

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session by way of an online video call in Rochester, New York on **January 20, 2022 at 3:00 p.m.**

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

|                           | PRESENT: | ABSENT: |
|---------------------------|----------|---------|
| Dana Miller, Chair        | X        |         |
| Carol Wheeler, Vice Chair | X        |         |
| Kim Jones, Treasurer      | X        |         |
| LaShay Harris, Secretary  | X        |         |
| Katy Hasselwander         |          | X       |
| Kurt Martin               | X        |         |
| Unfilled Position         |          |         |

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Paul J. Scuderi Executive Director  
 Stephanie Prince, Esq. Corporation Counsel’s office

The following resolution was offered by LaShay Harris  
 seconded by Kurt Martin :

Resolution No. 1 of 2022

AUTHORIZING MEMBERSHIP IN THE NEW YORK LAND BANK ASSOCIATION FOR  
 2022 CALENDAR YEAR

**WHEREAS**, the New York Land Bank Association (“NYLBA”) has incorporated as a New York Charitable Organization under Article 4 of the New York State Not-for-Profit Corporation Law;

**WHEREAS**, NYLBA has requested that each land bank contribute annual dues of \$1,000.00 (One Thousand Dollars) for 2022, to support the Association’s work;

**WHEREAS**, the Land Bank is authorized to do all things necessary to achieve the objectives and purposes of the land bank or other laws that relate to the purposes and responsibility of the land bank under Article 16 of the Not-for-Profit Corporation Law;

**WHEREAS**, the Land Bank desires to continue participation in and to further the stated purposes of the NYLBA, namely:

- A. To promote and market the concept and utility of land banks to local governments, citizens, and other stakeholders in the State of New York;

B. To educate interested local governments, citizens, and other stakeholders in New York regarding the establishment and operation of land banks in their respective communities;

C. To foster and promote the sharing of information, resources, and services amongst land banks in New York and throughout the nation;

D. To provide technical assistance, training, and other resources to land banks in New York;

E. To provide and support governmental relations to benefit and further the purpose of land banks in New York.

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 herein.

Section 2. The Board hereby finds that the Land Bank's membership in the NYLBA will further the legislative intent of Article 16 of the Not-for-Profit Corporation Law to strengthen and revitalize the economy of the state and its local units of government by solving the problems of vacant and abandoned property in a coordinated manner.

Section 3. The Land Bank shall continue its membership with the NYLBA and contribute annual dues to be paid from the Land Bank's general receipts for a period of one year.

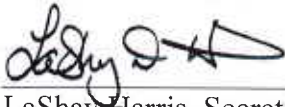
Section 4. The Director of Capacity and Compliance is authorized to continue to act as designee to the association known as the NYLBA and directed to prepare and execute all documents on behalf of the Land Bank which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

The question of the adoption of the foregoing Resolution No. 1 of 2022 was duly put to a vote, which resulted as follows:

|                   | Aye | Nay | Abstain | Absent |
|-------------------|-----|-----|---------|--------|
| LaShay Harris     | X   |     |         |        |
| Katy Hasselwander |     |     |         | X      |
| Kim Jones         | X   |     |         |        |
| Kurt Martin       | X   |     |         |        |
| Dana Miller       | X   |     |         |        |
| Carol Wheeler     | X   |     |         |        |
| Unfilled Position |     |     |         |        |

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 **January 20, 2022**.

Attest:   
\_\_\_\_\_  
LaShay Harris, Secretary

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session via teleconference hosted at City Hall, 30 Church Street, Rochester, New York 14614 on **March 17, 2022 at 3:00 p.m.**

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

|                          | PRESENT: | ABSENT: |
|--------------------------|----------|---------|
| Carol Wheeler, Chair     | X        |         |
| Erik Frisch, Vice-Chair  | X        |         |
| John Fornof, Treasurer   | X        |         |
| LaShay Harris, Secretary | X        |         |
| Kurt Martin              | X        |         |
| Jim Smith                | X        |         |
| Eric VanDusen            | X        |         |

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Paul Scuderi Executive Director  
Stephanie Prince, Esq. Corporation Counsel’s office

The following resolution was offered by Kurt Martin,  
Seconded by Erik Frisch :

Resolution No. 2 of 2022

APPROVING SALE OF 225-227 MICHIGAN STREET 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**, Resolution No. 5 of 2018 authorized the Land Bank to acquire the property at 225-227 Michigan Street, SBL #105.40-3-83, (the “Subject Property”) from the City of Rochester for \$15,000;

**WHEREAS**, the Land Bank applied for and received an award from Enterprise Community Partners, Inc., 1 Whitehall Street, 11<sup>th</sup> Floor, New York, NY 10004 to assist in the rehabilitation of the structure located at the Property for rental to income-qualified tenants;

**WHEREAS**, in accordance with this Board's Resolution No. 19 of 2018, the Land Bank entered into a contract with the Enterprise Community Partners (“Enterprise”) to provide rehabilitation and environmental remediation funding as part of the Community Revitalization Initiative – Round 4.

**WHEREAS**, Section 9 of the Land Bank's Policy Governing the Disposition of Real Property permits the Land Bank to convey property to a nongovernmental entity in an amount lower than the Property Costs, provided the Board applies grant funding to offset any of the Property Costs, and that such price reduction complies with grant provisions.

**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**, Shriver Property Management, LLC (Raynard Puente Shriver, Member) submitted a Purchase Offer whereby the Land Bank will convey title to the Subject Property in consideration of \$135,000; and

**WHEREAS**, to promote the goals of quality affordable housing, the Subject Property will be sold subject to a restrictive covenant requiring both units of the Subject Property to be rented to households earning at or below 80% Area Median Income ("AMI") at no more than HUD Fair Market Rent levels for a period of twenty (20) years from the date of title transfer.

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 Shriver Property Management, LLC in consideration of \$135,000 subject to a restrictive covenant requiring both units of the Subject Property to be rented to households earning at or below 80% Area Median Income ("AMI") at no more than HUD Fair Market Rent levels for a period of twenty (20) years from the date of title transfer.

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. 2 of 2022 was duly put to a vote, which resulted as follows:

|               | Aye | Nay | Abstain | Absent |
|---------------|-----|-----|---------|--------|
| John Fornof   | X   |     |         |        |
| Erik Frisch   | X   |     |         |        |
| LaShay Harris | X   |     |         |        |
| Kurt Martin   | X   |     |         |        |
| Jim Smith     | X   |     |         |        |
| Eric VanDusen | X   |     |         |        |
| Carol Wheeler | X   |     |         |        |

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 **March 17, 2022**.

Attest:

  
\_\_\_\_\_  
LaShay Harris, Secretary

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session via teleconference hosted at City Hall, 30 Church Street, Rochester, New York 14614 on **April 21, 2022 at 3:00 p.m.**

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

|                          | PRESENT: | ABSENT: |
|--------------------------|----------|---------|
| Carol Wheeler, Chair     | X        |         |
| Erik Frisch, Vice-Chair  | X        |         |
| John Fornof, Treasurer   | X        |         |
| LaShay Harris, Secretary | X        |         |
| Kurt Martin              | X        |         |
| Jim Smith                | X        |         |
| Eric Van Dusen           | X        |         |

**THE FOLLOWING PERSONS WERE ALSO PRESENT:**

Paul Scuderi Executive Director  
Stephanie Prince, Esq. Corporation Counsel’s office

The following resolution was offered by Erik Frisch  
Seconded by LaShay Harris:

Resolution No. 3 of 2022

**APPROVING SALE OF 225-227 MICHIGAN STREET 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**, Resolution No. 5 of 2018 authorized the Land Bank to acquire the property at 225-227 Michigan Street, SBL #105.40-3-83, (the “Subject Property”) from the City of Rochester for \$15,000;

**WHEREAS**, the Land Bank applied for and received an award from Enterprise Community Partners, Inc., 1 Whitehall Street, 11<sup>th</sup> Floor, New York, NY 10004 to assist in the rehabilitation of the structure located at the Property for rental to income-qualified tenants;

**WHEREAS**, in accordance with this Board's Resolution No. 19 of 2018, the Land Bank entered into a contract with the Enterprise Community Partners (“Enterprise”) to provide rehabilitation and environmental remediation funding as part of the Community Revitalization Initiative – Round 4.

**WHEREAS**, Section 9 of the Land Bank's Policy Governing the Disposition of Real Property permits the Land Bank to convey property to a nongovernmental entity in an amount lower than the Property Costs, provided the Board applies grant funding to offset any of the Property Costs, and that such price reduction complies with grant provisions.

**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**, Peak Asset Management, LLC (James Poplavskiy, Member) submitted a Purchase Offer whereby the Land Bank will convey title to the Subject Property in consideration of \$145,000; and

**WHEREAS**, to promote the goals of quality affordable housing, the Subject Property will be sold subject to a restrictive covenant requiring both units of the Subject Property to be rented to households earning at or below 80% Area Median Income ("AMI") at no more than HUD Fair Market Rent levels for a period of twenty (20) years from the date of title transfer.

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 Peak Asset Management, LLC in consideration of \$145,000 subject to a restrictive covenant requiring both units of the Subject Property to be rented to households earning at or below 80% Area Median Income ("AMI") at no more than HUD Fair Market Rent levels for a period of twenty (20) years from the date of title transfer.

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.



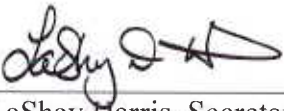
The question of the adoption of the foregoing Resolution No. 3 of 2022 was duly put to a vote, which resulted as follows:

|                | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------|
| John Fornof    | X   |     |         |        |
| Erik Frisch    | X   |     |         |        |
| LaShay Harris  | X   |     |         |        |
| Kurt Martin    | X   |     |         |        |
| Jim Smith      | X   |     |         |        |
| Eric Van Dusen | X   |     |         |        |
| Carol Wheeler  | X   |     |         |        |

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 **April 21, 2022**.

Attest:

  
\_\_\_\_\_  
LaShay Harris, Secretary

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session by way of an online video call in Rochester, New York on **April 21, 2022 at 3:00 p.m.**

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

|                          | PRESENT: | ABSENT: |
|--------------------------|----------|---------|
| Carol Wheeler, Chair     | X        |         |
| Erik Frisch, Vice-Chair  | X        |         |
| John Fornof, Treasurer   | X        |         |
| LaShay Harris, Secretary | X        |         |
| Kurt Martin              | X        |         |
| Jim Smith                | X        |         |
| Eric Van Dusen           | X        |         |

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Paul Scuderi Executive Director  
 Stephanie Prince, Esq. Corporation Counsel’s office

The following resolution was offered by LaShay Harris,  
 Seconded by John Fornof:

Resolution No. 4 of 2022

APPROVING 2023 BUDGET AND FINANCIAL PLAN

**NOW, THEREFORE, BE IT RESOLVED** by the members of the Board of Directors of the Land Bank (“Board”) as follows:

Section 1. The Land Bank Budget and Financial Plan annexed hereto (the “Budget Plan”) as presented at this meeting is adopted and approved.

