

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session at Room #223B, City Hall, 30 Church Street, Rochester, New York 14614 on **October 17, 2024 at 3:00 p.m.**

The following directors of the Land Bank were:

	PRESENT:	ABSENT:
Erik Frisch, Chair		X
Carol Wheeler, Vice-Chair	✓	
John Fornof, Treasurer	✓	
LaShay Harris, Secretary		X
Casmic Reid	✓	
James Smith	✓	
Eric Van Dusen	✓	

THE FOLLOWING PERSONS WERE ALSO PRESENT:
 Paul Scuderi Executive Director
 Andrew J. Creary, Esq. Corporation Counsel’s office

The following resolution was offered by *Eric Van Dusen* ,
 seconded by *John Fornof* :

Resolution No. 24 of 2024

TO AUTHORIZE ACQUISITION OF PROPERTIES AT THE 2024 CITY OF ROCHESTER
 TAX FORECLOSURE SALE

WHEREAS, the acquisition of tax foreclosed, vacant properties by the Land Bank and the subsequent construction of quality housing for affordable homeownership is in the best interests of the City, and is consistent with the Land Bank’s mission to return underutilized property to productive use, preserve and create quality housing, enhance the quality of life within neighborhoods, and encourage economic opportunities;

WHEREAS, Section 1607(7) of the Land Bank Act grants the Land Bank the power to contract and execute other instruments necessary to performing its duties and exercising its powers;

WHEREAS, Section 1608(b) of the Land Bank Act grants the Land Bank the power to acquire real property or interests in real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise on terms and conditions and in a manner that it considers proper;

WHEREAS, Section 1608(f) of the Land Bank Act permits any municipality may convey to a land bank real property and interests in real property on such terms and conditions, form and

substance of consideration, and procedures, all as determined by the transferring municipality in its discretion, notwithstanding any other provision of law to the contrary;

WHEREAS, Section 8 of the Policy Governing the Acquisition of Real Property by Rochester Land Bank Corporation states that The Land bank shall use its powers to place a bid on properties at a municipal tax foreclosure auction for the purpose of acquiring property for any approved project, program, or any other purpose in conformance with the mission of the land bank. The municipality and the Land Bank shall mutually agree as to form, substance, and timing of payment for real property acquisitions at auction;

WHEREAS, Section 13 of the Policy Governing the Acquisition of Real Property by Rochester Land Bank Corporation permits that purchase of real property made at auction may exceed fair market value in instances where they align with the purposes for acquisition outlined in defined in and remain within the operational and financial capacity of the Land Bank as defined the policy, notwithstanding Any payment of purchase price in excess of the fair market value shall be at the sole discretion of the Executive Director;

WHEREAS, the Land Bank has been awarded grant funds from various sources for which property acquisition an authorized use;

WHEREAS, by Ordinance Number 262 of 2024 the Rochester City Council authorized an agreement with the Land Bank with terms that include canceling payment of the City tax lien portion of the bid price, up to a maximum aggregate annual tax cancellation amount of \$500,000.

NOW, THEREFORE, BE IT RESOLVED BY THE ROCHESTER LAND BANK CORPORATION AS FOLLOWS:

Section 1. The Executive Director is hereby directed and authorized to act on the Land Bank's behalf to bid on any real property parcels offered for sale at the City of Rochester tax foreclosure auction sale ("Tax Foreclosure Auction") currently scheduled for November 7, 2024, at the Rochester Riverside Convention Center, 123 East Main St, Rochester, NY 14604, in the manner provided for in the remainder of this Resolution.

Section 2. The Land Bank's high bid shall be limited to the maximum amount determined by the Executive Director, in his sole discretion, after consideration of the fair market value as determined by an appropriate method of valuation prior to the auction and taking into account the discounting of the amount of the municipal claims and liens which were the basis for the foreclosure. The total amount of purchases made at the tax foreclosure auction sale shall not exceed \$600,000.00 (Six Hundred Thousand Dollars and No Hundredths).

Section 3. The Executive Director may delegate the Bid authority assigned by this Resolution to any person whom he deems fit to exercise such authority, provided that the Executive Director provides the delegee with such advance instruction or direction that the Executive Director judges necessary to conduct the bidding in compliance with the other terms of this Resolution.

