

**ROCHESTER LAND BANK CORPORATION**

**RESOLUTION NO. 19 OF 2024**

AMENDING RESOLUTION NO. 4 OF 2024 APPROVING PROPOSAL SELECTION(S) FOR  
REHABILITATION OF CERTAIN PROPERTY IN ROCHESTER LAND BANK  
INVENTORY

**WHEREAS**, this board’s Resolution No. 4 of 2024 authorized the Land Bank to enter into an agreement with the partnership of Rosario Home Improvements, Inc. and Lenmar, Inc. 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
61 Lime Street	14606	105.74-3-57
88 Rosemary Drive	14621	091.83-2-71
131 York Street	14611	120.34-1-31

**WHEREAS**, Rosario Home Improvements, Inc., as a New York State Certified MBE and a qualified property developer registered to operate in the New York state since 2011, met all of the criteria for eligibility to have independently presented a proposal in response to the Request for Proposals issued on December 4, 2023;

**WHEREAS**, all parties to the authorized agreement have, in this instance, found it unwieldy and unnecessary to have two parties to the agreement to conduct the rehabilitation on the properties awarded.

**NOW, THEREFORE, BE IT RESOLVED** by the members of the Board of the Corporation as follows:

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


Section 2. Resolution No. 4 of 2024 is hereby amended to authorize an agreement solely with Rosario Home Improvements, Inc. 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
61 Lime Street	14606	105.74-3-57
88 Rosemary Drive	14621	091.83-2-71
131 York Street	14611	120.34-1-31

Section 3. The Executive Director is authorized and directed to execute all 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. 19 of 2024 is herewith adopted by unanimous written consent of the Board as acknowledged below:

  
\_\_\_\_\_

Board Member Signature

Date 8/29/24

ERIK FRISCH  
\_\_\_\_\_

Board Member Name *(please print)*

**ROCHESTER LAND BANK CORPORATION**

**RESOLUTION NO. 19 OF 2024**

**AMENDING RESOLUTION NO. 4 OF 2024 APPROVING PROPOSAL SELECTION(S) FOR REHABILITATION OF CERTAIN PROPERTY IN ROCHESTER LAND BANK INVENTORY**

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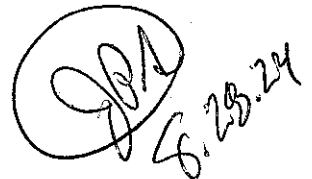
**WHEREAS**, all parties to the authorized agreement have, in this instance, found it unwieldy and unnecessary to have two parties to the agreement to conduct the rehabilitation on the properties awarded.

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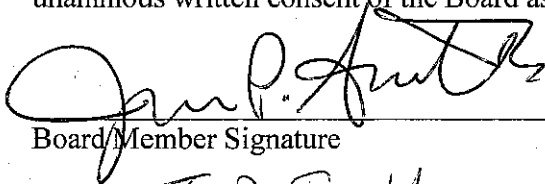
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Handwritten signature and date: JBA 8.28.24

Section 3. The Executive Director is authorized and directed to execute all 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. 19 of 2024 is herewith adopted by unanimous written consent of the Board as acknowledged below:

  
Board Member Signature

Date 8.28.24

J. P. Smith  
Board Member Name *(please print)*

**ROCHESTER LAND BANK CORPORATION**

**RESOLUTION NO. 19 OF 2024**

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Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution No. 19 of 2024 is herewith adopted by unanimous written consent of the Board as acknowledged below:



Board Member Signature

9/19/2024

Date

Lashay D. Harris

Board Member Name *(please print)*

**ROCHESTER LAND BANK CORPORATION**

**RESOLUTION NO. 19 OF 2024**

AMENDING RESOLUTION NO. 4 OF 2024 APPROVING PROPOSAL SELECTION(S) FOR  
REHABILITATION OF CERTAIN PROPERTY IN ROCHESTER LAND BANK  
INVENTORY

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Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution No. 19 of 2024 is herewith adopted by unanimous written consent of the Board as acknowledged below:

  
Board Member Signature

Date 8-30-24

Eric Van Dusen  
Board Member Name *(please print)*



**ROCHESTER LAND BANK CORPORATION**

**RESOLUTION NO. 19 OF 2024**

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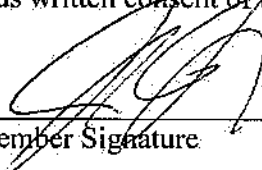
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Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution No. 19 of 2024 is herewith adopted by unanimous written consent of the Board as acknowledged below:

  
\_\_\_\_\_  
Board Member Signature

Date 8/27/24

John Fornet  
Board Member Name *(please print)*

**ROCHESTER LAND BANK CORPORATION**

**RESOLUTION NO. 19 OF 2024**

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Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution No. 19 of 2024 is herewith adopted by unanimous written consent of the Board as acknowledged below:

Carol Wheeler  
Board Member Signature

Date 8/30/2024

Carol Wheeler  
Board Member Name *(please print)*

**ROCHESTER LAND BANK CORPORATION**

**RESOLUTION NO. 19 OF 2024**

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**NOW, THEREFORE, BE IT RESOLVED** by the members of the Board of the Corporation as follows:

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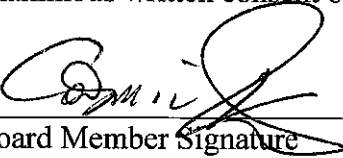
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Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution No. 19 of 2024 is herewith adopted by unanimous written consent of the Board as acknowledged below:

  
Board Member Signature

Date 9/6/2024

COSMIC REID  
Board Member Name *(please print)*

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 **September 19, 2024 at 3:00 p.m.**

The meeting was called to order and, the following directors of the Land Bank were:

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

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by  
 Seconded by

John Fornof,  
Eric Van Dusen :

Resolution No. 20 of 2024

**APPROVING SALE OF 268 JEFFERSON TERRACE TO QUALIFIED PURCHASER**

**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 1609(d) of the Land Bank Act grants the Land Bank the power to convey, exchange, sell, transfer, lease as lessor, grant, release and demise, pledge any and all interests in, upon or to its real property;

**WHEREAS**, in accordance with this Board’s Resolution No. 11 of 2023 and pursuant to the NYS Land Bank Act at Section 1616(i) of the Not-for-Profit Corporation Law, on November 9, 2023, the Land Bank used its priority bid to purchase eleven (11) real estate parcels at the City of Rochester Tax Foreclosure Auction;

**WHEREAS**, the property at 268 Jefferson Terrace, Rochester, New York 14611, SBL No. 120.51-4-72.004 (the “Subject Property”) was found not to be suitable for any existing Land Bank programs;

**WHEREAS**, Section 12 of the Land Bank's Policy Governing the Disposition of Real Property restricts sale of property owned by the Land Bank to those purchasers who meet the eligibility guidelines in Section 21-16 of the Charter and Code of the City of Rochester;

**WHEREAS**, the Subject Property was offered for sale for the appraised value of \$15,000 established by an independent appraisal obtained from Midland Appraisal Associates in October 2023; and

**WHEREAS**, Artemis Property Holdings LLC submitted a Purchase Offer whereby the Land Bank will convey title to the Subject Property in consideration of \$15,000.

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

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

Section 2. The Executive Director is hereby authorized and directed to convey the Subject Property to Artemis Property Holdings LLC in consideration of \$15,000 subject to restrictive covenant requiring that the property obtain a Certificate of Occupancy within twelve (12) months of the date of closing.

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.

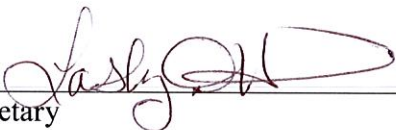


The question of the adoption of the foregoing Resolution No. 20 of 2024 was duly put to a vote, which resulted as follows:

	Aye	Nay	Abstain	Absent
John Fornof	✓			
Erik Frisch	✓			
LaShay Harris	✓			
Casmic Reid	✓			
Jim 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 **September 19, 2024**.

Attest:   
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 **September 19, 2024 at 3:00 p.m.**

The meeting was called to order and, the following directors of the Land Bank were:

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

**THE FOLLOWING PERSONS WERE ALSO PRESENT:**

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

The following resolution was offered by Van Dusen,  
Seconded by Fornof:

Resolution No. 21 of 2024

**APPROVING SALE OF 83 RIDGEWAY AVENUE TO QUALIFIED PURCHASER**

**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 1609(d) of the Land Bank Act grants the Land Bank the power to convey, exchange, sell, transfer, lease as lessor, grant, release and demise, pledge any and all interests in, upon or to its real property;

**WHEREAS**, in accordance with this Board's Resolution No. 11 of 2023 and pursuant to the NYS Land Bank Act at Section 1616(i) of the Not-for-Profit Corporation Law, on November 9, 2023, the Land Bank used its priority bid to purchase eleven (11) real estate parcels at the City of Rochester Tax Foreclosure Auction;

**WHEREAS**, the property at 83 Ridgeway Avenue, Rochester, New York 14615, SBL No. 090.43-3-67 (the "Subject Property") was found not to be suitable for any existing Land Bank programs;

**WHEREAS**, Section 12 of the Land Bank's Policy Governing the Disposition of Real Property restricts sale of property owned by the Land Bank to those purchasers who meet the eligibility guidelines in Section 21-16 of the Charter and Code of the City of Rochester;

**WHEREAS**, the Subject Property was offered for sale for the appraised value of \$35,000 established by an independent appraisal obtained from Midland Appraisal Associates in October 2023; and

**WHEREAS**, Abud Fund LLC submitted a Purchase Offer whereby the Land Bank will convey title to the Subject Property in consideration of \$36,100.00.