Section 2. This resolution shall take effect immediately.

**PARIS**  
Public Authorities Reporting Information System

Budget Report for Rochester Land Bank Corporation  
Fiscal Year Ending: 06/30/2023

Run Date: 04/13/2022  
Status: UNSUBMITTED  
Certified Date: N/A

Budgeted Revenues, Expenditures, and Changes in Current Net Assets

Budget & Financial Plan

|   | Last Year<br>(Actual)<br>2021 | Current Year<br>(Estimated)<br>2022 | Next Year<br>(Adopted)<br>2023 | Proposed<br>2024 | Proposed<br>2025 | Proposed<br>2026 |
|---|-------------------------------|-------------------------------------|--------------------------------|------------------|------------------|------------------|
| <b>REVENUE &amp; FINANCIAL SOURCES</b>                                      |                               |                                     |                                |                  |                  |                  |
| Operating Revenues  |                               |                                     |                                |                  |                  |                  |
| Charges For Services  | \$0.00                        | \$0.00                              | \$0.00                         | \$0.00           | \$0.00           | \$0.00           |
| Rentals & Financing Income  | \$0.00                        | \$0.00                              | \$0.00                         | \$0.00           | \$0.00           | \$0.00           |
| Other Operating Revenues  | \$162,910.00                  | \$153,000.00                        | \$50,000.00                    | \$201,000.00     | \$200,000.00     | \$200,000.00     |
| <b>Non-Operating Revenues</b>   |                               |                                     |                                |                  |                  |                  |
| Investment Earnings   | \$0.00                        | \$0.00                              | \$0.00                         | \$0.00           | \$0.00           | \$0.00           |
| State Subsidies / Grants  | \$618,529.00                  | \$501,930.00                        | \$0.00                         | \$0.00           | \$0.00           | \$0.00           |
| Federal Subsidies / Grants  | \$0.00                        | \$0.00                              | \$801,000.00                   | \$801,000.00     | \$4,000,000.00   | \$4,000,000.00   |
| Municipal Subsidies / Grants  | \$0.00                        | \$500,000.00                        | \$0.00                         | \$0.00           | \$0.00           | \$0.00           |
| Public Authority Subsidies  | \$0.00                        | \$0.00                              | \$0.00                         | \$0.00           | \$0.00           | \$0.00           |
| Other Non-Operating Revenues  | \$0.00                        | \$0.00                              | \$0.00                         | \$0.00           | \$0.00           | \$0.00           |
| Proceeds From The Issuance Of Debt  | \$981,439.00                  | \$1,154,930.00                      | \$850,000.00                   | \$1,000,000.00   | \$1,000,000.00   | \$500,000.00     |
| <b>Total Revenues &amp; Financial Sources</b>                               |                               |                                     |                                |                  |                  |                  |
| <b>EXPENDITURES</b>   |                               |                                     |                                |                  |                  |                  |
| Operating Expenditures  |                               |                                     |                                |                  |                  |                  |
| Salaries And Wages  | \$72,324.00                   | \$34,061.00                         | \$0.00                         | \$0.00           | \$0.00           | \$0.00           |
| Other Employee Benefits   | \$0.00                        | \$0.00                              | \$0.00                         | \$0.00           | \$0.00           | \$0.00           |
| Professional Services Contracts   | \$11,465.00                   | \$365.00                            | \$300.00                       | \$300.00         | \$300.00         | \$300.00         |
| Supplies And Materials  | \$0.00                        | \$0.00                              | \$300.00                       | \$300.00         | \$300.00         | \$300.00         |
| Other Operating Expenditures  | \$897,841.00                  | \$531,864.00                        | \$450,000.00                   | \$950,000.00     | \$950,000.00     | \$650,000.00     |
| <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 Non-Operating Expenditures  | \$4,379.00                    | \$10,275.00                         | \$10,000.00                    | \$10,000.00      | \$10,000.00      | \$10,000.00      |
| <b>Total Expenditures</b>   | \$1,086,849.00                | \$776,465.00                        | \$460,500.00                   | \$960,500.00     | \$960,500.00     | \$660,500.00     |
| Excess (Deficiency) Of Revenues And Capital Contributions Over Expenditures | \$104,610.00                  | \$778,465.00                        | \$389,499.00                   | \$39,499.00      | \$39,499.00      | \$39,499.00      |

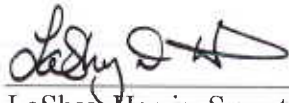
The question of the adoption of the foregoing Resolution No. 4 of 2022 was duly put to an electronic vote, which resulted as follows:

|                | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------|
| John Fornof    | X   |     |         |        |
| Erik Frisch    | X   |     |         |        |
| LaShay Harris  | X   |     |         |        |
| Kurt Martin    | X   |     |         |        |
| Jim Smith      | X   |     |         |        |
| Eric Van Dusen | X   |     |         |        |
| Carol Wheeler  | X   |     |         |        |

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 **April 21, 2022**.

Attest:

  
\_\_\_\_\_  
LaShay Harris, Secretary

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session by way of an online video call in Rochester, New York on **May 19, 2022 at 3:00 p.m.**

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

|                          | PRESENT: | ABSENT: |
|--------------------------|----------|---------|
| Carol Wheeler, Chair     | X        |         |
| Erik Frisch, Vice-Chair  | X        |         |
| John Fornof, Treasurer   | X        |         |
| LaShay Harris, Secretary |          | X       |
| Kurt Martin              | X        |         |
| Jim Smith                |          | X       |
| Eric Van Dusen           | X        |         |

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Paul Scuderi Executive Director  
 Stephanie Prince, Esq. Corporation Counsel’s office

The following resolution was offered by John Fornof,  
 Seconded by Kurt Martin:

Resolution No. 5 of 2022

AMENDING THE BYLAWS OF THE ROCHESTER LAND BANK CORPORATION

**WHEREAS**, the Bylaws of the Land Bank (“Bylaws”) were adopted at the organizational meeting of the Board of Directors (“Board”) of the Land Bank on August 29, 2013;

**WHEREAS**, the Bylaws were amended to affirm compliance Section 1613 of the Land Bank Act and with pertinent provisions of the NYS Public Authorities Law, which amendments were adopted at the organizational meeting of the of the Land Bank on August 21, 2014;

**WHEREAS**, it is desirable to modify the Bylaws to comply with current provisions of NYS Public Officers Law and to clarify the identity of the Land Bank’s Ex-Officio Board members;

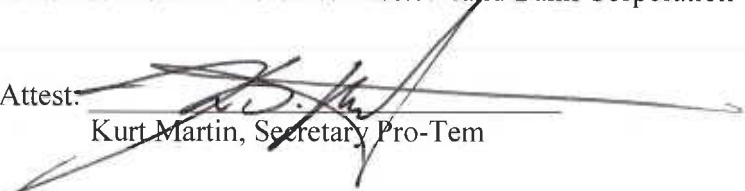
**WHEREAS**, Article XI of the Bylaws provides that the document may be amended by the affirmative vote of at least a majority of the entire Board.

The question of the adoption of the foregoing Resolution No. 5 of 2022 was duly put to an electronic vote, which resulted as follows:

|                | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------|
| John Fornof    | X   |     |         |        |
| Erik Frisch    | X   |     |         |        |
| LaShay Harris  |     |     |         | X      |
| Kurt Martin    | X   |     |         |        |
| Jim Smith      |     |     |         | X      |
| Eric Van Dusen | X   |     |         |        |
| Carol Wheeler  | X   |     |         |        |

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 **May 19, 2022**.

Attest:   
Kurt Martin, Secretary Pro-Tem

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session by way of an online video call in Rochester, New York on **July 21, 2022 at 3:00 p.m.**

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

|                          | PRESENT: | ABSENT: |
|--------------------------|----------|---------|
| Carol Wheeler, Chair     |          | X       |
| Erik Frisch, Vice-Chair  |          | X       |
| John Fornof, Treasurer   | X        |         |
| LaShay Harris, Secretary | X        |         |
| Kurt Martin              | X        |         |
| Jim Smith                | X        |         |
| Eric Van Dusen           | X        |         |

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

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

Resolution No. 6 of 2022

ESTABLISHING AUTHORITY FOR EXECUTION OF CONTRACTS

**WHEREAS**, the Bylaws of the Rochester Land Bank Corporation, Section 1 states that the Board, except as these By-Laws and Article 16 of N-PCL may otherwise provide, may authorize any officer or officers, agent or agents, in the name of and on behalf of the Corporation to enter into any contract or execute and deliver any instrument, and such authority may be general or confined to specific instances; but, unless so authorized by the Board, or expressly authorized by these By-Laws, no officers, agent or employee shall have any power or authority to bind the Corporation by any contract or engagement or to pledge its credit or to render it liable peculiarly in any amount for any purpose and;

**WHEREAS**, Section 1607(9) of the Land Bank Act grants the Land Bank the power to make and execute contracts and other instruments necessary to the exercise of the powers of the land bank; and any contract or instrument when signed by the chairman or vice-chairman of the land bank, or by an authorized use of their facsimile signatures, and by the secretary or assistant secretary, or, treasurer or assistant treasurer of the land bank, or by an authorized use of their facsimile signatures, shall be held to have been properly executed for and on its behalf.

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 Board hereby provides authority for execution of contracts and other instruments to the Executive Director, or if absent to the Board Chairperson, or if absent to the Board Vice-Chairperson, or if absent to the Board Secretary, or if absent to the Board Treasurer.

Section 3. This resolution shall take effect immediately.



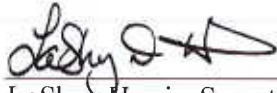
The question of the adoption of the foregoing Resolution No. 6 of 2022 was duly put to a vote, which resulted as follows:

|                | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------|
| John Fornof    | X   |     |         |        |
| Erik Frisch    |     |     |         | X      |
| LaShay Harris  | X   |     |         |        |
| Kurt Martin    | X   |     |         |        |
| Jim Smith      | X   |     |         |        |
| Eric Van Dusen | X   |     |         |        |
| Carol Wheeler  |     |     |         | X      |

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 **July 21, 2022**.

