

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 **February 18, 2021 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	
Condenssa Brown	X	
Kurt Martin		X

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Paul J. Scuderi Executive Director
 Patrick Beath, Esq. Corporation Counsel’s office

The following resolution was offered by LaShay Harris.
 seconded by Kim Jones:

Resolution No. 1 of 2021

AUTHORIZING MEMBERSHIP IN THE NEW YORK LAND BANK ASSOCIATION FOR 2021 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 2021, 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 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.

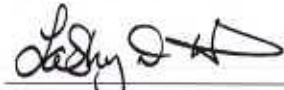
The question of the adoption of the foregoing Resolution No. 1 of 2021 was duly put to a vote, which resulted as follows:

	Aye	Nay	Abstain	Absent
Condensessa Brown	X			
LaShay Harris	X			
Kim Jones	X			
Kurt Martin				X
Dana Miller	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 **February 18, 2021**.

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 15, 2021 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	
Condenessa Brown	X	
Kurt Martin	X	
Unfilled Position		

The following resolution was offered by Kim Jones,
seconded by Kurt Martin :

Resolution No. 2 of 2021

APPROVING 2022 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.

Budget Report for Rochester Land Bank Corporation Fiscal Year Ending 6/30/22

Budget & Financial Plan:	Last Year (Actual) 2020	Current Year (Estimated) 2021	Proposed (Adopted) 2022	Proposed 2023	Proposed 2024	Proposed 2025
<u>REVENUE & FINANCIAL SOURCES</u>						
Operating Revenues			\$ 23,000			
Charges for Services						
Rentals & Financing Income						
Other Operating Revenues	\$ 250,963	\$ 157,910	\$ 75,000	\$ 50,000	\$ 25,000	\$ 25,000
Non-Operating Revenues						
Investment Earnings						
State Subsidies / grants	\$ 729,948	\$ 818,529				
Federal Subsidies / grants			\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Municipal Subsidies / grant						
Public Authority Subsidies						
Other Non-Operating Revenues						
Proceeds from the issuance of debt						
Total Revenues & Financing Sources	\$ 980,911	\$ 976,439	\$ 598,000	\$ 550,000	\$ 525,000	\$ 525,000
<u>EXPENDITURES</u>						
Operating Expenditures						
Salaries and Wages	\$ 90,562	\$ 94,887				
Other Employee Benefits						
Professional Services Contracts	\$ 7,141	\$ 5,400	\$ 1,100	\$ 300	\$ 300	\$ 300
Supplies and Materials	\$ 250	\$ 100	\$ 300	\$ 300	\$ 300	\$ 300
Other Operating Expenditures	\$ 1,047,775	\$ 1,019,426	\$ 450,197			
Non-Operating Expenditures						
Payment of principal on bonds & financing arrangements						
Interest and other financing charges						
Subsidies to other public authorities						
Capital Asset Outlay						
Grants and Donations						
Other Non-Operating Expenditures	\$ 5,129	\$ 4,579	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Total Expenditures	\$ 1,150,857	\$ 1,124,392	\$ 455,597	\$ 4,600	\$ 4,600	\$ 4,600
Capital Contributions						
Excess (deficiency) of revenues & capital contributions over expenditures	\$ (169,946)	\$ (147,953)	\$ 142,403	\$ 545,400	\$ 520,400	\$ 520,400
		2				

The authority's budget, as presented to the Board of Directors, is posted on the following website:

The question of the adoption of the foregoing Resolution No. 2 of 2021 was duly put to an electronic vote, which resulted as follows:

	Aye	Nay	Abstain	Absent
Condenessa Brown	X			
LaShay Harris	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 **April 15, 2021**.

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 15, 2021 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	
Condenessa Brown	X	
Kurt Martin	X	
Unfilled Position		

The following resolution was offered by LaShay Harris,
 seconded by Kim Jones;

Resolution No. 3 of 2021

**AUTHORIZING AN AGREEMENT FOR PURCHASE OF
 6 MADISON STREET**

WHEREAS, the City of Rochester (“City”) is the owner of the following parcel of real property (“the Property”) in the City of Rochester, County of Monroe, State of New York:

Address
 6 Madison Street

SBL Number
 120.36-1-28.002

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, the Land Bank entered into an agreement with Enterprise Community Partners to on May 27, 2020 to modify and extend the terms of said contract which included a special project whereby the Land Bank would use Enterprise-supplied grant funding to subsidize the rehabilitation of the Property.

