

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 **March 21, 2024 at 3:00 p.m.**

The following directors of the Land Bank were:

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

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by
 seconded by

Eric Van Dusen
Kurt Martin

Resolution No. 3 of 2024

APPROVING PROPOSAL SELECTION FOR PROPERTY MANAGER

WHEREAS, the Land Bank issued a Request for Proposals for Property Management on February 7, 2024;

WHEREAS, the Land Bank received proposals to perform the requested services from North Coast Properties & Associates LLC and Torres Turn Key Property Management LLC, both of Rochester, New York ;

WHEREAS, in the collective estimation of the Land Bank staff both entities demonstrated adequate capacity and expertise to perform the limited services the Land Bank requires for property management;

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

WHEREAS, section 3 of the Land Bank's Procurement Policy states that the Board may exercise its discretion and apply its judgment regarding any aspect of the Request for Proposals, the evaluation of proposals received, and the negotiation and awarding of any contract resulting from the Request for Proposals.

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

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

Section 2. The Executive Director is hereby authorized to enter into an agreement with North Coast Properties & Associates LLC for a term of one year with two one-year renewal options in an amount not to exceed \$25,000 for property management services and an agreement with Torres Turn Key Property Management LLC, for identical terms, as funded in part by a grant from the New York State Housing Trust Fund Corporation.

Section 3. The Executive Director is authorized and directed to execute contracts and all other instruments 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 2024 was duly put to a vote, which resulted as follows:

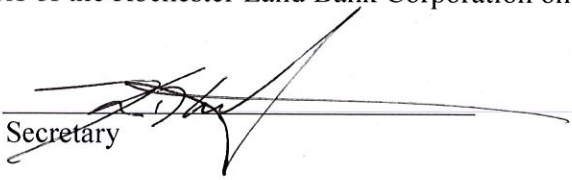
	Aye	Nay	Abstain	Absent
John Fornof				X
Erik Frisch	✓			
LaShay Harris				X
Kurt Martin	✓			
James Smith	✓			
Eric Van Dusen	✓			
Carol Wheeler	✓			

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 **March 21, 2024**.

Attest:

Secretary



A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session at Room #223B, City Hall, 30 Church Street, Rochester, New York 14614 on **March 21, 2024 at 3:00 p.m.**

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 PERSON(S) WERE ALSO PRESENT:

Andrew J. Creary, Esq. Corporation Counsel’s office

The following resolution was offered by James Smith
 seconded by Carol Wheeler:

Resolution No. 4 of 2024

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

WHEREAS, the Land Bank issued a Request for Proposals from Black- and Latinx-owned developers and contractors to rehabilitate any or all of five (5) Land Bank-owned Residential Properties on December 4, 2023;

WHEREAS, in addition the goal of achieving quality rehabilitation of offered properties the Land Bank explicitly stated the additional goal of supporting Black and Latinx developers who are, or who are eligible and interested in becoming, certified New York State Minority Business Enterprises;

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 2.H. of the Land Bank’s Procurement Policy states that the Land Bank may reject any or all bids, if, in the judgment of its authorized decision maker, the business and technical organization, plant, resources, financial standing, or experience of the bidder justifies such rejection in view of the work to be performed.

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

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

Section 2. The Executive Director is hereby authorized to enter into an agreement with the partnership of Rosario Home Improvements, Inc. and Lenmar, Inc. for the rehabilitation of the following properties in accordance with the specifications and costs stated in their submitted proposals.

Property Address	ZIP Code	S.B.L. Number
61 Lime Street	14606	105.74-3-57
88 Rosemary Drive	14621	091.83-2-71
131 York Street	14611	120.34-1-31

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. 4 of 2024 was duly put to a vote, which resulted as follows:

	Aye	Nay	Abstain	Absent
John Fornof				X
Erik Frisch	✓			
LaShay Harris				X
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 **March 21, 2024**.

Attest:


Secretary

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session at Room #223B, City Hall, 30 Church Street, Rochester, New York 14614 on **March 21, 2024 at 3:00 p.m.**

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

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

THE FOLLOWING PERSON(S) WERE ALSO PRESENT:

Andrew Creary, Esq. Corporation Counsel’s office

The following resolution was offered by
Seconded by

Carol Wheeler,
James Smith:

Resolution No. 5 of 2024

APPROVING SALE OF A CERTAIN PROPERTY TO A QUALIFIED PURCHASER

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

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

WHEREAS, in accordance with this Board’s Resolution No. 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, the Land Bank staff conducted a sealed bid offering to its existing pre-qualified developers of 187 Sherman Street, Rochester NY 14606, SBL No. 105.58-1-19 (the "Subject Property"), with a minimum bid amount of \$15,000;

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 a purchase offer the Subject Property in the amount of \$15,000 from pre-qualified purchaser 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 187 Sherman Street to Fowler and Flenaugh Properties LLC in consideration of \$15,000, subject to restrictive covenant requiring that the property obtain a Certificate of Occupancy within twelve (12) months of the date of closing.

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

Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution No. 5 of 2024 was duly put to a vote, which resulted as follows:

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

The foregoing Resolution was thereupon declared duly adopted.

I, the undersigned Secretary of the Rochester Land Bank Corporation (the "Land Bank"), do hereby certify that the foregoing is a true copy of a Resolution which was duly adopted by the Board of Directors of the Rochester Land Bank Corporation on **March 21, 2024**.

Attest:

Secretary