Attest:



LaShay Harris, Secretary

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session by way of an online video call in Rochester, New York on **September 23, 2022 at 3:00 p.m.**

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

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

The following resolution was offered by  
seconded by

Erik Frisch  
Kurt Martin :

Resolution No. 7 of 2022

TO ENTER INTO A PROJECT AGREEMENT WITH THE CITY OF ROCHESTER  
RELATED TO PROCUREMENT SERVICES

WHEREAS, in accordance with this Board’s Resolution No. 16 of 2018, the Land Bank and the City of Rochester have previously entered into a Shared Services Agreement that includes property management services for any real property parcels acquired by the Land Bank, and shared staffing to carry out Land Bank activities without charge to the Land Bank;

WHEREAS, in accordance with this Board's Resolution No. 19 of 2018, the Land Bank entered into a contract with the Enterprise Community Partners (“Enterprise”) to acquire properties for strategic blight removal as part of the Community Revitalization Initiative (CRI)–Round 4.

WHEREAS, in accordance with this Board's Resolution No. 11 of 2021, the Land Bank entered into a contract with Propel Financial (“Propel”) to acquire 88 Rosemary Drive, S.B.L No. 091.83-2-71 (“the Property”), using CRI – Round 4 funds;

WHEREAS, subsequent to the acquisition of the Property, a thorough scope of work has demonstrated that the condition is such that repair would be prohibitive to a purchaser who does not intend to use the property to generate income;

The question of the adoption of the foregoing Resolution No. 7 of 2022 was duly put to a vote, which resulted as follows:

|                | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------|
| John Fornof    | ✓   |     |         |        |
| Erik Frisch    | ✓   |     |         |        |
| LaShay Harris  | ✓   |     |         |        |
| Kurt Martin    | ✓   |     |         |        |
| 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 23, 2022**.

Attest:

  
\_\_\_\_\_  
LaShay Harris, Secretary

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in City Council Chambers at City Hall, 30 Church Street, Rochester, New York on **September 23, 2022 at 3:00 p.m.**

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

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

Resolution No. 8 of 2022

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
- 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. 8 of 2022 was duly put to a vote which resulted as follows:

|                | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------|
| John Fornof    | ✓   |     |         |        |
| Erik Frisch    | ✓   |     |         |        |
| LaShay Harris  | ✓   |     |         |        |
| Kurt Martin    | ✓   |     |         |        |
| 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 23, 2022**.

Attest:



Secretary

A meeting of the Board of Directors of the Rochester Land Bank Corporation ("Land Bank") was convened in Conference Room 223B at City Hall, 30 Church Street Rochester, New York on October 11, 2022 at 4:00 p.m.

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

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

The following resolution was offered by Eric Van Dusen  
seconded by Eric Frisch:

Resolution No. 9 of 2022

TO ENTER INTO AN AGREEMENT WITH THE CITY OF ROCHESTER FOR THE ASSIGNMENT OF PRIORITY BIDS FOR THE PURCHASE OF REAL PROPERTY

WHEREAS, pursuant to § 1616(i) of the Not-For-Profit Corporation Law, the Land Bank is authorized to exercise a priority "trump bid" at City foreclosure auctions, whereby the Land Bank may acquire property in the City for the amount of the City's tax lien;

WHEREAS, the Land Bank desires to assist the City in acquiring certain real property in the City, but has determined that environmental issues would result in significant legal exposure in the event of such direct acquisition of certain properties by the Land Bank;

WHEREAS, in 2016, the State Legislature amended § 1616(i) to allow for assignment of the Land Bank's priority bid directly to the foreclosing governmental unit, resulting in no requirement for the Land Bank to take title to properties that would otherwise risk environmental exposure; and

WHEREAS, the Land Bank desires to exercise priority bids on environmental properties, and to assign its bid on such properties to the City, so that the City may acquire said properties without legal and financial exposure to the Land Bank;

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 City of Rochester for a one-year term to assign priority bids to the City pursuant to § 1616(i) of the Not-For-Profit Corporation Law. The agreement shall be at no cost to the Land Bank or the City.

Section 3. The agreement authorized herein shall require that City taxes and other charges, including water charges, assessed against the Premises acquired pursuant to the agreement be canceled up to the first day of the month following the date of the assignment for the reason that such charges are required by law to be included in the amount of the priority bid tendered at the foreclosure auction, and for which the Land Bank should not be held responsible.

Section 4. The agreement shall contain such addition terms and conditions as the Executive Director deems appropriate.

Section 5. 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 by the City 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 6. This Resolution shall take effect immediately.



The question of the adoption of the foregoing Resolution No. 9 of 2022 was duly put to a vote, which resulted as follows:

|                | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------|
| Carol Wheeler  | ✓   |     |         |        |
| Erik Frisch    | ✓   |     |         |        |
| John Fornof    |     |     |         | X      |
| LaShay Harris  | ✓   |     |         |        |
| Kurt Martin    | ✓   |     |         |        |
| James Smith    |     |     |         | X      |
| Eric Van Dusen | ✓   |     |         |        |

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 Land Bank on **October 11, 2022**.

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 **October 11, 2022 at 4:00 p.m.**

The following directors of the Land Bank were:

|                          | PRESENT: | ABSENT: |
|--------------------------|----------|---------|
| Carol Wheeler, Chair     | ✓        |         |
| Erik Frisch, Vice-Chair  | ✓        |         |
| John Fornof, Treasurer   |          | X       |
| LaShay Harris, Secretary | ✓        |         |
| Kurt Martin              | ✓        |         |
| James Smith              |          | X       |
| 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 LaShay Harris  
 seconded by ERIC VAN DUSEN

Resolution No. 10 of 2022

Section 1. The Executive Director is hereby directed and authorized to act on the Land Bank’s behalf to bid on certain real property parcels offered for sale at the City of Rochester tax foreclosure auction sale (“Tax Foreclosure Auction”) currently scheduled for November 10, 2022, 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. Each bid shall be tendered pursuant to the NYS Land Bank Act at Section 1616(i) of the Not-for-Profit Corporation Law, which provides that a land bank that tenders a bid on a real property parcel that is offered at a court ordered tax foreclosure sale in an amount sufficient to pay off the municipal claims and liens which were the basis for the foreclosure shall acquire the parcel at the price offered without regard to whether there is any other bid offered by any other party.

Section 3. The Land Bank’s Trump Bids shall be limited to any or all of the Tax Foreclosure Auction parcels listed on the attached roster of “Potential Land Bank Parcels,” which roster is annexed to and incorporated into this Resolution. From that roster, the Executive Director shall choose among and bid on any particular parcels and in any number that, in his judgment, are necessary or best suited to promote the Land Bank’s mission, to carry out its current and anticipated projects and programs, and that comply with applicable provisions of the NYS Land Bank Act, the Land Bank’s Property Disposition Guidelines, the Land Bank’s Credit Bid and Professional Services agreements with the City of Rochester.

Section 4. 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 5. This Resolution's assignment and authorization to submit Trump Bids shall expire upon the completion of the Foreclosure Auction on November 10, 2022 or upon completion at such later date to which the Foreclosure is postponed or adjourned.

Section 6. This Resolution shall take effect immediately.

## POTENTIAL LAND BANK PARCELS

Resolution No. 10 of 2022

| SBLNO                | OWNERNAME1                | STREETNUMBER | STREETNAME  |
|----------------------|---------------------------|--------------|-------------|
| 13524000020160000000 | ROWE MICHAEL              | 0021         | A PL        |
| 10549000030260000000 | NY 57 AAB LLC             | 57           | AAB ST      |
| 12145000010210010000 | BEARD MARK                | 0199         | ADAMS ST    |
| 09173000020450000000 | RITZ KENNETH G            | 0038         | AGNES ST    |
| 12066000030440000000 | KEY BERTHA L              | 0020         | ALDINE ST   |
| 12031000020130000000 | CAPSAVVY PROPERTIES LLC   | 32           | ALICE ST    |
| 12025000010230000000 | DUTCHTOWN HOLDINGS LLC    | 382          | AMES ST     |
| 10581000030380000000 | DRL4 ENTERPRISES LLC      | 400          | AMES ST     |
| 10581000010180000000 | LAKE AVE HOLDINGS LLC     | 0521         | AMES ST     |
| 10573000020280000000 | PREMIER REAL ESTATE DEVEL | 0525         | AMES ST     |
| 10581000030400000000 | RE 2EMI LLC               | 0410-412     | AMES ST     |
| 10566000010140000000 | STRONG ERYCA & VICTOR     | 0027         | ANGLE ST    |
| 10566000010120000000 | ASIF KHAN MINHAS LLC      | 37           | ANGLE ST    |
| 10566000020460000000 | S3 SAFETY SOLUTIONS INC   | 0036-38      | ANGLE ST    |
| 09277000010610000000 | BOYER KATHY               | 0161         | ARBUTUS ST  |
| 10770000030330000000 | BURGESS JEROME E II       | 0032         | ARCH ST     |
| 12044000020600000000 | OWENS FLORETTA            | 0208         | ATKINSON ST |
| 09183000030540000000 | NESMITH THOMAS & THERESA  | 0107         | AURORA ST   |
| 10622000010190000000 | CRUZ JUANITA              | 0272         | AVENUE A    |
| 10622000040060000000 | JSA PROPERTY MANAGEMENT & | 0275         | AVENUE A    |
| 10622000010240000000 | ONGKEO PHONEXAY           | 0321-323     | AVENUE B    |
| 91780000202600000000 | ROC HOLDINGS 101 LLC      | 354          | AVENUE D    |
| 91800000400200000000 | 639 AVENUE D LLC          | 639          | AVENUE D    |
| 91800000301900000000 | ROC HOLDINGS 102 LLC      | 814          | AVENUE D    |
| 09181000020640000000 | MR AFFORDABLE LLC         | 0854         | AVENUE D    |
| 91820000209200000000 | ROC HOLDINGS 102 LLC      | 1048         | AVENUE D    |
| 09084000010460000000 | PAL BALBAIR               | 0020-22      | AVENUE D    |
| 10556000010020000000 | CAPSAVVY PROPERTIES LLC   | 187          | AVERY ST    |
| 90420000203300000000 | MOBC PROPERTIES LLC       | 118          | AVIS ST     |
| 09041000020180000000 | CAPSAVVY PROPERTIES LLC   | 0281-283     | AVIS ST     |
| 91800000204800000000 | ROC HOLDINGS 102 LLC      | 37           | BAUMAN ST   |
| 10650000010240000000 | SAMUELS CHARLES           | 0069         | BAY ST      |
| 10651000010040000000 | REILLY JAMES              | 0201         | BAY ST      |
| 10652000030030010000 | COLBERG ALONDRA MARIE     | 0519         | BAY ST      |
| 10773000010370000000 | LEUNIS GARY               | 0045         | BELGARD ST  |
| 12181000010500000000 | FIDURA WESLEY             | 0264         | BENTON ST   |
| 10547000010660000000 | CAPSAVVY PROPERTIES LLC   | 202          | BERGEN ST   |
| 09180000030610000000 | WILSON MARQUIS            | 0176         | BERLIN ST   |
| 09180000030600000000 | AZATASSOU PAULINE         | 0180         | BERLIN ST   |

