

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 **February 21, 2024 at 2:00 p.m.**

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

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

Resolution No. 2 of 2024

**APPROVING SALE OF CERTAIN PROPERTIES TO QUALIFIED PURCHASERS**

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

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

**WHEREAS**, in accordance with this Board’s Resolution No. 10 of 2022 and pursuant to the NYS Land Bank Act at Section 1616(i) of the Not-for-Profit Corporation Law, on November 10, 2022, the Land Bank used its priority bid to purchase forty-two (42) real estate parcels at the City of Rochester Tax Foreclosure Auction;

**WHEREAS**, certain properties were determined to be unsuitable for any existing Land Bank programs and received no bids from any of the 2022 Land Bank Development Partners;

**WHEREAS**, these surplus properties were offered for sale for the appraised value established by independent appraisals obtained from Midland Appraisal Associates in October 2022;

**WHEREAS**, Section 10. B. of the Land Bank's Policy Governing the Disposition of Real Property permits conveyance of real property by the Land Bank to nongovernmental entities at an amount lower than the Property Costs, should the Board, in its discretion approve a price reduction in conjunction with an approved redevelopment plan or municipal goal; accept nonmonetary consideration; or apply grant funding to offset any of the Property Costs;

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

**WHEREAS**, the Land Bank received the following purchase offers from the eligible purchasers indicated below:

<u>Address</u>	<u>ZIP</u>	<u>SBL No.</u>	<u>Appraised Value</u>	<u>Purchase Offer</u>	<u>Eligible Purchaser</u>
86 Evergreen St	14605	106.30-3-74	\$22,000	\$18,000	Shalana McKinney
130 Sixth St	14605	106.52-2-72	\$20,000	\$10,000	Fowler and Flenaugh Properties LLC (Allen and Taiesha Fowler)

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 86 Evergreen Street to Shalana McKinney in consideration of \$18,000 and to convey 130 Sixth Street to Fowler and Flenaugh Properties LLC in consideration of \$10,000, subject to restrictive<sup>†</sup> covenant requiring that the property obtain a Certificate of Occupancy within twelve (12) months of the date of closing.

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

Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution No. 2 of 2024 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 **February 21, 2024**.

Attest:

  
Kurt Martin, Secretary Pro-Tem