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

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

Section 2. The Executive Director is hereby authorized and directed to convey the Subject Property to Abud Fund LLC in consideration of \$36,100 subject to restrictive covenant requiring that the property obtain a Certificate of Occupancy within twelve (12) months of the date of closing.

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.

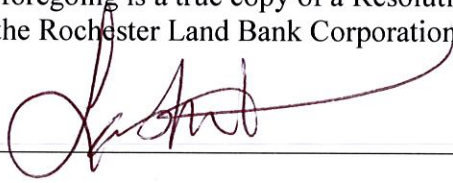
The question of the adoption of the foregoing Resolution No. 21 of 2024 was duly put to a vote, which resulted as follows:

	Aye	Nay	Abstain	Absent
John Fornof	✓			
Erik Frisch	✓			
LaShay Harris	✓			
Casmic Reid	✓			
Jim 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 **September 19, 2024**.

Attest: \_\_\_\_\_  
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 **September 19, 2024 at 3:00 p.m.**

The following directors of the Land Bank were:

	PRESENT:	ABSENT:
Erik Frisch, Chair	✓	
Carol Wheeler, Vice-Chair	✓	
John Fornof, Treasurer	✓	
LaShay Harris, Secretary	✓	
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 Smith,  
 seconded by Harris :

Resolution No. 22 of 2024

TO ENTER INTO AN AGREEMENT WITH ESL CHARITABLE FOUNDATION RELATED TO A COMMUNITY IMPACT GRANT

WHEREAS, Rochester Land Bank Corporation intends to partner with an experienced local housing developer to construct a scattered-site, affordable homeownership project on Land Bank-owned and City-owned vacant lots (the “Project”);

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, the Land Bank and its partner have applied for funding from various sources for this project, including the ESL Community Impact Grant, and the Land Bank has grant funds within its control as well as unrestricted funds to contribute to the completion of the project;

WHEREAS, ESL Charitable Foundation, Inc. has awarded Rochester Land Bank Corporation a \$550,000 grant award to subsidize the Project;

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

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

Section 2. The Executive Director is hereby authorized to enter into an agreement with the ESL Charitable Foundation, Inc. for an award of \$550,000, with a grant term ending June 30, 2027, to be paid once the Land Bank, or a related entity to be formed, has secured access to all necessary funding for the project.

Section 3. The agreement shall contain such other terms and conditions as the Executive Director deems appropriate.

Section 4. The Executive Director is authorized and directed to prepare and execute all documents on behalf of the Land Bank which may be necessary or desirable to complete the acquisition and further the intent of this Resolution and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 5. This Resolution shall take effect immediately.

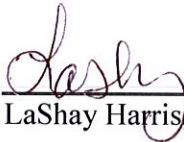
The question of the adoption of the foregoing Resolution No. 22 of 2024 was duly put to a vote, which resulted as follows:

	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 **September 19, 2024**.

Attest:



LaShay Harris, 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 **September 19, 2024 at 3:00 p.m.**

The following directors of the Land Bank were:

	PRESENT:	ABSENT:
Erik Frisch, Chair	✓	
Carol Wheeler, Vice-Chair	✓	
John Fornof, Treasurer	✓	
LaShay Harris, Secretary	✓	
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

James Scuderi  
Paul Scuderi

Resolution No. 23 of 2024

RE-ADOPTING THE APPROVED POLICIES OF THE  
ROCHESTER LAND BANK CORPORATION

**WHEREAS**, the Board of Directors of the Land Bank (“Board”) unanimously adopted certain policies, statements and procedures in the previous year to assist in the implementation of its stated purpose and in compliance with the New York Not-for-Profit Corporation Law including Article 16 known as the Land Bank Act of 2011, the New York Public Authorities Accountability Act of 2005, the New York Public Authorities Reform Act of 2009, as amended;

**WHEREAS**, the Board has unanimously approved Resolution No. 30 of 2014 Amending the By-laws of the Land Bank to include the annual review and re-adoption of all of its policies,

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

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

Section 2. The Board hereby acknowledges its review of re-adopts the following policies



in their present form as of the date of this meeting:

- Anti-Nepotism
- Compensation, Reimbursement and Attendance
- Defense & Indemnification
- Ethics/Conflict of Interest
- **Freedom of Information Law**
- Internal Control
- Investment
- Non-discrimination
- Occupant Relocation
- Personal Property Disposition
- Personnel
- Privacy
- Procurement
- Real Property **Acquisition**
- Real Property Disposition
- Real Property Donation
- Staff Code of Conduct
- Supervision and Performance Evaluation
- Travel
- Whistleblower

Section 5. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution No. 23 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 **September 19, 2024**.

Attest:   
Secretary