|                      |                           |            |                 |
|----------------------|---------------------------|------------|-----------------|
| 10624000030240000000 | KE'JULES REAL ESTATE      | 174        | BERNARD ST      |
| 10626000030780000000 | MISTRAL ESTATES LTD (UK)  | 452        | BERNARD ST      |
| 10623000010020000000 | ROC HOLDINGS 103 LLC      | 21         | BLOOMINGDALE ST |
| 10746000010530000000 | HOWARD TAMMY & WRIGHT     | 0030       | BOCK ST         |
| 10778000010830000000 | I'AM FLIPPING HOMES, LLC  | 0231       | BRECK ST        |
| 10526000020250000000 | ROC HOLDINGS 101 LLC      | 0007       | BROOKLYN ST     |
| 12039000010320000000 | DGH PROPERTY HOLDINGS LLC | 236        | BUFFALO RD      |
| 09178000030100000000 | DUVAL CLAXTON             | 0015       | BURBANK ST      |
| 10556000020510000000 | GIORGI PROPERTIES INC     | 0132-134   | BURROWS ST      |
| 10566000010390000000 | ZOLA TITO L M & RASHIDI   | 0031       | CAMERON ST      |
| 10563000030200000000 | TOTEMIC INTERNATIONAL PRO | 214        | CAMPBELL PK     |
| 12027000010170000000 | GIORGI PROPERTIES INC     | 146        | CAMPBELL ST     |
| 12027000010440000000 | GIORGI PROPERTIES INC     | 151        | CAMPBELL ST     |
| 12026000010720000000 | CG REALTY HOMES LLC       | 0367       | CAMPBELL ST     |
| 12025000010510000000 | MCLAUGHLIN JAMES          | 0501       | CAMPBELL ST     |
| 12026000010850000000 | ELNAC LLC                 | 0449-449.5 | CAMPBELL ST     |
| 12173000040010000000 | COREY FERD R & MARION     | 179        | CAROLINE ST     |
| 10626000020350000000 | ROC HOLDINGS 102 LLC      | 76         | CARTER ST       |
| 91660000305300000000 | WLL INC                   | 480        | CARTER ST       |
| 91660000202400000000 | RAM 2DAY PROPERTIES LLC   | 485        | CARTER ST       |
| 10650000010400010000 | 72 CENTRAL PARK TRUST     | 0072       | CENTRAL PK      |
| 12153000010250000000 | GLEN POST GLOBAL LLC      | 50         | CHAMPLAIN ST    |
| 12060000020800000000 | KING STEPHEN REAL ESTATE  | 0262       | CHAMPLAIN ST    |
| 60440000102700000000 | ZICARI JAMIE              | 262        | CHESTERFIELD DR |
| 12034000010420000000 | YERDA ENTERPRISE INC      | 46         | CHILD ST        |
| 10582000010410000000 | RIVERA JESUS ALBERTO      | 0421       | CHILD ST        |
| 10574000010470000000 | STAMPS MYRON L            | 0455       | CHILD ST        |
| 13677000020360000000 | HABAVE LLC                | 0089       | CIMARRON DR     |
| 09184000010240000000 | RABISH LYNN R             | 0176       | CLAIRMOUNT ST   |
| 10535000020160000000 | RE 1EMI LLC               | 14         | CLARKSON ST     |
| 09051000030010000000 | CAPSAVVY PROPERTIES LLC   | 0165       | CLAY AV         |
| 09050000020500000000 | CAPSAVVY PROPERTIES LLC   | 0266       | CLAY AV         |
| 47690000203800000000 | OROPEZA KIMBERLY A        | 74         | CLAYTON ST      |
| 10630000030470000000 | CARTERGRANT ET ALIA LLC   | 257        | CLIFFORD AV     |
| 10630000030380000000 | DRUMGOOLE PARISH L        | 0300       | CLIFFORD AV     |
| 10630000030570000000 | ASIF KAHN MINHAS LLC      | 307        | CLIFFORD AV     |
| 10729000010340000000 | RICOTTA RICHARD           | 1730       | CLIFFORD AV     |
| 10730000010100000000 | ASIF KHAN MINHAS LLC      | 1880       | CLIFFORD AV     |
| 10730000010300000000 | FERNWOOD 1ST INC          | 1960       | CLIFFORD AV     |
| 10730000030020000000 | BARBATO PROPERTIES LLC    | 1847-1849  | CLIFFORD AV     |
| 10766000010400000000 | SANTORA JESSICA F         | 0157       | COLONIAL RD     |
| 12161000020910000000 | GENERIC BUSINESS AND      | 0116-118   | COLUMBIA AV     |
| 12067000030660000000 | YAZIDI GROUP LLC          | 0498-500   | COLUMBIA AV     |
| 12033000020440000000 | STAMPS MYRON              | 0187       | COLVIN ST       |

|                      |                           |           |               |
|----------------------|---------------------------|-----------|---------------|
| 10581000020610000000 | FEQUIERE JOANES           | 0472      | COLVIN ST     |
| 10573000020840000000 | MOHAMED RAHMA             | 0506      | COLVIN ST     |
| 10649000020350000000 | MOBC PROPERTIES LLC       | 38        | CONCORD ST    |
| 09177000050220000000 | RE 2EMI LLC               | 0373-375  | CONKEY AV     |
| 09169000020120000000 | BGS LEASING CORP          | 0544-546  | CONKEY AV     |
| 10551000030640000000 | CG REALTY HOMES LLC       | 18        | COSTAR ST     |
| 12076000010700000000 | DAVIS ERIC SR             | 0003      | COSTELLO PK   |
| 92550000103200000000 | INSALACO SAMUEL & MARTHA  | 328       | CROSSFIELD RD |
| 10737000020130000000 | MOBC PROPERTIES LLC       | 79        | CUMMINGS ST   |
| 10524000020720000000 | PITCHER JANICE A          | 0283      | CURLEW ST     |
| 10540000020410000000 | 37 CURLEW ST LLC          | 0037      | CURLEW ST     |
| 10540000030310000000 | ROC HOLDINGS 103 LLC      | 266       | CURTIS ST     |
| 12170000010170000000 | TRINROC GROUP LLC         | 0009-11   | CYPRESS ST    |
| 10623000020070000000 | CREUE-COCUR FLAIRING      | 0043      | DALE ST       |
| 12042000010770000000 | OWENS BETTY               | 0104      | DANFORTH ST   |
| 12049000020160000000 | HICKORY CAPITAL PARTNERS  | 20        | DARIEN ST     |
| 09181000010640000000 | HAMILTON NAYDEAN          | 0104-106  | DAYTON ST     |
| 06129000030400000000 | CAESAR YVONNE             | 0035      | DENISE RD     |
| 13557000010020000000 | POPE WILLIE J             | 138       | DEVON RD      |
| 09082000020010000000 | HAMMONDS EDDIE III        | 0922      | DEWEY AV      |
| 09074000010190000000 | CAPSAVVY PROPERTIES LLC   | 0941      | DEWEY AV      |
| 07541000020190000000 | HORN AARON                | 2652      | DEWEY AV      |
| 10548000020170000000 | HLS PROPERTIES INC        | 61        | DIX ST        |
| 09073000030900000000 | ROHNKE TERRY J            | 0152      | DOVE ST       |
| 09073000030960000000 | WYATT LAMONT              | 0180      | DOVE ST       |
| 09081000030180000000 | MOBC PROPERTIES LLC       | 0447-449  | DRIVING PK AV |
| 09173000030520000000 | LETTS LASCELLES           | 0056      | DURNAN ST     |
| 10769000020020000000 | SHAW DEVELOPMENT LLC      | 1291-1293 | E MAIN ST     |
| 09179000030840000000 | RC GRANDE PROPERTIES LLC  | 0029      | EIFFEL PL     |
| 09180000040540000000 | STANLEY JERRY             | 0058      | EIFFEL PL     |
| 9180000040380020000  | ROC HOLDINGS 102 LLC      | 110       | EIFFEL PL     |
| 09180000040380030000 | TISDALE JENNIFER          | 0114      | EIFFEL PL     |
| 12084000030230000000 | PODZOROV IGOR             | 27        | ELBA ST       |
| 90570000103500000000 | MOBC PROPERTIES LLC       | 0217-219  | ELECTRIC AV   |
| 90570000103300000000 | SEQUOIA LENDING GROUP LLC | 0229      | ELECTRIC AV   |
| 13527000010230000000 | NYS FINACIAL INC          | 23        | ELGIN ST      |
| 10558000030110000000 | COLON ANDIE               | 0009      | ELSDON ST     |
| 10543000020190000000 | DEESE ROSEBUD             | 0079      | EMERSON ST    |
| 10542000010830000000 | MR DEEDS LLC              | 0207      | EMERSON ST    |
| 10542000010600000000 | 4110 MARWOOD HOLDINGS LLC | 330       | EMERSON ST    |
| 10543000010530000000 | BURKE SAVOY               | 0186-188  | EMERSON ST    |
| 12051000030780000000 | TAYLOR UNIQUE             | 0032      | EPWORTH ST    |
| 12042000020250000000 | SPEID EDMUND W            | 0039      | ESSEX ST      |
| 10629000030140000000 | ATREUS TRUST              | 64        | EVERGREEN ST  |