WHEREAS, the City and the Land Bank desire to enter into a Purchase and Sale Agreement (“PSA”), by which the City will convey to the Land Bank title to the Property;

WHEREAS, once it is acquired by the Land Bank and for as long as the Land Bank continues to own the Property, it will be secured and managed to minimize or avoid deterioration or other adverse impacts on the neighborhood by personnel and services provided by the City of Rochester at no cost to the Land Bank pursuant to an existing Shared Services Agreement;

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

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

WHEREAS, Section 1607(21) of the Land Bank Act grants the Land Bank the power to do all things necessary to achieve its objectives and purposes;

WHEREAS, the fair market value of the Property as established by an appraisal dated February 24, 2020 by Bruckner, Tillett, Rossi, Cahill & Associates is \$8,000;

WHEREAS, the City proposes to sell the Property to the Land Bank for the sum of EIGHT THOUSAND and no/100ths DOLLARS (\$8,000.00); and

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 of Directors finds that the proposed acquisition of the property is in conformance with the Land Bank's Acquisition Policy.

Section 3. The Executive Director is authorized and directed to execute a Purchase and Sale Agreement with the City for the purchase of the parcel at 6 Madison Street, SBL No. 120.36-1-28.002.

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. 3 of 2021 was duly put to a vote, which resulted as follows:

	Aye	Nay	Abstain	Absent
Condensessa Brown	X			
LaShay Harris	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 **April 15, 2021**.

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 20, 2021 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
Condessa Brown	X	
Kurt Martin	X	
Unfilled Position		

The following resolution was offered by
seconded by

Kurt Martin
Kim Jones :

Resolution No. 4 of 2021

**TO ENTER INTO AGREEMENT TO CARRY OUT ACTIVITIES FOR THE EXPANDED
HOMEBUYER ASSET PROTECTION INITIATIVE**

WHEREAS, in accordance with this Board's Resolution No. 16 of 2020, the Land Bank entered into a contract with Consumer Credit Counseling Service of Rochester (CCCS) for CCCS to carry out the activities approved as part of the Community Revitalization Initiative – Round 4.2 through the Homebuyer Asset Protection Initiative (HAPI) pilot program for the period October 1, 2020 – June 30, 2021, as funded by a grant awarded by Enterprise Community Partners, Inc.

WHEREAS, CCCS has been awarded a grant by Enterprise Community Partners as part of the Call for Ideas (CFI) program to carry out an expanded HAPI program which includes provisions for property appraisals, land surveys, homebuyer training, post-sale follow up and matching repair grants for the period January 1, 2021 through March 31, 2022.

WHEREAS, CCCS and the Land Bank desire to enter into a contract whereby the Land Bank will obtain appraisals and land surveys on behalf of the expanded HAPI program in an amount not to exceed \$23,000.

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

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

The question of the adoption of the foregoing Resolution No. 4 of 2021 was duly put to a vote, which resulted as follows:

	Aye	Nay	Abstain	Absent
Condenessa Brown	x			
LaShay Harris				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 **May 20, 2021**.

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 via teleconference hosted at City Hall, 30 Church Street, Rochester, New York 14614 on **July 15, 2021 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	
Condenessa Brown	X	
Kurt Martin	X	
Unfilled Position		

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 Kurt Martin:

Resolution No. 5 of 2021

APPROVING SALE OF 6 MADISON 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. 3 of 2021 authorized the Land Bank to acquire the property at 6 Madison Street, SBL #120.36-1-28.002, (the “Subject Property”) from the City of Rochester for \$8,000. The property was acquired using CRI IV monies;

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, the Land Bank entered into an agreement with Enterprise Community Partners on May 27, 2020 to modify and extend the terms of said contract which included a special project whereby the Land Bank would use Enterprise-supplied grant funding to subsidize

the rehabilitation of the Subject Property.

WHEREAS, Section 7 of the Land Bank's Policy Governing the Disposition of Real Property authorizes the sale by Request for Proposal;

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, in response to the Request for Proposal issued by the Land Bank on May 29, 2021, Rosario Home Improvements submitted the approved proposal for the purchase and rehabilitation of the Subject Property and desires to enter into a Purchase and Sale Agreement whereby the Land Bank will convey title to the Subject Property in consideration of \$8,000, plus the cost of recording fees, together with entering into a Project Agreement for a grant of up to \$100,000 to rehabilitate the structure within nine (9) months;

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 at no more than HUD Fair Market Rent levels for a period of ten (10) years from the date of Certificate of Occupancy is obtained;

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 Rosario Home Improvements in consideration of \$8,000, plus the cost of recording fees, together with entering into a Project Agreement for a grant of up to \$100,000 to rehabilitate the structure within nine (9) months and subject to a restrictive covenant requiring both units of the Subject Property to be rented at no more than HUD Fair Market Rent levels for a period of ten (10) years from the date Certificate of Occupancy is obtained.

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.