Section 4. This Resolution's assignment and authorization to submit bids shall expire upon the completion of the City of Rochester 2024 Foreclosure Action.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution No. 24 of 2024 was duly put to a vote, which resulted as follows:

	Aye	Nay	Abstain	Absent
John Fornof	✓			
Erik Frisch				×
LaShay Harris				×
Casmic Reid	✓			
James Smith	✓			
Eric Van Dusen	✓			
Carol Wheeler	✓			

The foregoing Resolution was thereupon declared duly adopted.

I, the undersigned Secretary of the Rochester Land Bank Corporation (the "Land Bank"), do hereby certify that the foregoing is a true copy of a Resolution which was duly adopted by the Board of Directors of the Rochester Land Bank Corporation on **October 17, 2024**.

Attest: 
Eric Van Dusen, Secretary

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session at Room #223B, City Hall, 30 Church Street, Rochester, New York 14614 on **October 17, 2024 at 3:00 p.m.**

The following directors of the Land Bank were:

	PRESENT:	ABSENT:
Erik Frisch, Chair		X
Carol Wheeler, Vice-Chair	✓	
John Fornof, Treasurer	✓	
LaShay Harris, Secretary		X
Casmic Reid	✓	
James Smith	✓	
Eric Van Dusen	✓	

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Paul Scuderi Executive Director
 Andrew J. Creary, Esq. Corporation Counsel’s office

The following resolution was offered by
 seconded by

John Fornof
Eric Van Dusen

Resolution No. 25 of 2024

**APPROVING PROPOSAL SELECTION(S) FOR REHABILITATION OF CERTAIN
 PROPERTY IN ROCHESTER LAND BANK INVENTORY**

WHEREAS, the Land Bank issued a Request for Proposals from developers and contractors to rehabilitate any or all of five (5) Land Bank-owned Residential Properties on September 3, 2024;

WHEREAS, Section 1607(a)(7) of the Land Bank Act grants the Land Bank the power to contract and execute other instruments necessary to performing its duties and exercising its powers;

WHEREAS, section 3.C. of the Land Bank’s Procurement Policy states that the Land Bank may contract for only portions, or not enter into an agreement for any, of the Professional Services contemplated by the proposals solicited under this Policy. The Land Bank may select the proposal that best satisfies its interests without exclusively relying on price or any other single factor. The Land Bank may use such criteria in the selection of a provider of Professional Services as it deems most appropriate.

NOW, THEREFORE, BE IT RESOLVED BY THE ROCHESTER LAND BANK CORPORATION AS FOLLOWS:

Section 1. The recitals above are incorporated into this Resolution as it fully set forth.

Section 2. The Executive Director is hereby authorized to enter into an agreement with the contractors below for the rehabilitation of the following properties in accordance with the specifications and costs stated in their submitted proposals.

Property Address	ZIP Code	S.B.L. Number	Selected Proposer
4 Brooklyn Street	14613	105.26-3-60	Rosario Home Improvement
169 Roycroft Drive	14621	091.82-2-9	Highrock Contracting Inc
236 Weaver Street	14621	091.72-1-46	Lenmar Property Development LLC
108 Weld Street	14605	106.73-2-9.001	Rosario Home Improvement
72 Weyl Street	14611	091.72-4-40	Lenmar Property Development

Section 3. The Executive Director is authorized and directed to execute deeds and all other documents on behalf of the Land Bank which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

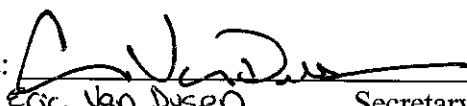
Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution No. 25 of 2024 was duly put to a vote, which resulted as follows:

	Aye	Nay	Abstain	Absent
John Fornof	✓			
Erik Frisch				X
LaShay Harris				X
Casmic Reid	✓			
James Smith	✓			
Eric Van Dusen	✓			
Carol Wheeler	✓			

The foregoing Resolution was thereupon declared duly adopted.

I, the undersigned Secretary of the Rochester Land Bank Corporation (the "Land Bank"), do hereby certify that the foregoing is a true copy of a Resolution which was duly adopted by the Board of Directors of the Rochester Land Bank Corporation on **October 17, 2024**.

Attest: 
Eric Van Dusen, Secretary