|                      |                         |           |              |
|----------------------|-------------------------|-----------|--------------|
| 10630000030740000000 | STONE DAVID             | 0086      | EVERGREEN ST |
| 9180000020130000000  | ROC HOLDINGS 102 LLC    | 31        | FAIRBANKS ST |
| 9180000020220000000  | APEX NUMBER 2 LLC       | 73        | FAIRBANKS ST |
| 9181000010010000000  | ROC HOLDINGS 103 LLC    | 87        | FAIRBANKS ST |
| 10661000010280000000 | 52-96 FALLS ST INC      | 0096      | FALLS ST     |
| 10627000020250000000 | HILARSKI LISA A         | 0165      | FERNWOOD AV  |
| 9270000030330000000  | VAZQUEZ DANIEL          | 0315      | FIELDWOOD DR |
| 10638000030530000000 | SANTIAGO DENISE M       | 0015      | FIEN ST      |
| 10652000010390000000 | ROC HOLDINGS 103 LLC    | 0182      | FIFTH ST     |
| 10525000030290000000 | ORTEGA MISAEL & MARISOL | 0039-39.5 | FINCH ST     |
| 10659000010410000000 | HUGOS ENTERPRISES LLC   | 66        | FIRST ST     |
| 10635000020600000000 | KNIGHT LAKECHIA L AKA   | 0411-413  | FIRST ST     |
| 12177000010020000000 | ROBINSON VIOLA L        | 101       | FLINT ST     |
| 12076000010390010000 | ROC HOLDINGS 103 LLC    | 0286      | FLINT ST     |
| 12169000030600000000 | BELL MARY H             | 0014      | FLORA ST     |
| 10630000010400000000 | ROC HOLDINGS 102 LLC    | 0098      | FLOWER ST    |
| 10667000010330000000 | FROM HOUSE 2 HOME LLC   | 117       | FOURTH ST    |
| 10659000020170000000 | WADE LORAN              | 0240      | FOURTH ST    |
| 10651000030120000000 | RE2EMI LLC              | 330       | FOURTH ST    |
| 12067000010050000000 | NEW 19TH HOUSING LLC    | 581       | FROST AV     |
| 12066000010200000000 | NEW 19TH HOUSING LLC    | 640       | FROST AV     |
| 12066000010190000000 | NEW 19TH HOUSING LLC    | 0644      | FROST AV     |
| 12066000010740000000 | NEW 19TH HOUSING LLC    | 645       | FROST AV     |
| 12066000010730000000 | NEW 19TH HOUSING LLC    | 649       | FROST AV     |
| 12066000010130000000 | NEW 19TH HOUSING LLC    | 674       | FROST AV     |
| 12066000010670000000 | NEW 19TH HOUSING LLC    | 679       | FROST AV     |
| 12066000010700000000 | NEW 19TH HOUSING LLC    | 0665-667  | FROST AV     |
| 10535000040400000000 | NORTEN FRED             | 0191      | FULTON AV    |
| 10646000020730000000 | BARAYANDEMA ALONCE E    | 0036      | GALUSHA ST   |
| 10761000030070000000 | WESTERN FRONTIER LLC    | 375       | GARSON AV    |
| 10761000030270000000 | HAPPYTENANTSREALTY LLC  | 489       | GARSON AV    |
| 10762000030270000000 | PONDER ELIJAH LOREZ JR  | 0667      | GARSON AV    |
| 12082000020230000000 | ROC HOLDINGS 103 LLC    | 678       | GENESEEE ST  |
| 13557000020220000000 | WALTHOUR STUART A       | 1345      | GENESEEE ST  |
| 10680000020140000000 | MCPHERSON ROBERT        | 0141      | GIBBS ST     |
| 12051000030100000000 | GRANGER ELIE            | 0019-19.5 | GLADSTONE ST |
| 10629000010460010000 | ROC HOLDINGS 102 LLC    | 0001      | GLADYS ST    |
| 10621000020200000000 | ORTIZ BENJAMIN M        | 0016-16.5 | GLADYS ST    |
| 10582000010200000000 | IVEY JONATHAN L         | 0011      | GLASSER ST   |
| 10535000010260000000 | TORRANCE HUGH J         | 0046      | GLENDALE PK  |
| 10527000020240000000 | ROC HOLDINGS 103 LLC    | 0083      | GLENWOOD AV  |
| 10526000020600000000 | STAMPS MYRON            | 0324      | GLENWOOD AV  |
| 10534000010030000000 | ROC HOLDINGS 103 LLC    | 371       | GLENWOOD AV  |
| 10525000030630000000 | DAVIS ERIC              | 0420      | GLENWOOD AV  |

|                      |                           |           |                 |
|----------------------|---------------------------|-----------|-----------------|
| 10526000020620000000 | LOVEJOY FLORA             | 0332      | GLENWOOD AV     |
| 10534000010030000000 | ROC HOLDINGS 103 LLC      | 0371      | GLENWOOD AV     |
| 10579000020370000000 | MCCULLOUGH BLEASE         | 0358      | GLIDE ST        |
| 10563000020190000000 | ROC HOLDINGS 103 LLC      | 596       | GLIDE ST        |
| 10668000020350000000 | ISAACS TREY W             | 0077      | GRAND AV        |
| 10668000020380000000 | ALLWRIGHT LLC             | 93        | GRAND AV        |
| 10763000020100000000 | RE 1EMI LLC               | 506       | GRAND AV        |
| 92610000204500000000 | TOTEMIC INTERNATIONAL PRO | 44        | GRAY ST         |
| 12024000010170000000 | LAKE AVE HOLDINGS LLC     | 0372      | HAGUE ST        |
| 12024000010160000000 | SIFKAROVSKI TONY          | 0376      | HAGUE ST        |
| 12155000010280000000 | RUSH JONATHAN G           | 90        | HAMILTON ST     |
| 12151000010030000000 | WEBER EDITH M             | 21        | HARLEM ST       |
| 10629000010140020000 | VALDEZ AMEI               | 0035      | HARRIS ST       |
| 10621000020420000000 | HAMPTON VERONICA          | 0060      | HARRIS ST       |
| 12075000010470000000 | MISTRAL ESTATES LTD (UK)  | 346       | HAWLEY ST       |
| 10761000030440000000 | YERDA ENTERPRISE INC      | 554       | HAYWARD AV      |
| 10753000020380000000 | HLS PROPERTIES INC        | 21        | HAZELWOOD TER   |
| 10754000020010000000 | CORNERSTONE HOMES INC     | 123       | HAZELWOOD TER   |
| 10754000020330000000 | FERNWOOD 1ST INC          | 315       | HAZELWOOD TER   |
| 10745000010740000000 | TRAN THANH MY             | 0077      | HEIDELBERG ST   |
| 10649000030120000000 | MOBC PROPERTIES LLC       | 29        | HELENA ST       |
| 10649000010430000000 | RICOTTA RICHARD           | 0030      | HELENA ST       |
| 09182000030810000000 | AL-HIYARI ZAID            | 0150      | HERALD ST       |
| 12048000020220000000 | THOMAS ONEAL              | 0103-105  | HOBART ST       |
| 10639000020070000000 | ROC HOLDINGS 103 LLC      | 15        | HOELTZER ST     |
| 09180000020700000000 | POLYDORE YANYEE K         | 0060      | HOFF ST         |
| 10634000030150000000 | MISTRAL ESTATES LTD (UK)  | 79        | HOLLISTER ST    |
| 12154000020270000000 | BLAKE JANETT E            | 0049-49.5 | HUBBELL PK      |
| 09149000010450000000 | BOSTON SHAWNTELLE L       | 1354      | HUDSON AV       |
| 12223000010380000000 | POWERS MICHAEL HAROLD     | 166       | HUMBOLDT ST     |
| 12030000010230000000 | LESHOURE WREN             | 145       | INDEPENDENCE ST |
| 12030000010220000000 | PADILLA JUDITH A          | 153       | INDEPENDENCE ST |
| 12071000020590000000 | WILLIAMS CLIFFORD J       | 184       | INGLEWOOD DR    |
| 10642000020500000000 | SANTIAGO & SON PROPERTY   | 33        | IRONDEQUOIT ST  |
| 10581000010720000000 | WHITNEY ST HOLDINGS LLC   | 922       | JAY ST          |
| 12059000010310000000 | AMERICAN HOME REALTY INC  | 439       | JEFFERSON AV    |
| 10631000030440000000 | ROC HOLDINGS 102 LLC      | 670       | JOSEPH AV       |
| 10623000040160000000 | LA FAMILIA SMOKE SHOP LLC | 741       | JOSEPH AV       |
| 12067000030310000000 | 7 KENMORE STREET LLC      | 7         | KENMORE ST      |
| 12058000020700000000 | HOMEWARMING EMPIRE LLC    | 208       | KENWOOD AV      |
| 12058000010190000000 | HOMEWARMING EMPIRE LLC    | 231       | KENWOOD AV      |
| 12058000010060000000 | ROBINSON TRAVIS J         | 0157      | KENWOOD AV      |
| 10770000030210000000 | YERDA ENTERPRISE INC      | 35        | KINGSTON ST     |
| 10771000010720000000 | YERDA ENTERPRISE INC      | 42        | KINGSTON ST     |