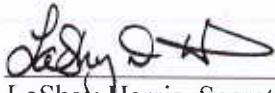
The question of the adoption of the foregoing Resolution No. 5 of 2021 was duly put to a vote, which resulted as follows:

	Aye	Nay	Abstain	Absent
Condnessa Brown	X			
LaShay Harris	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 **July 15, 2021**.

Attest:



LaShay Harris, Secretary

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened via online teleconference on **September 21, 2021 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:
Dana Miller, Chair	X	
Carol Wheeler, Vice-Chair	X	
Kim Jones, Treasurer	X	
LaShay Harris, Secretary	X	
Kurt Martin	X	
Katy Hasselwander	X	
Unfilled Position		

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by Kim Jones
seconded by LaShay Harris:

Resolution No. 6 of 2021

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.

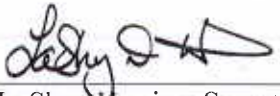
The question of the adoption of the foregoing Resolution No. 6 of 2021 was duly put to a vote which resulted as follows:

	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 **September 21, 2021**.

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 **November 19, 2021 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 resolution was offered by Kurt Martin,
seconded by Carol Wheeler:

Resolution No. 7 of 2021

TO ENTER INTO AN AGREEMENT WITH HOME HEADQUARTERS TO ESTABLISH AN ACQUISITION AND REHABILITATION LOAN FUND FOR LAND BANK PURCHASERS

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 engage in strategic blight removal as part of the Community Revitalization Initiative – Round 4.

WHEREAS, the Land Bank entered into an agreement with Enterprise on July 7, 2021 to modify and extend the terms of said contract.

WHEREAS, Enterprise and the Land Bank have determined that the grant objectives of strategic blight removal can be achieved through the establishment of an acquisition and rehabilitation fund for homeowners purchasing Land Bank properties.

WHEREAS, HOME HeadQuarters and the Land Bank desire to enter into a memorandum of understanding whereby the Land Bank will invest \$100,000 to provide a loss reserve that HOME HeadQuarters will leverage at a minimum ratio of five to one to provide acquisition and rehabilitation financing to Land Bank purchasers who intend to reside in the property as owner-occupants.

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 a memorandum of understanding with HOME Headquarters whereby they will provide acquisition and rehabilitation financing to qualified purchasers of Land Bank properties, as funded by a grant awarded by Enterprise Community Partners, Inc. and by the fiscal year 2022 funds provided by the City of Rochester.

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.

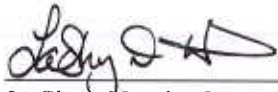
The question of the adoption of the foregoing Resolution No. 7 of 2021 was duly put to a vote, which resulted as follows:

	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 **November 19, 2021**.

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 **November 19, 2021 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 resolution was offered by Kim Jones,
seconded by Katy Hasselwander:

Resolution No. 8 of 2021

**AUTHORIZING AN AGREEMENT FOR PURCHASE OF
92 HUDSON AVENUE FROM THE CITY OF ROCHESTER**

WHEREAS, the City of Rochester (“City”) is the owner of the following parcel of real property (“the Property”) in the City of Rochester, County of Monroe, State of New York:

<u>Address</u>	<u>SBL Number</u>
92 Hudson Avenue	106.64-3-25

WHEREAS, in accordance with this Board's Resolution No. 7 of 2021, the Land Bank will use the grant funds remaining from the Community Revitalization Initiative – Round to partner with HOME HeadQuarters to provide acquisition and rehabilitation financing to Land Bank purchasers who intend to reside in the property as owner-occupants.

WHEREAS, the occupant(s) of the Property desire to purchase and rehabilitate the Property for use as their primary residence.

WHEREAS, the Property appears to be suitable for rehabilitation into an owner-occupied residence.

WHEREAS, the City and the Land Bank desire to enter into a Purchase and Sale Agreement (“PSA”), by which the City will convey to the Land Bank title to the Property;

WHEREAS, once it is acquired by the Land Bank and for as long as the Land Bank

continues to own the Property, it will be secured and managed to minimize or avoid deterioration or other adverse impacts on the neighborhood by personnel and services provided by the City of Rochester at no cost to the Land Bank pursuant to an existing Shared Services Agreement;

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

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

WHEREAS, Section 1607(21) of the Land Bank Act grants the Land Bank the power to do all things necessary to achieve its objectives and purposes;

WHEREAS, the fair market value of the Property as established by an appraisal dated December 1, 2020 by Stephen V. Ferrara of Midland Appraisal Associates is \$40,000;

WHEREAS, the City proposes to sell the Property to the Land Bank for the sum of FORTY THOUSAND and no/100ths DOLLARS (\$40,000.00); and

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 of Directors finds that the proposed acquisition of the property is in conformance with the Land Bank's Acquisition Policy.

