) may be used to meet the Rochester Land Bank Corporation's ongoing obligations.

The Rochester Land Bank Corporation's existing assets are comprised of resale proceeds and grant proceeds, received from the Land Bank Initiative (LBI) grant program offered through the New York State Homes and Community Renewal (HCR) office and from the City of Rochester. The Land Bank was awarded \$170,000 through the LBI grant program during the current fiscal year and \$800,000 through the City of Rochester during the current fiscal year.

The Rochester Land Bank Corporation utilizes grant funding to supplement the City's investments in transforming vacant properties into affordable owner-occupied housing, develop new infill housing for homeownership in strategic project areas, and fund certain staffing positions. The Rochester Land Bank Corporation has executed agreements with the Rochester Housing Development Fund Corporation (RHDFC), the City of Rochester, and maintains relationships with various other partners such as Home Headquarters and Rosario Home Improvements.

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Rochester Land Bank Corporation's basic financial statements. The Rochester Land Bank Corporation's basic financial statements comprise two components: 1) corporation-wide financial statements and 2) notes to the financial statements.

**Corporation-wide financial statements.** The *corporation-wide financial statements* are designed to provide readers with a broad overview of the Rochester Land Bank Corporation's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the Rochester Land Bank Corporation's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Rochester Land Bank Corporation is improving or deteriorating.

The *statement of revenues, expenses, and changes in net position* presents information showing how the Corporation's net assets changed during the most recent fiscal year. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

The corporation-wide financial statements can be found on pages immediately following this section.

**Notes to the financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the corporation-wide financial statements. The notes to the financial statements can be found following the Basic Financial Statements section of this report.

### Corporation-wide Financial Analysis

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. In the case of the Rochester Land Bank Corporation, assets exceed liabilities by \$1,389,284 at the close of the most recent fiscal year. The Rochester Land Bank Corporation's net position consists primarily of grant proceeds and sale proceeds.

## Rochester Land Bank Corporation's Net Position

	<u>2024</u>	<u>2023</u>	<u>2022</u>
<b>Assets</b>	\$2,224,025	\$1,196,252	\$1,564,321
<b>Liabilities</b>	834,741	55,664	6,122
<b>Net Position</b>	<u>\$1,389,284</u>	<u>\$1,140,588</u>	<u>\$1,558,199</u>
	<u>2024</u>	<u>2023</u>	<u>2022</u>
<b>Operating Revenues</b>	\$652,561	\$568,622	\$1,251,740
<b>Operating Expenses</b>	437,682	986,233	767,499
<b>Nonoperating Revenue</b>	<u>33,817</u>	-	-
<b>Change in net position</b>	248,696	(417,611)	484,241
<b>Net position - beginning of year</b>	<u>1,140,588</u>	<u>1,558,199</u>	<u>1,073,958</u>
<b>Net position - end of year</b>	<u>\$1,389,284</u>	<u>\$1,140,588</u>	<u>\$1,558,199</u>

### Financial Analysis of the Corporation's Funds

**Unrestricted Funds.** The unrestricted funds consists primarily of resale proceeds and grant proceeds from the Land Bank Initiative ("LBI") grant offered through the New York State Homes and Community Renewal (HCR) office and the City of Rochester.

#### Economic Factors

Total non-farm employment in New York State increased by 1.6%, or 157,000 jobs, from June 2023 to June 2024. Total non-farm employment in the Rochester Metropolitan Area increased by 2%, or 10,900 jobs, over this same time period. Private sector job gains accounted for the majority of the increase in Rochester (6,800 jobs).

As of June 2024, the primary labor force segment of the Rochester Metropolitan area's civilian labor force continued to be education and health services (24.6%), followed by trade, transportation, and utilities (15.6%), government (15.0%), professional and business services (11.8%) and manufacturing (10.0%).

As of May 2024, the top five largest employers in the Rochester area are University of Rochester, Rochester Regional Health System, Wegmans Food Markets, Inc., Paychex, and the Rochester Institute of Technology. The University of Rochester is the largest employer, responsible for 37,119 jobs.

The unemployment rate for the Rochester metro area was 3.7% as of June 2024, compared to the unemployment rate for New York State (4.2%) and the Nation (4.1%). That being said, we are aware that for certain parts of the City of Rochester, the unemployment rate may be as high as 40%. The current known poverty rate for the City is 27.9%.

**Requests for Information**

This financial report is designed to provide a general overview of the Rochester Land Bank Corporation's finances for all those with an interest in the corporation's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to: Rochester Land Bank Corporation, City Hall – Room 125B, 30 Church Street, Rochester, NY 14614.