|                      |                           |          |               |
|----------------------|---------------------------|----------|---------------|
| 10771000010760030000 | BALIWA DOROTHEE           | 0064     | KINGSTON ST   |
| 10770000030060000000 | YERDA ENTERPRISES INC     | 115      | KINGSTON ST   |
| 12033000010180000000 | YERDA ENTERPRISE INC      | 0026     | KLUEH ST      |
| 09179000010180000000 | RAMOS MARTA               | 0065     | KOHLMAN ST    |
| 13534000010730000000 | MCGOWAN ROOSEVELT         | 20       | KRON ST       |
| 12175000020430000000 | PUGH WILMA                | 226      | LABURNAM CRES |
| 47780000106500000000 | EREDITA' MANAGEMENT LLC   | 4214     | LAKE AV       |
| 47780000106600000000 | EREDITA' MANAGEMENT LLC   | 4222     | LAKE AV       |
| 04777000010280000000 | POLYDORE YANYEE K         | 4231     | LAKE AV       |
| 47700000101500000000 | CIANCIANA PROPERTY MGMNT  | 4313     | LAKE AV       |
| 90810000101600000000 | CAPSAVVY PROPERTIES LLC   | 397      | LAKE VIEW PK  |
| 90810000102700000000 | CAPSAVVY PROPERTIES LLC   | 0331-333 | LAKE VIEW PK  |
| 90730000306900000000 | MOBC PROPERTIES LLC       | 0410-412 | LAKE VIEW PK  |
| 09162000020460000000 | TANGHE FRED               | 0006     | LANG ST       |
| 09180000020060000000 | MCBRIDE DACEY L           | 0063     | LASER ST      |
| 47620000104400000000 | EREDITA' MANAGEMENT LLC   | 150      | LATTA RD      |
| 12165000020040000000 | MINA SAMI                 | 15       | LAWTON ST     |
| 12067000010420000000 | ROC HOLDINGS 103 LLC      | 65       | LENOX ST      |
| 75580000103200000000 | ROC HOLDINGS 103 LLC      | 27       | LENRIET ST    |
| 09171000040220000000 | ROC HOLDINGS 102 LLC      | 0067     | LEO ST        |
| 90310000102800000000 | LOOSE ERIC G              | 0142     | LEOPARD ST    |
| 10666000010350000000 | SHELTON WILLIE B          | 0138     | LEWIS ST      |
| 10666000010350000000 | SHELTON WILLIE B          | 0138     | LEWIS ST      |
| 10666000020200000000 | ROC HOLDINGS 101 LLC      | 0191     | LEWIS ST      |
| 10527000020120000000 | MIKALA BRUCE LEE MIKALA   | 0114     | LEXINGTON AV  |
| 10526000020120000000 | GOD'S HOUSE OF BLESSING   | 0295     | LEXINGTON AV  |
| 10526000020060000000 | RD CONSTRUCTION SOLUTIONS | 341      | LEXINGTON AV  |
| 10574000020070000000 | 78 LIME LLC               | 78       | LIME ST       |
| 10641000030330000000 | FLAGG MARK                | 0048     | LINCOLN ST    |
| 10534000030360000000 | ROC HOLDINGS 103 LLC      | 56       | LOCUST ST     |
| 10534000030520000000 | MOBC PROPERTIES LLC       | 88       | LOCUST ST     |
| 12034000020270000000 | VIS CAPITAL HOLDINGS INC  | 0043     | LOVE ST       |
| 10565000020440000000 | EQUITY TRUST COMPANY FBO  | 487      | LYELL AV      |
| 10771000020390000000 | BOYKINS WILLIE E          | 115      | MACBETH ST    |
| 90580000106400000000 | KIDMAN CASSANDRA M        | 346      | MAGEE AV      |
| 12083000020240000000 | ROC HOLDINGS 103 LLC      | 323      | MAGNOLIA ST   |
| 10578000010250000000 | FUND 1 LLC                | 7        | MALTBY ST     |
| 12083000010820000000 | ALTURKAIT NABIL M M H M   | 0007     | MANILA ST     |
| 12034000020100000000 | FLOUR CITY REHAB LLC      | 385      | MAPLE ST      |
| 10580000010690000000 | FROM HOUSE 2 HOME LLC     | 18       | MARLOW ST     |
| 10580000010710000000 | CG REALTY HOMES LLC       | 22       | MARLOW ST     |
| 10580000010610000000 | HUDSON MATTHEW            | 0023     | MARLOW ST     |
| 10526000020500000000 | ROC HOLDINGS 103 LLC      | 0149     | MARYLAND ST   |
| 10574000010390000000 | ROC HOLDINGS 103 LLC      | 0035     | MASSETH ST    |

|                      |                           |          |              |
|----------------------|---------------------------|----------|--------------|
| 7581000010390000000  | FLEXER CARL JR            | 57       | MAYFLOWER ST |
| 0758000001024000000  | PEPPERS DOROTHY           | 0047     | MAYNARD ST   |
| 1215000001004000000  | WALTHOUR STUART A         | 262      | MEIGS ST     |
| 1075300003016000000  | STRONG ERYCA & VICTOR     | 0061     | MELVILLE ST  |
| 1075400002069000000  | DIMENSIONS PROPERTY MGMNT | 194      | MELVILLE ST  |
| 1075600003037000000  | MCPHERSON CARMEL          | 674      | MERCHANTS RD |
| 4738000020650000000  | SP REALTY INVESTMENTS LLC | 15       | MERIDEN ST   |
| 1353400001034000000  | STOKES TUMIA              | 0136     | MILLBANK ST  |
| 1063500003032000000  | TISDALE JAMES A           | 0078     | MILLER ST    |
| 0917500002044000000  | MLS & JMM LLC             | 0046     | MITCHELL ST  |
| 9175000020040000000  | 106 MOHAWK LLC            | 106      | MOHAWK ST    |
| 1055700003004000000  | HUDSON MATTHEW            | 0443     | MURRAY ST    |
| 1055700004025000000  | PETTWAY ESTELLA           | 0140     | MYRTLE ST    |
| 1056500001077000000  | KNORR MATTHEW             | 0025-27  | MYRTLE ST    |
| 9170000020400000000  | RE 1EMI LLC               | 1299     | N CLINTON AV |
| 1073700001035000000  | RC GRANDE PROPERTIES LLC  | 0972     | N GOODMAN ST |
| 1072900003046000000  | GOLDMAN & COHEN LLC       | 1149     | N GOODMAN ST |
| 1223500001026000000  | KULPA PETER & HELEN       | 215      | NEWCASTLE RD |
| 1064100002021000000  | HONORED ESTATE INC        | 0855     | NORTH ST     |
| 1062500003071000000  | ROC HOLDINGS 101 LLC      | 1021     | NORTH ST     |
| 0915700002017000000  | KLISS JEAN                | 0059     | NORTHLANE DR |
| 9175000030410000000  | HLS PROPERTIES INC        | 54       | ONEIDA ST    |
| 1058200003052000000  | MAX CONSTRUCTION GROUP LL | 0396     | ORANGE ST    |
| 0917000003039000000  | EDWARDS JACQUINN          | 0010     | OSCAR ST     |
| 9170000030550000000  | DRL4 ENTERPRISES LLC      | 11       | OSCAR ST     |
| 0917900004012000000  | 5553 PARDEE INC           | 0055     | PARDEE ST    |
| 0917900002014000000  | 5553 PARDEE INC           | 0056     | PARDEE ST    |
| 0917900004013000000  | ABDUS-SAMAD JIBRIL        | 0059     | PARDEE ST    |
| 0917900002015000000  | JEFFRIES HELEN L          | 0060     | PARDEE ST    |
| 1224700002046000000  | COLEMAN BRUCE D           | 1070     | PARK AV      |
| 1075400003047000000  | YERDA ENTERPRISE INC      | 0400-404 | PARSELLS AV  |
| 10668000010330020000 | KRAUSE-MINIGAN GABRIELE   | 0017     | PECK ST      |
| 1207900001065000000  | SOLES EVAN                | 0180     | PENHURST ST  |
| 1052900003090000000  | ROGERS JAMES              | 0190     | PLANET ST    |
| 9183000001024000000  | 833 PORTLAND LLC          | 0833-835 | PORTLAND AV  |
| 1208000001042000000  | BILLETT PATRICIA Y        | 0397     | POST AV      |
| 9043000002054000000  | TRUST ATREUS              | 0136     | PRIMROSE ST  |
| 1063600003021000000  | ROC HOLDINGS 103 LLC      | 37       | PRISCILLA ST |
| 1064000001067000000  | BAXTRUM NICOLE            | 0044     | QUAMINA DR   |
| 9059000010020000000  | RENDER SHARON D B         | 374      | RAINES PK    |
| 9059000010010000000  | ALFIERI MARK D            | 380      | RAINES PK    |
| 1052600003045000000  | YARI ITAY                 | 0025     | RAINIER ST   |
| 10639000040110010000 | RICOTTA RICHARD           | 0059     | RAUBER ST    |
| 1207100004047000000  | SCOTT VICTORIA C          | 0258     | RAVENWOOD AV |

|                      |                           |          |                |
|----------------------|---------------------------|----------|----------------|
| 10534000030090000000 | EREDITA' MANAGEMENT LLC   | 353      | RAVINE AV      |
| 10534000030280000000 | EREDITA' MANAGEMENT LLC   | 0225-227 | RAVINE AV      |
| 10535000040810000000 | SANCHEZ JOSE TOMAS        | 0187     | RAVINE AV      |
| 09171000020250000000 | PARKER HANNAH             | 0442     | REMINGTON ST   |
| 09163000020220000000 | CONTRERAS CARLOS          | 0550     | REMINGTON ST   |
| 12060000020430000000 | JONES SYLVESTER JR        | 0179     | REYNOLDS ST    |
| 12060000020440000000 | JONES SYLVESTER JR        | 0181     | REYNOLDS ST    |
| 12166000020660000000 | BELL SHANNON              | 205      | RICHARD ST     |
| 12022000010130000000 | PARRISH BRUCE A & YVONNE  | 36       | RIDDLE ST      |
| 90420000102300000000 | MR DEEDS LLC              | 302      | RIDGEWAY AV    |
| 09041000030400000000 | BOSTON SHAWNTELLE L       | 0414-416 | RIDGEWAY AV    |
| 12056000030490000000 | ROC HOLDINGS 103 LLC      | 39       | RINGLE ST      |
| 12056000030510000000 | MARATHON CONTINUES LLC    | 0049-51  | RINGLE ST      |
| 47780000103300000000 | MILES DAVID H             | 240      | RIVER ST       |
| 12177000010210000000 | HARBOR TOWN PROPERTIES    | 12       | RIVERVIEW PL   |
| 12177000010240000000 | HARBOR TOWN PROPERTIES    | 21       | RIVERVIEW PL   |
| 12177000010180000000 | HARBOR TOWN PROPERTIES    | 28       | RIVERVIEW PL   |
| 12180000010750000000 | KONTORSKY ALEX            | 12       | ROCKINGHAM ST  |
| 13624000020140000000 | CAMPBELL WILMA            | 209      | ROCKINGHAM ST  |
| 10556000020230000000 | MOBC PROPERTIES LLC       | 23       | ROGERS AV      |
| 13531000020160000000 | CAPSAVVY PROPERTIES LLC   | 47       | ROSALIND ST    |
| 10747000030550000000 | BRIEN JEAN E              | 0380     | ROSEWOOD TER   |
| 10630000040720000000 | 22 ROTH STREET LLC        | 0022     | ROTH ST        |
| 09181000010430000000 | BRITTON ELIZA JANE        | 0086     | ROYCROFT DR    |
| 09182000020090000000 | THOMAS DEXTER R           | 0169     | ROYCROFT DR    |
| 91820000106400000000 | AGS STREET MANAGEMENT COR | 204      | ROYCROFT DR    |
| 91820000105900000000 | ROC HOLDINGS 102 LLC      | 228      | ROYCROFT DR    |
| 10573000020930000000 | ROC HOLDINGS 103 LLC      | 29       | RUGRAFF ST     |
| 12159000020610000000 | GRIFFIN JUDY              | 278      | RUTGERS ST     |
| 12166000010480000000 | TINSLEY CORY              | 538      | S GOODMAN ST   |
| 12151000010830000000 | VOTSIS ELISAVET           | 0222-224 | S GOODMAN ST   |
| 12169000040640000000 | LAWSON ANNA & ANDREA      | 0810-812 | S PLYMOUTH AV  |
| 12169000020590000000 | JONES KEVIN D             | 0847-849 | S PLYMOUTH AV  |
| 13528000020080000000 | ASHFORD EDITH MAE EST OF  | 1194     | S PLYMOUTH AV  |
| 10643000040630000000 | S O L CONTRACTING AND     | 96       | SANDER ST      |
| 12075000030420000000 | V O J P MARKET REALTY     | 4        | SCHWARZ ST     |
| 10673000020510000000 | RICHARDS XANNEE           | 0326     | SCIO ST        |
| 13557000020150000000 | ALLEN YVONNE              | 77       | SCOTTSVILLE RD |
| 13557000020130000000 | HAWKEYE TRANSPORTATION    | 83       | SCOTTSVILLE RD |
| 10637000020380000000 | CHAMBERS DEEANNA          | 0022     | SCRANTOM ST    |
| 10651000020680000000 | ROC HOLDINGS 103 LLC      | 144      | SECOND ST      |
| 10651000010160000000 | MOBC PROPERTIES LLC       | 185      | SECOND ST      |
| 90830000105300000000 | MR DEEDS LLC              | 68       | SELYE TER      |
| 90810000103900000000 | HICKORY CAPITAL PARTNERS  | 330      | SELYE TER      |

