

APRIL 18, 2024

AGENDA



Rochester Land Bank Corporation

Meeting Agenda

City Hall, 30 Church St, Rm. 321B, Rochester, NY 14614

April 18, 2024

3:00pm – 4:00pm

- 3:00: Call to Order
- 3:00-3:05: Approval of 3/21/24 Minutes
- 3:05-3:10: Treasurer's and Cash Disbursements Reports
- 3:10-3:30: Resolution 6 to Approve the 2024-2025 Annual Budget
- 3:30-3:35: Resolution 7 to Approve the Sale of 376 Hague St
-
- 3:35-3:40: Resolution 8 to Authorize Acquisition of Real Property at 266 Glenwood Ave
- 3:40-3:45: Resolution 9 to Approve the Sale of 169 Roycroft Drive
- 3:45-4:00: Discussion
- NYLBA updates
 - Working Committees updates
 - Program updates

APRIL 18, 2024
MINUTES FROM MEETING HELD
MARCH 21, 2024

Rochester Land Bank Corporation
Meeting Minutes
March 21, 2024
City Hall, Room 223B
30 Church St, Rochester, NY 14614

Board Members Present: Erik Frisch, Carol Wheeler, Kurt Martin, James Smith and Eric Van Dusen

Board Members Absent: John Fornof and LaShay Harris

Non-Board Members Present: Patrick Beath, Andrew Creary, Rianne Mitchell, Maritza Mejias and Cindy Castillo

The meeting was called to order at 3:11 pm by Erik Frisch.

Carol Wheeler made a motion to elect Kurt Martin as Secretary Pro-Tem; James Smith seconded. The motion was approved by the Board.

Kurt Martin moved that the minutes from the last meeting held February 21, 2024 be approved; Carol Wheeler seconded. The motion was approved by the board at 3:12 pm.

Rianne Mitchell presented the **Treasurer's Report and the Cash Disbursement Report for the month of March 2024**. The Treasurer's Report for the month of March classified the disbursements for the month and reported the revenue received for the month of March.

All reports were distributed to all members for review.

The first item on the agenda was **Resolution No. 3 of 2024 to Approve the Selection of a Property Manager**. Rianne Mitchell presented the Resolution and provided detailed information of the applicants and the selected management companies, North Coast Properties & Associates LLC and Torres Turn Key Property Management LLC..

Eric Van Dusen made a motion to approve Resolution No. 3 of 2024 Approve the Selection of a Property Manager; Kurt Martin seconded. The motion was approved by the Board at 3:20 pm.

The next item on the agenda was **Resolution No. 4 of 2024 to Accept the Proposals to Rehabilitate Certain Properties**. Rianne Mitchell presented the Resolution and provided detailed information of the proposals presented and the selected applicants. The proposals received from the partnership of Rosario Home Improvement, Inc. and Lenmar, Inc. were selected to rehabilitate 61 Lime Street, 88 Rosemary Drive and 131 York Street.

James Smith made a motion to approve Resolution No. 4 of 2024 Accept the Proposals to Rehabilitate Certain Properties; Carol Wheeler seconded. The motion was approved by the Board at 3:26 pm.

The next item on the agenda was **Resolution No. 5 of 2024 to Authorize the Sale of a Certain Property**. Rianne Mitchell presented the Resolution and provided the detailed information of the purchase offer on 187 Sherman Street.

Carol Wheeler made a motion to approve Resolution No. 5 of 2024 Authorizing the Sale of a Certain Property; James Smith seconded. The motion was approved by the Board at 3:30 pm.

The board discussed the items noted on the meeting agenda. None required board action.

The first item of Discussion on the agenda was the **Report back from Report to City Council**. Erik Frisch discussed and provided an update of the presentation of the annual report to City Council on March 6, 2024.

The next item of Discussion on the agenda was the **2024 NYLBA Conference**. Rianne Mitchell provided information regarding the next upcoming conference and advised further information will be shared when made available.

The last item of Discussion on the agenda was the **Annual Budget**. Rianne Mitchell advised the next Annual Budget will be due next month and will be shared at the next board meeting.