**ROCHESTER LAND BANK CORPORATION**  
**(A COMPONENT UNIT OF CITY OF ROCHESTER)**  
**STATEMENTS OF NET POSITION**  
**June 30, 2024 and 2023**

<b>ASSETS</b>	<b>2024</b>	<b>2023</b>
<b>Current assets:</b>		
Cash and cash equivalents	\$ 2,193,700	\$ 1,145,071
Due from New York State	30,325	-
Due from City of Rochester	-	51,181
Total assets	<u>2,224,025</u>	<u>1,196,252</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Current liabilities:</b>		
Accounts payable	4,416	4,483
Due to City of Rochester	30,325	51,181
Unearned revenue - ARPA	800,000	-
	<u>834,741</u>	<u>55,664</u>
<b>Net position:</b>		
Unrestricted	<u>\$ 1,389,284</u>	<u>\$ 1,140,588</u>

See accompanying notes to financial statements.

**ROCHESTER LAND BANK CORPORATION**  
**(A COMPONENT UNIT OF CITY OF ROCHESTER)**  
**STATEMENTS OF REVENUES, EXPENSES**  
**AND CHANGES IN NET POSITION**  
**For the Years Ended June 30, 2024 and 2023**

	<u>2024</u>	<u>2023</u>
<b>Operating revenues:</b>		
NYS grant	\$ 200,262	\$ 71,510
Donations	162,924	215,442
Sale of real estate	289,375	281,670
Total operating revenues	<u>652,561</u>	<u>568,622</u>
<b>Operating expenses:</b>		
Acquisition costs	43,674	639,896
Salary and benefits	279,915	266,623
Professional services	82,350	22,802
Other expenses	31,743	56,912
Total operating expenses	<u>437,682</u>	<u>986,233</u>
Operating income (loss)	214,879	(417,611)
Nonoperating revenue - interest earnings	<u>33,817</u>	<u>-</u>
Change in net position	248,696	(417,611)
Net position - beginning of year	<u>1,140,588</u>	<u>1,558,199</u>
Net position - end of year	<u>\$ 1,389,284</u>	<u>\$ 1,140,588</u>

See accompanying notes to financial statements.

**ROCHESTER LAND BANK CORPORATION**  
**(A COMPONENT UNIT OF CITY OF ROCHESTER)**  
**STATEMENTS OF CASH FLOWS**  
**For the Years Ended June 30, 2024 and 2023**

	2024	2023
<b>Cash flows from operating activities:</b>		
Cash received from grants	\$ 1,000,262	\$ 45,920
Cash received from sale of real estate	289,375	421,675
Payments to service providers	(274,825)	(746,841)
<b>Net cash provided by (used in) operating activities</b>	<b>1,014,812</b>	<b>(279,246)</b>
<b>Cash flows from investing activities - interest earnings</b>	<b>33,817</b>	<b>-</b>
Net increase (decrease) in cash and cash equivalents	1,048,629	(279,246)
Cash and cash equivalents - beginning of year	1,145,071	1,424,317
<b>Cash and cash equivalents - end of year</b>	<b>\$ 2,193,700</b>	<b>\$ 1,145,071</b>
Reconciliation of income from operations to net cash provided by (used in) operating activities:		
Income (loss) from operations	\$ 214,879	\$ (417,611)
Adjustment to reconcile income (loss) from operations to net cash provided by (used in) operating activities:		
Depreciation expense		
Change in assets and liabilities:		
Decrease (increase) in:		
Due from other governments	20,856	(51,181)
Decrease (increase) in:		
Accounts receivable	-	140,004
Increase (decrease) in:		
Accounts payable	(67)	(1,639)
Due to City of Rochester	(20,856)	51,181
Unearned revenue - ARPA	800,000	-
Net cash provided by (used in) operating activities	<b>\$1,014,812</b>	<b>\$ (279,246)</b>

See accompanying notes to financial statements.

**ROCHESTER LAND BANK CORPORATION**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

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**NOTE 1. ORGANIZATION**

Rochester Land Bank Corporation (the "Corporation") is a public authority and not-for-profit corporation formed under Article 16 of the Not-for-Profit Corporation Law (the "Land Bank Act"). On November 14, 2012, by Ordinance Number 2012-416, the Rochester City Council approved the formation of a land bank pursuant to Section 1603(a) of the Land Bank Act. On February 21, 2013, the New York State Urban Development Corporation approved the creation of a land bank by the City of Rochester (the "City") pursuant to Section 1603(g) of the Land Bank Act. On August 9, 2013, the City filed the Corporation's Certificate of Incorporation pursuant to Section 1603(a)(5) of the Land Bank Act.