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|----------------------|---------------------------|----------|----------------|
| 09139000010620000000 | GISSIN KATKLEEN           | 0386     | SENECA AV      |
| 9059000030120000000  | WIESENTHAL LARA/DEOSARAN  | 0167     | SENECA PKWY    |
| 10652000020470000000 | HICKORY CAPITAL PARTNERS  | 0144-146 | SEVENTH ST     |
| 12169000010090000000 | STEWART ERNEST            | 0269     | SEWARD ST      |
| 12076000020550000000 | HLS PROPERTIES INC        | 367      | SEWARD ST      |
| 10558000010190000000 | HOWARD TAMMY/WILLIAMSON   | 0187     | SHERMAN ST     |
| 10558000010160000000 | ROC HOLDINGS 103 LLC      | 199      | SHERMAN ST     |
| 12064000030320000000 | ATREUS TRUST              | 118      | SHERWOOD AV    |
| 10660000020530000000 | PONDER JAMES              | 0020-22  | SHORT ST       |
| 12035000020630000000 | ESPINA PHILIP G           | 0141     | SILVER ST      |
| 10660000020730000000 | ASIF KHAN MINHAS LLC      | 19       | SIXTH ST       |
| 10652000020720000000 | FORBES ELIZA              | 0130     | SIXTH ST       |
| 10652000020730000000 | FORBES ELIZA              | 0134     | SIXTH ST       |
| 10656000010290000000 | COMMUNITY MUTUAL INC      | 27       | SKUSE ST       |
| 10575000020700000000 | HOMEWARMING EMPIRE LLC    | 658      | SMITH ST       |
| 09173000010460000000 | SHEPARD WILLIAM JR        | 0094     | SOBIESKI ST    |
| 7549000020450000000  | WILT BARRY                | 185      | SOUTHAMPTON DR |
| 13654000020680000000 | MONTGOMERY LISA           | 0133     | SOUTHVIEW TER  |
| 10568000010510000000 | PROPERTY MANAGEMENT CM    | 0159     | SPENCER ST     |
| 10635000010240000000 | RIOPROP HOLDINGS LLC      | 0024     | SPIEGEL PK     |
| 10625000020340000000 | ROC HOLDINGS 102 LLC      | 30       | ST JACOB ST    |
| 61210000103000000000 | REYNOLDS JOHN             | 0022     | ST JOHNS PK    |
| 90320000104800000000 | SEQUOIA LENDING GROUP LLC | 296      | STEKO AV       |
| 90320000107700000000 | DIVINE ESSENCE ENTERPRISE | 337      | STEKO AV       |
| 13527000030140000000 | 81-83 STRATFORD PARK LLC  | 0081-83  | STRATFORD PK   |
| 12167000030520000000 | DALTON WILLIAM J          | 2        | SUMNER PK      |
| 12034000020670000000 | HOMEWARMING EMPIRE LLC    | 83       | TAYLOR ST      |
| 13541000020030000000 | PLUMMER ELSIE             | 290      | TERRACE PK     |
| 10659000020600000000 | HLS PROPERTIES INC        | 59       | THIRD ST       |
| 12049000010840000000 | HLS PROPERTIES INC        | 20       | THORNDALE TER  |
| 10630000010160000000 | BOSTON SHAWNTELLE L       | 0031     | TREYER ST      |
| 90390000100800000000 | DIVINE ESSENCE ENTERPRISE | 0071     | TRUESDALE ST   |
| 10759000020430000000 | BAKER COLEEN S            | 150      | TRYON PK       |
| 09167000030230000000 | WELTE CARL                | 0071     | TURPIN ST      |
| 09154000010930000000 | HAUSMAN LEE S             | 0076     | TYLER ST       |
| 09171000030080000000 | ROC HOLDINGS 102 LLC      | 0028     | VAN STALLEN ST |
| 13540000020110000000 | SULLIVAN ROSEMARY         | 47       | VIRGINIA AV    |
| 10652000030230000000 | BENTON DORIS              | 0044     | WABASH ST      |
| 10583000030110000000 | RE 2EMI LLC               | 47       | WALNUT ST      |
| 12049000020480000000 | A&E REAL ESTATE GROUP LLC | 22       | WARWICK AV     |
| 12137000020450000000 | DAVIS WILLIAM             | 0011     | WAVERLY PL     |
| 12058000020240010000 | FANIEL SHERRY ANN         | 0004     | WAYNE PL       |
| 09172000010460000000 | RC GRANDE PROPERTIES LLC  | 0236     | WEAVER ST      |
| 10660000030650000000 | HAPPY TENANT REALTY LLC   | 29       | WEBSTER CRES   |

|                      |                           |          |               |
|----------------------|---------------------------|----------|---------------|
| 12049000020380000000 | SIMMONS AVERY             | 0075     | WELLINGTON AV |
| 12066000030810000000 | NEW 19TH HOUSING LLC      | 248      | WELLINGTON AV |
| 12065000020120000000 | NEW 19TH HOUSING LLC      | 253      | WELLINGTON AV |
| 12066000030780000000 | NEW 19TH HOUSING LLC      | 264      | WELLINGTON AV |
| 12065000020100000000 | NEW 19TH HOUSING LLC      | 0241-243 | WELLINGTON AV |
| 13526000010220000000 | NIX VALERIE               | 0029     | WEST HIGH TER |
| 13531000010560000000 | WIMS JOHN C               | 0465-467 | WESTFIELD ST  |
| 61770000204800000000 | CRANE KATHLEEN            | 175      | WESTON RD     |
| 10570000020150000000 | DIVINE ESSENCE ENTERPRISE | 137      | WETMORE PK    |
| 09172000040400000000 | GIECEWICZ KRYSZYNA        | 0072     | WEYL ST       |
| 10574000020030020000 | RUSH NINA M               | 0281     | WHITNEY ST    |
| 12027000020250000000 | TORRES MARGARITA          | 0117     | WILDER ST     |
| 12025000030440000000 | CORNHILL PROPERTIES LLC   | 0447     | WILDER ST     |
| 47380000104000000000 | DIAMOND GLOBAL MANAGEMENT | 35       | WILDER TER    |
| 47380000207200000000 | HANNON WILLIAM C          | 0032     | WILDER TER    |
| 10624000020320000000 | 28 OSCAR STREET LLC       | 335      | WILKINS ST    |
| 10626000010580000000 | GROSS JERMAINE            | 0587     | WILKINS ST    |
| 10626000010790000000 | MISTRAL ESTATES LTD (UK)  | 638      | WILKINS ST    |
| 10549000030130000000 | DITUCCI SAMUEL J          | 0011     | WILLOW ST     |
| 10665000020510000000 | REDEEMING WORD CHRISTIAN  | 0064-66  | WOODWARD ST   |
| 12034000010550000000 | 278 ALLEN STREET LLC      | 33       | WRIGHT ST     |
| 12042000020030000000 | DUTCHTOWN HOLDINGS LLC    | 90       | YORK ST       |
| 12042000010210000000 | ROC HOLDINGS 103 LLC      | 99       | YORK ST       |
| 12034000010310000000 | JSA PROPERTY MGMNT LLC    | 0131     | YORK ST       |

The question of the adoption of the foregoing Resolution No. 10 of 2022 was duly put to a vote on roll call, which resulted as follows:

|                | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------|
| John Fornof    |     |     |         | X      |
| Erik Frisch    | ✓   |     |         |        |
| LaShay Harris  | ✓   |     |         |        |
| Kurt Martin    | ✓   |     |         |        |
| James Smith    |     |     |         | X      |
| 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 11, 2022**.

Attest:



Secretary



## **POLICY GOVERNING THE ACQUISITION OF REAL PROPERTY BY THE ROCHESTER LAND BANK CORP.**

The acquisition of real property by the Rochester Land Bank Corp., herein referred to as the Land Bank, shall be governed by the general guidelines set forth in this policy, and shall at all times be consistent with the provisions of § 1600 of the New York Not-for-profit Corporation Law (the "Land Bank Act") and all applicable Federal, State, and local laws, rules, regulations and ordinances.

### **1. Coordination with City of Rochester initiatives**

Properties acquired shall support the mission of the Land Bank in alignment with the City of Rochester's redevelopment strategies, municipal goals and objectives. Criteria for acquisition shall include an analysis to determine that Land Bank action and involvement will achieve a desired objective in a manner that is more cost effective, timely, brings greater benefits and/or adds value, as an alternative to the City of Rochester's existing real estate programs and practices. Costs associated with Land Bank transactions will be projected, including costs of acquisition, management and disposal. Whenever possible, a statement will be provided illustrating program or municipal savings or expenses as a result of specifically using the Land Bank as a development tool.

### **2. Board Approval**

Acquisitions shall be approved by the Board prior to conveyance of title. Purchases of real property undertaken to meet the requirements of a grant previously accepted by the Board or for which the total cost of acquisition is no more than \$25,000 are hereby delegated to be within the authority of the Acquisition Committee of the Land Bank, subject to the Committee's adherence to the guidance of this Policy Governing Real Property acquisitions in its entirety. Acquisitions that are within the authority of the Acquisition Committee must be approved by a unanimous vote of the Committee and the terms of any contract or agreement concerning such acquisition shall be approved by the Committee. Any real property acquisition outside of this delegated authority must be approved by a majority vote of the Board and the terms of any contract or agreement concerning the purchase, lease, license, acceptance of any easement or donation, or other acquisition of any interest in real property, shall be approved by the board.