Section 3. The Executive Director is authorized and directed to execute a Purchase and Sale Agreement with the City for the purchase of the parcel at 92 Hudson Avenue, SBL No. 106.64-3-25.

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.

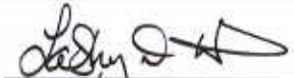
The question of the adoption of the foregoing Resolution No. 8 of 2021 was duly put to a vote, which resulted as follows:

	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 **November 19, 2021**.

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 **November 19, 2021 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 resolution was offered by Katy Hasselwander,
seconded by Kurt Martin:

RESOLUTION NO. 9 OF 2021
AUTHORIZING ACQUISITION OF REAL PROPERTY AT
36 JACKSON STREET

WHEREAS, the following parcel of real property (“the Property”) in the City of Rochester, County of Monroe, State of New York is being offered for sale via Mortgage Foreclosure auction:

Address
36 Jackson Street

SBL Number
091.68-3-43

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 – Round 4.

WHEREAS, the Land Bank entered into an agreement with Enterprise Community Partners on May 27, 2020 to modify and extend the terms of said contract;

WHEREAS, the Land Bank desires to enter acquire title to the Property for the purpose of providing an owner occupancy-opportunity;

WHEREAS, once it is acquired by the Land Bank and for as long as the Land Bank continues to own the Property, it will be secured and managed to minimize or avoid deterioration or other adverse impacts on the neighborhood by personnel and services provided by the City of Rochester at no cost to the Land Bank pursuant to an existing Shared Services Agreement;

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

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

WHEREAS, Section 1607(21) of the Land Bank Act grants the Land Bank the power to do all things necessary to achieve its objectives and purposes;

WHEREAS, the fair market value of the Property as established by a restricted appraisal dated November 18, 2021, by staff of the City's Real Estate Division is a range of \$93,000 to \$112,000;

WHEREAS, Section 13 of the Policy Governing the Acquisition of Real Property allows for discretion based on the expertise of staff as to the purchase price subject to the restriction that the purchase price not exceed the fair market value of the real property;

WHEREAS, Section 6 of the Policy Governing the Acquisition of Real Property states that the Land Bank shall, in making a determination to acquire real property give consideration to residential properties which are suitable for owner occupancy with an appropriate level of rehabilitation;

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 of Directors finds that the proposed acquisition of the property is in conformance with the Land Bank's Acquisition Policy.

Section 3. To accommodate the investment required to provide an appropriate level of rehabilitation, the Executive Director, or his designee, is authorized and directed to submit a bid not to exceed \$65,000.00 (Sixty-five thousand and no 100ths dollars) to purchase the Property at public foreclosure auction and to submit a deposit of 25% (twenty-five percent) of the purchase price to secure the bid.

Section 4. The Executive Director, or his designee, is authorized and directed to obtain title insurance for the Property

Section 5. The Executive Director, is authorized and directed to execute a Purchase and Sale Agreement with the City for the purchase of the parcel at 36 Jackson Street, SBL No. 091.68-3-43.

Section 6. 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.

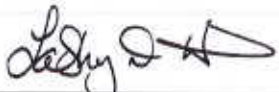
Section 7. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution No. 9 of 2021 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 **November 19, 2021**.

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 **November 19, 2021 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 resolution was offered by Kim Jones,
seconded by LaShay Harris:

Resolution No. 10 of 2021

TO ENTER INTO AN AGREEMENT WITH THE CITY OF ROCHESTER RELATED TO
CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUND ESTABLISHED BY
AMERICAN RESCUE PLAN ACT

WHEREAS, the City of Rochester received a \$202.1 million award from the Coronavirus State and Local Fiscal Recovery Fund established by the American Rescue Plan Act (ARPA);

WHEREAS, the acquisition of tax delinquent, tax foreclosed, vacant, and abandoned properties by the Land Bank and subsequent disposition of such properties is in the best interests of the City, and is consistent with the Land Bank's mission of assisting the City in the disposition of underused, tax delinquent, and blighted property;

WHEREAS, the City of Rochester will appropriate \$2.4 million of the Coronavirus State and Local Fiscal Recovery Fund award and authorize the funds as maximum compensation to assist the Land Bank in the acquisition and subsequent rehabilitation of properties it acquires;

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 with two one-year options to invest approximately

\$800,000 annually in acquiring and rehabilitating approximately ten (10) properties to create homeownership opportunities for low to moderate income residents with a maximum compensation of \$2,400,000.

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.

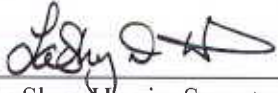
The question of the adoption of the foregoing Resolution No. 10 of 2021 was duly put to a vote, which resulted as follows:

	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 **November 19, 2021**.

Attest:



LaShay Harris, Secretary