The Land Bank Act, enacted as Chapter 257 of the Laws of 2011, authorizes the creation of land banks to acquire vacant, abandoned, and tax delinquent properties in order to facilitate their return to productive use. The mission of the Corporation is to return underutilized property to productive use, preserve and create quality housing, enhance the quality of life within neighborhoods, and encourage economic opportunities in the City of Rochester. The Corporation's acquisition, management, and disposition of vacant, abandoned, and tax delinquent properties is conducted in a manner that supports that mission in alignment with the City of Rochester's redevelopment strategies, goals and objectives.

There are seven members of the Board of Directors, five *ex officio* members, and two appointed members who serve three year terms.

**NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION**

The financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Revenues, expenses, gains, and losses are classified into three classes of net position - restricted, unrestricted and net investment in capital assets - which are displayed in the statement of net position.

**B. NET POSITION**

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation. The Corporation has no net position in this class.
- b. Restricted net position - Consists of net position with constraints on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The Corporation has no net position in this class.
- c. Unrestricted net position - All other net position that do not meet the definition of "restricted" or "net investment in capital assets."

**C. RECEIVABLES**

Receivables are reported at their net realizable value. Generally accepted accounting principles in the United States of America require the establishment of an allowance for uncollectible receivables, however, no allowance for uncollectible receivables has been provided since management believes that such allowance would not be necessary.



**ROCHESTER LAND BANK CORPORATION**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

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**D. INCOME TAXES**

The Corporation is a Public Benefit Corporation of the State of New York and is exempt from federal income taxes under Section 115 of the Internal Revenue Code. Accordingly, no provision for income taxes has been made on the accompanying financial statements.

**E. CASH AND CASH EQUIVALENTS**

Cash and cash equivalents includes certificates of deposit which mature within ninety (90) days of issuance.

**F. USE OF ESTIMATES**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**G. ACCOUNTING PRONOUNCEMENTS**

The Corporation has evaluated the provisions of Statement No. 100, *Accounting Changes and Errors – and amendment of GASB Statement No. 62*, and GASB 102, *Certain Risk Disclosures*, which became effective for the fiscal year ended June 30, 2024, and determined that they have no significant impact on the Corporation's financial statements.

The following are GASB Statements that have been issued recently and are currently being evaluated, by the Corporation, for their potential impact in future years.

- Statement No. 101, *Compensated Absences*, which will be effective for the year ending June 30, 2025.
- Statement No. 103, *Financial Reporting Model Investments*, which will be effective for the year ending June 30, 2025.

**NOTE 3. DETAILS ON TRANSACTION CLASSES/ACCOUNTS**

**A. CASH AND CASH EQUIVALENTS**

Cash and cash equivalents totaled \$2,193,700 and \$1,145,071 at June 30, 2024 and 2023, respectively. The Corporation's investment policies are governed by State statutes. The Corporation's monies must be deposited in FDIC insured commercial banks or trust companies located within the State. Permissible investments include demand accounts and certificates of deposit, obligations of the U.S. Treasury and U.S. Agencies, repurchase agreements and obligations of New York State or its localities.

Collateral is required for demand and time deposits and certificates of deposit not covered by Federal Deposit Insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State and municipalities and school districts.

**ROCHESTER LAND BANK CORPORATION**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

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Investment and Deposit Policy

The Corporation currently follows an investment and deposit policy as directed by State statutes, the overall objective of which is to adequately safeguard the principal amount of funds invested or deposited; conformance with federal, state and other legal requirements; and provide sufficient liquidity of invested funds in order to meet obligations as they become due. Oversight of investment activity is the responsibility of the Board of Directors.

The Corporation’s bank balances were fully collateralized at June 30, 2024 and 2023.

Interest Rate Risk

Interest rate risk is the risk that the fair value of investments will be affected by changing interest rates. The Corporation’s investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The Corporation’s policy is to minimize the risk of loss due to failure of an issuer or other counterparty to an investment to fulfill its obligations.

Custodial Credit Risk

Custodial credit risk is the risk that in the event of a failure of a depository financial institution, the reporting entity may not recover its deposits. In accordance with the Corporation’s investment and deposit policy, all deposits of the Corporation including interest bearing demand accounts and certificates of deposit, in excess of the amount insured under the provisions of the Federal Deposit Insurance Act (FDIC) shall be secured by a pledge of securities with an aggregate value equal to 102% of the aggregate amount of deposits.