### **3. Ownership by Land Bank**

Pursuant to § 1609(a) of the Land Bank Act, the Land Bank shall hold in its own name all real property acquired by the Land Bank irrespective of the identity of the transferor of the property.

### **4. Authorized Signatory**

The Board delegates to the Executive Director of the Land Bank the authority to enter into and execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property to the Land Bank. The Executive Director has responsibility and authority for carrying out the directives of the Board with regard to acquisition of property. All contracts shall be executed in the name of the Land Bank. In the event that the Executive Director is



unavailable, unable, or unwilling to carry out this responsibility, the Board President shall have authority to act in this capacity.

## **5. Geographic Area Limitation**

The Land Bank will operate within the City of Rochester and shall not own any property outside the jurisdictional boundaries of the City of Rochester.

## **6. Purpose for Acquisition**

The Land Bank shall give consideration to the following factors in making a determination to acquire real property:

- Proposals and requests by governmental entities that identify specific properties for ultimate use, including redevelopment and public purposes
- Proposals and requests by non-profit corporations that identify specific properties for ultimate acquisition and redevelopment
- Residential properties which are suitable for owner occupancy with an appropriate level of rehabilitation
- Improved properties that are the subject of an existing order for demolition of the improvements and properties that meet the criteria for demolition of improvements
- Real property acquisition that supports strategic neighborhood stabilization and revitalization plans, including nondevelopment use that enhances quality of life
- Opportunities to create an assemblage to aggregate land for development
- Properties that will generate income to support the mission, purpose and operations of the Land Bank
- Acquisitions whereby the Land Bank may accomplish correction of title issues, financial constraints and other failures in the marketplace that prevent real property from being utilized for its intended purpose or being developed to its highest and best use
- Conduit transfers entailing the sequential acquisition and disposition of property according to an approved disposition strategy
- Acquisition of real property located in areas where opportunities exist to maintain and increase owner occupancy; preserve stability in viable neighborhoods; assist in halting neighborhood decline and/or foster development in areas that are non-viable for private investment

## **7. Acquisition Methods**

The Land Bank may acquire real property, or any interest in real property, by the following methods:

- conveyance of title from the City of Rochester,
- through a City tax foreclosure auction by placing a bid in accordance with the Land Bank Act
- by acceptance of donation from public or private entities or individuals
- by purchase from public or private entities or individuals
- by placing a bid at auction, including but not limited to, auctions for foreclosure of Monroe County taxes, or mortgage liens
- on any terms and conditions permitted pursuant to the Land Bank Act.

## **8. Trump Bid / Credit Bid**

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.

## **9. Option to Purchase Real Estate**

The Land Bank may acquire an option to purchase real property for a specified percentage of the purchase price with a negotiated time frame to be negotiated by the Land Bank. This payment will be credited to the sale price at closing. If closing does not occur, the fee shall be forfeited. All option agreements are subject to all policies and procedures of the Land Bank pertaining to property acquisitions.

## **10. Operational and Financial Capacity**

The Land Bank shall acquire real property only in the event it has operational and financial capacity to complete the requirements of the transaction.

## **11. Planned Disposition Strategy**

A planned disposition strategy that furthers community development objectives, along with an estimate of the length of the holding period, must be identified prior to acquisition. The disposition strategy may include holding the property in ownership by the land bank for a period of time, demolition, sale to a developer or other strategies. In all cases involving conduit transfers, a transaction agreement must be approved in advance and executed by the Land Bank and the Transferee. Such a transaction agreement will generally be in the form of an Acquisition and Disposition Agreement prepared in accordance with this Policy.

## **12. Characteristics of Real Property**

Acquisition of real property by the Land Bank from entities other than the City of Rochester or County of Monroe shall be limited to property that is tax delinquent, tax foreclosed, vacant or abandoned; provided however that the Land Bank may purchase other real estate consistent with an approved development plan.

Acquired properties may include, but are not restricted to the following categories:

- parcels of vacant land
- parking lots
- parcels improved with high or low-density residential, commercial, mixed-use, special use, parking/storage or industrial structures

## **13. Purchase Price**

Purchase price shall not exceed the fair market value of the real property, as determined by an appropriate method of valuation such as a Broker Price Opinion, appraisal or comparative market analysis performed by Land Bank staff or a qualified independent real estate professional, as further

defined in Land Bank procedures, by the greater of \$5,000 or 10% (ten percent) of said value. Any payment of purchase price in excess of the fair market value shall be at the sole discretion of the Executive Director. Closing costs and related acquisition expenses shall not exceed what is reasonable and typical in the local market.

#### **14. Environmental**

An environmental review will be conducted prior to acquisition of any real property that is currently, or was formerly, used for commercial or industrial purposes, or any property where contamination is suspected.

#### **15. Title**

All real property must be conveyed to the Land Bank with insurable title, free of outstanding liens or encumbrances, including taxes, special assessments, water and refuse bills, and any other charges assessed by the City of Rochester and County of Monroe subject to such exceptions as specifically authorized by the board of directors. In no event shall property be acquired where outstanding liens and/or encumbrances exceed the fair market value. All property must be conveyed with insurable title. It may be possible for lien holders to donate their interests in a property.

#### **16. Boundary Lines**

The Land Bank may grant and accept easements to resolve boundary line title tissues, including building encroachments between adjoining parcels and fence encroachments. The Executive Director may authorize boundary line agreements and driveway agreements with the owners of parcels adjacent to Land-Bank owned parcels, without conveyance of ownership. Consideration for said easements and agreements may be set at \$1 (payment waived).

#### **17. Acknowledgment of Donated Property**

The Land Bank will not determine the value of donated property for the purpose of tax benefits, but will provide a letter describing the property donated.

#### **18. Property Management**

The Land Bank will either provide directly or obtain appropriate property management services for all assets it owns. Prior to authorizing the acquisition of a property, the Board shall ensure that maintenance responsibilities will be addressed via an agreement that is specific to a certain acquisition, through an agreement between the Land Bank and the City of Rochester, or by another method. Management responsibilities may include, but not be limited to any of the following:

- Payment of all charges attributable to the property during the holding period, including property taxes, assessment charges, water and refuse charges, and utility expenses
- Grass cutting, debris removal, tree maintenance, and snow removal
- Structural maintenance and/or repair necessary to protect the investment of the Land Bank, secure a structure or land against unauthorized entry or correct an immediate danger
- Discretionary repairs to comply with codes or improve marketability

- Legal costs including potential evictions, leases, tenant or prior owner workouts, clearing of title, representation for acquisition, representation for disposition, and any other legal costs to be incurred by the Land Bank during the Holding Period
- Marketing costs
- Appraisal services
- Environmental costs required prior to disposing of the property, including but not limited to asbestos removal, lead paint remediation, removal and disposal of hazardous substances
- The maintenance requirements imposed by N-PCL § 1608(d).

## **19. Inventory List**

Pursuant to N-PCL §§ 1608(h) and 1608(i), within one week of the acquisition of any parcel of real property, the Land Bank shall inventory the acquired parcel in a publicly available inventory list. The list shall include the following details regarding every parcel of real property so acquired: 1) the location 2) the purchase price 3) the current assessed value 4) any amount owed to a locality for real property taxation and 5) any conditions or restrictions applicable to the property. Every parcel of real property acquired by the Land Bank shall remain on the inventory list at least one week prior to any disposal of any interest in said real property.

## **20. Exceptions to Policy**

Any exception to the policy governing acquisitions shall be taken to the governing body of the Land Bank for approval.

## **21. Annual Review and Amendments of Policy**

This Policy is subject to modification and amendment at the discretion of the Board in accordance with the PAL § 2800 and N-PCL §520. The Policy shall be reviewed and approved annually by the Land Bank Board. On or before March 31<sup>st</sup> of each year, the Policy most recently reviewed and approved including the name of the Contracting Officer shall be filed with the Comptroller of the State and posted on the Land Bank's website.

The question of the adoption of the foregoing Resolution No. 11 of 2022 was duly put to a vote, which resulted as follows:

|                | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------|
| John Fornof    |     |     | X       |        |
| Erik Frisch    | ✓   |     |         |        |
| LaShay Harris  | ✓   |     |         |        |
| Kurt Martin    | ✓   |     |         |        |
| James Smith    |     |     | X       |        |
| 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 11, 2022**.

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 **October 11, 2022 at 4:00 p.m.**

The following directors of the Land Bank were:

|                          | PRESENT: | ABSENT: |
|--------------------------|----------|---------|
| Carol Wheeler, Chair     | ✓        |         |
| Erik Frisch, Vice-Chair  | ✓        |         |
| John Fornof, Treasurer   |          | X       |
| LaShay Harris, Secretary | ✓        |         |
| Kurt Martin              | ✓        |         |
| James Smith              |          | X       |
| 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

*LaShay Harris*  
*Kurt Martin*

Resolution No. 12 of 2022

TO ENTER INTO AN AGREEMENT WITH THE HOUSING TRUST FUND CORPORATION AND THE OFFICE OF COMMUNITY RENEWAL TO FOR A LAND BANK INITIATIVE PHASE I GRANT

WHEREAS, the NYS Budget allocated \$50 million for a one-time program for services and expenses of Land Banks which the Housing Trust Fund Corporation (HTFC) and NYS Homes & Community Renewal's Office of Community Renewal (OCR) will make available in two phases to support Land Bank services and expenses. Up to \$15 million will be made available to support Land Bank operations through the 2022 Land Bank Initiative Phase I Grant;

WHEREAS, subject to an application submitted in September 2022, Rochester Land Bank Corporation has been awarded \$100,000 in Land Bank Initiative Phase I funding to be expended within twelve months for personnel, insurance and property maintenance costs;

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;

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 Housing Trust Fund Corporation for a one-year term with two one-year options to expend grant funds in the amount of \$100,000 to reimburse the City of Rochester for employee expenses for Land Bank staff, for necessary insurance for land bank activities and for property maintenance for properties within Land Bank control.

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. 12 of 2022 was duly put to a vote, which resulted as follows:

|                | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------|
| John Fornof    |     |     |         | X      |
| Erik Frisch    | ✓   |     |         |        |
| LaShay Harris  | ✓   |     |         |        |
| Kurt Martin    | ✓   |     |         |        |
| James Smith    |     |     |         | X      |
| 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 11, 2022**.

Attest:

  
Secretary