Erik Frisch brought the discussion to a close. Eric Van Dusen made a motion to adjourn the meeting, Kurt Martin seconded, all were in favor.

The meeting was adjourned at 3:50 pm.

ATTEST: _____
Kurt Martin, Secretary Pro-Tem

APRIL 18, 2024

Treasurer's and Cash Disbursements
Reports

**RLBC Disbursements
(3/21/24 - 4/18/24)**

<u>Amount</u>	<u>Payee</u>	<u>Purpose</u>
\$ 498.55	City of Rochester	447 Wilder St Water Bill
\$ 30,324.57	City of Rochester	Q1 Payroll Reimbursement
\$ 30,324.57	City of Rochester	Q2 Payroll Reimbursement
\$ 2,793.25	Haylor Freyer & Coon	Insurance Services

\$ 63,940.94

Rochester Land Bank Corporation
Treasurer Report to Board
April 18, 2024

Revenue	FY 21 Total	FY 22 Total	FY23 Total	FY24 Q1	FY24 Q2	FY24 Q3	April
Revenues							
CRI Round 4 reimbursement / Staffing costs	107,138	1,218	0	0	0	0	0
CRI Round 4 reimbursement / Adm./Professional Svcs.	27,512	5,208	0	0	0	0	0
CRI Round 4 reimbursement/Acquisitions	0	54,445	0	0	0	0	0
CRI Round 4 reimbursement/Rehabilitation Subsidy	540,000	230,652	0	0	0	0	0
CRI Round 4 reimbursement /Strategic Blight Removal- Demolition	106,378	0	0	0	0	0	0
CRI Round 4 reimbursement /New Construction	500,000	0	0	0	0	0	0
CRI Round 4 reimbursement /Environmental Remediation	190,000	70,000	0	0	0	0	0
Other Revenue / Real Property/ etc...	160,624	512,400	448,506	237,196	23,079	911,046	70,299
Revenue Grand Total	\$1,631,652	\$873,923	\$448,506	\$237,196	\$23,079	\$911,046	\$70,299

Expense	FY 21 Total	FY 22 Total	FY23 Total	FY24 Q1	FY24 Q2	FY24 Q3	April
Overhead Expenses							
Staff	21,359	0	0	0	0	0	0
Other **	0	0	0	0	0	0	0
Overhead subtotal	\$21,359	0	0	0	0	0	0
Operating Expenses							
CRI Round 4 / Staffing costs	0	72,324	0	0	0	0	0
CRI Round 4 / Adm./Professional Svcs.	12,230	35,754	0	0	0	0	0
CRI Round 4 /Acquisitions	73,258	101,917	0	0	0	0	0
CRI Round 4 /Rehabilitation Subsidy	308,000	273,000	0	0	0	0	0
CRI Round 4 /Strategic Blight Removal- Demolition	124,275	59,605	0	0	0	0	0
CRI Round 4 /New Construction	1,100,000	0	0	0	0	0	0
CRI Round 4 /Environmental Remediation	130,000	80,000	0	0	0	0	0
Other Projects***	49,952	58,028	708,350	68,992	53,006	81,067	63,941
Operating subtotal	\$1,797,715	\$680,628	\$708,350	\$68,992	\$53,006	\$81,067	\$63,941
Expense Grand Total	\$1,819,074	\$680,628	\$708,350	\$68,992	\$53,006	\$81,067	\$63,941

- * Rochester Land Bank Corp. was incorporated 8/9/2013.
- ** Other overhead expenses include office supplies, IT services, Directors and Officers insurance premiums etc., as provided in the Shared Services agreement.
- *** Other Project expenses are operating expenses not covered by the Shared Services agreement

APRIL 18, 2024

Resolution 6 to Approve
the 2024-2025 Annual Budget

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session at Room #321B, City Hall, 30 Church Street, Rochester, New York on **April 18, 2024 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:
Erik Frisch, Chair		
Carol Wheeler, Vice-Chair		
John Fornof, Treasurer		
LaShay Harris, Secretary		
Kurt Martin		
Jim Smith		
Eric Van Dusen		

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by _____,
 Seconded by _____:

Resolution No. 6 of 2024

APPROVING 2025 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: 06/30/2025

Run Date: 04/09/2024
 Status: UNSUBMITTED
 Certified Date: N/A

Budgeted Revenue, Expenditures, and Changes in Current Net Assets

Budget & Financial Plan

	Last Year (Actual) 2023	Current Year (Estimated) 2024	Next Year (Adopted) 2025	Proposed 2026	Proposed 2027	Proposed 2028
REVENUE & FINANCIAL SOURCES						
Operating Revenues						
Charges For Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rental And Financing Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Operating Revenues	\$281,670.00	\$200,100.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
Non-Operating Revenues						
Investment Earnings	\$0.00	\$32,567.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
State Subsidies/Grants	\$71,510.00	\$305,000.00	\$895,000.00	\$650,000.00	\$650,000.00	\$650,000.00
Federal Subsidies/Grants	\$0.00	\$0.00	\$800,000.00	\$800,000.00	\$800,000.00	\$800,000.00
Municipal Subsidies/Grants	\$215,442.00	\$165,288.00	\$265,547.00	\$276,813.00	\$280,000.00	\$280,000.00
Public Authority Subsidies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Nonoperating Revenues	\$0.00	\$189,275.00	\$0.00	\$0.00	\$0.00	\$0.00
Proceeds From The Issuance Of Debt	\$568,622.00	\$892,230.00	\$2,210,547.00	\$1,376,813.00	\$1,980,000.00	\$1,180,000.00
Total revenue and financing sources						
EXPENDITURES						
Operating Expenditures						
Salaries And Wages	\$256,623.00	\$275,288.00	\$375,547.00	\$386,813.00	\$350,000.00	\$390,000.00
Other Employees Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Professional Services Contracts	\$22,802.00	\$29,246.00	\$265,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Supplies And Materials	\$0.00	\$0.00	\$10,000.00	\$2,500.00	\$2,500.00	\$2,500.00
Other Operating Expenses	\$672,957.00	\$304,560.00	\$2,225,000.00	\$1,850,000.00	\$1,150,000.00	\$500,000.00
Non-Operating Expenditures						
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 Nonoperating Expenses	\$23,851.00	\$40,704.00	\$41,761.00	\$41,761.00	\$42,000.00	\$25,000.00
Total expenses	\$966,233.00	\$669,798.00	\$2,917,308.00	\$2,551,074.00	\$1,654,500.00	\$967,500.00
Excess (Deficiency) Of Revenue And Capital Contributions Over Expenses	\$0.00	\$0.00	\$0.00	(\$164,261.00)	\$345,500.00	\$212,500.00
	(\$417,611.00)	\$222,432.00	(\$706,761.00)			



Budget Report for Rochester Land Bank Corporation

Fiscal Year Ending: 06/30/2025

Run Date: 04/09/2024
Status: UNSUBMITTED
Certified Date: N/A

The authority's budget, as presented to the Board of Directors, is posted on the following website: https://www.cityofrochester.gov/Land_Bank_Reports/
Additional Comments

The question of the adoption of the foregoing Resolution No. 6 of 2024 was duly put to a vote, which resulted as follows:

	Aye	Nay	Abstain	Absent
John Fornof				
Erik Frisch				
LaShay Harris				
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 **April 18, 2024**.

Attest: _____
Secretary

APRIL 18, 2024

Resolution 7 to Approve the
Sale of 376 Hague St

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session at Room #321B, City Hall, 30 Church Street, Rochester, New York 14614 on **April 18, 2024 at 3:00 p.m.**

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

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

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by _____,
 Seconded by _____:

Resolution No. 7 of 2024

APPROVING SALE OF 376 HAGUE 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, 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, the property at 376 Hague Street, Rochester, New York 14611, SBL No. 120.24-1-16 (the “Subject Property”) was found not to be suitable for any existing Land Bank programs and received no bids from any of the 2022 Land Bank Development Partners;

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

WHEREAS, the Subject Property was offered for sale for the appraised value of \$15,000 established by an independent appraisal obtained from Midland Appraisal Associates in October 2022; and

WHEREAS, 190 Murray St Associates LLC submitted a Purchase Offer whereby the Land Bank will convey title to the Subject Property in consideration of \$21,500.