**B. DUE TO/FROM CITY OF ROCHESTER**

Throughout the year the City of Rochester will disburse funds for vendors and payroll and the Corporation will reimburse them accordingly. Amounts due from the City of Rochester were as follows at June 30:

	<u>2024</u>	<u>2023</u>
Due from City of Rochester	\$ <u>0</u>	\$ 51,181
Total	\$ <u>0</u>	\$ 51,181

Amounts due to the City of Rochester were as follows at June 30:

	<u>2024</u>	<u>2023</u>
Salary and benefits	\$ <u>30,325</u>	\$ 51,181
Total	\$ <u>30,325</u>	\$ 51,181

**C. CONTINGENCIES**

**Grants** – In the normal course of operations, the Corporation receives grant funds from various State and Local agencies. These grant programs are subject to audit by agents of the granting authority, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. Any disallowed expenditures resulting from such audits could become a liability of the Corporation. While the amount of any expenditures which may be disallowed cannot be determined at this time, management expects any amounts to be immaterial.

**ROCHESTER LAND BANK CORPORATION**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

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**NOTE 4. CONTRIBUTED SERVICES**

For the years ended June 30, 2024 and 2023, contributed services included the following:

	<u>2024</u>	<u>2023</u>
Services	\$ <u>162,924</u>	\$ <u>215,442</u>

Contributed services recognized are comprised of professional services related to the operations of the Corporation. Amounts represent an estimated percentage of time worked on Corporation related activity by City of Rochester employees.

**NOTE 5. OTHER LIABILITIES**

The Land Bank has entered into an agreement with the City of Rochester to receive \$2,400,000 in American Rescue Plan Act (ARPA) funding. The Land Bank received and deferred \$800,000 of the funds as of June 30, 2024. Revenue related to this funding will be recognized at the time of expenditure.

**NOTE 6. SUBSEQUENT EVENTS**

These financial statements have not been updated for subsequent events occurring after XXX XX, 2024 which is the date these financial statements were available to be issued.

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

The Board of Directors  
Rochester Land Bank Corporation:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the Rochester Land Bank Corporation (the Corporation) a component unit of the City of Rochester, New York, as of and for the year ended June 30, 2024, and the related notes to financial statements, which collectively comprise the Corporation's basic financial statements, and have issued our report thereon dated September 25, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Corporation's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Corporation's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

## Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

## Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

EFPR Group, CPAs, PLLC

Rochester, New York  
September 25, 2024

**REPORT ON INVESTMENT COMPLIANCE WITH SECTION 201.3  
OF TITLE TWO OF THE OFFICIAL COMPILATION OF CODES,  
RULES AND REGULATIONS OF THE STATE OF NEW YORK**

The Board of Directors  
Rochester Land Bank Corporation:

We have examined the Rochester Land Bank Corporation's (the Corporation) compliance with the requirements of Section 201.3 of Title Two of the Official Compilation of Codes, Rules and Regulations of the State of New York (Section 201.3) during the year ended June 30, 2024. Management is responsible for the Corporation's compliance with Section 201.3. Our responsibility is to express an opinion on the Corporation's compliance with Section 201.3 based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and standards applicable to attestation engagements contained in Government Auditing Standards issued by the Comptroller General of the United States. Those standards require that we plan and perform the examination to obtain reasonable assurance about the Corporation's compliance with Section 201.3. An examination involves performing procedures to obtain evidence about the Corporation's compliance with Section 201.3. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of the Corporation's compliance with Section 201.3, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

In our opinion, the Corporation complied in all material respects with Section 201.3 during the year ended June 30, 2024.

In accordance with Government Auditing Standards, we are required to report significant deficiencies in internal control, violations of provisions of laws, regulations, contracts, or grant agreements, and abuse that are material to the Corporation's compliance with Section 201.3 and any fraud or illegal acts that are more than inconsequential that come to our attention during our examination. We are also required to obtain views of management on those matters. We performed our examination to express an opinion on Corporation's compliance with Section 201.3 and not for the purpose of expressing an opinion on internal control over compliance with Section 201.3 or other matters; accordingly, we express no such opinion. The results of our tests disclosed no matters that are required to be reported under Government Auditing Standards.

This report is intended solely for the information and use of Corporation management, the Board of Directors, the New York State Office of the State Comptroller, and the New York State Authority Budget Office and is not intended and should not be used by anyone other than those specified parties.

EFPR Group, CPAs, PLLC

Rochester, New York  
September 25, 2024