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 190 Murray St Associates LLC in consideration of \$21,500 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. 7 of 2024 was duly put to a vote, which resulted as follows:

	Aye	Nay	Abstain	Absent
John Fornof				
Erik Frisch				
LaShay Harris				
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 **April 18, 2024**.

Attest: _____
Secretary

APRIL 18, 2024

Resolution 8 to Authorize Acquisition of
Real Property at 266 Glenwood Ave

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session at Room #321B, City Hall, 30 Church Street, Rochester, New York 14614 on **April 18, 2024 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:
Erik Frisch, Chair		
Carol Wheeler, Vice-Chair		
John Fornof, Treasurer		
LaShay Harris, Secretary		
Kurt Martin		
James Smith		
Eric Van Dusen		

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by _____,
 seconded by _____:

RESOLUTION NO. 8 OF 2024
 AUTHORIZING ACQUISITION OF REAL PROPERTY AT
 266 GLENWOOD AVE

WHEREAS, the following parcel of real property (“the Property”) in the City of Rochester, County of Monroe, State of New York is a parcel of vacant land currently owned by the City of Rochester (“the City”);

<u>Address</u>	<u>SBL Number</u>
266 Glenwood Ave	105.26-3-59

WHEREAS, the Property is adjacent to a multi-family structure acquired by Rochester Land Bank at the 2022 City Tax Foreclosure Auction in accordance with Resolution 10 of 2022;

WHEREAS, the Land Bank’s intended disposition is to combine the Subject property with the adjacent property to create a more marketable parcel of a depth commensurate with that of the neighboring lots;

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

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, because of its size, the parcel is identified by the City as an “unbuildable” lot with negligible market value; and

WHEREAS, the City proposes to sell the Property to the Land Bank for the sum ONE and no/100ths DOLLARS(\$1.00), waived.

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 266 Glenwood Ave, Rochester, New York 14613, SBL No. 105.26-3-59.

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 2024 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 **April 18, 2024**.

Attest: _____
Secretary

APRIL 18, 2024

Resolution 9 to Approve the Sale of
169 Roycroft Drive

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session at Room #321B, City Hall, 30 Church Street, Rochester, New York 14614 on **April 18, 2024 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:
Erik Frisch, Chair		
Carol Wheeler, 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 Creary, Esq. Corporation Counsel’s office

The following resolution was offered by _____,
 Seconded by _____:

Resolution No. 9 of 2024

APPROVING SALE OF 169 ROYCROFT DRIVE TO QUALIFIED PURCHASER

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

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

WHEREAS, in accordance with this Board’s Resolution No. 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, the property at 169 Roycroft Drive, Rochester, New York 14621, SBL No. 091.82-2-9 (the “Subject Property”) was found not to be suitable for any existing Land Bank programs and received no bids from any of the 2022 Land Bank Development Partners;

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

WHEREAS, the Subject Property was offered for sale for the appraised value of \$15,000 established by an independent appraisal obtained from Midland Appraisal Associates in October 2022; and

WHEREAS, Okoko Macdowell and Mbombo Merveille ("Purchasers") submitted a Purchase Offer and the Land Bank will convey title to the Subject Property in consideration of \$15,000.

WHEREAS, Purchasers have committed to rehabilitate the property for owner occupancy. The property will be entered into the Land Bank's Rehabilitate the Dream program in which acquisition and rehabilitation financing will be provided by HOME Headquarters and subsidy will be provided by Rochester Land Bank funding.

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 Okoko Macdowell and Mbombo Merveille in consideration of \$15,000.

Section 3. The Executive Director is hereby authorized to enter into a contract to provide subsidy to rehabilitate the Subject Property according to the terms of the Rehabilitate the Dream program including but not limited to, restrictive covenant requiring that the property obtain a Certificate of Occupancy within twelve (12) months of the date of closing, rehabilitation monitoring, and on-going residency/affordability monitoring.

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

	Aye	Nay	Abstain	Absent
John Fornof				
Erik Frisch				
LaShay Harris				
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 **April 18, 2024**.

Attest: _____
Secretary