

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 **January 19, 2023 at 3:00 p.m.**

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	
James Smith		X
Eric Van Dusen	X	

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by Erik Frisch
 seconded by Kurt Martin :

Resolution No. 1 of 2023

AUTHORIZING MEMBERSHIP IN THE NEW YORK LAND BANK ASSOCIATION FOR 2023 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 \$1,500.00 (One Thousand Dollars) for 2023, 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.

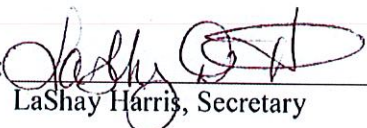
Section 4. The Director of Capacity and Compliance is authorized to continue to act as designee a member of to the association known as the NYLBA and directed to prepare and execute all documents on behalf of the Land Bank which may be necessary or desirable to further the intent of this Resolution and 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 2023 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			
James 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 **January 19, 2023**.

Attest: 
LaShay Harris, Secretary

Rochester Land Bank Corporation

FOIL Policy Draft

Purpose

The Rochester Land Bank Corporation ("RLBC") is subject to disclosures pursuant to the Freedom of Information Law ("FOIL"). This document describes RLBC policies and procedures as it relates to the handling of FOIL requests.

Making Requests

To make a FOIL request, please send a detailed written request to the RLBC Records Access Officer specifying the records you wish to receive at:

By Email: landbank@cityofrochester.gov

By Mail: Rochester Land Bank Corporation
Attn: Rianne Mitchell
30 Church Street, Room 125B
Rochester, NY 14614

Handling of Requests

RLBC is required to comply with FOIL, and as such, will ensure that this policy remains up to date, and that a Records Access Officer has been appointed to handle FOIL requests at all times. The Records Access Officer will:

- (1) Maintain an up-to-date Subject Matter List.
- (2) On locating records where inspection is requested, either (i) make records available for inspection, or (ii) deny access to records and explain in writing the reasons why such records are not available.
- (3) On locating records where copies are requested, either (i) make a copy available upon payment of fees established pursuant to this policy, if any, or (ii) deny access to records and explain in writing the reasons why such records are not available.
- (4) Certify that records provided are a true copy.

- (5) On failure to locate records, certify that: (i) RLBC is not the custodian for such records, or (ii) the records for which RLBC is custodian cannot be found after a diligent search.

Request Protocol

- (a) A written request is required.
- (b) A response shall be given within five business days of receipt of a request by:
 - (1) informing a person requesting records that the request or portion of the request does not reasonably describe the records sought, including direction, to the extent possible, that would enable that person to request records reasonably described;
 - (2) granting or denying access to records in whole or in part;
 - (3) acknowledging the receipt of a request in writing, including an approximate date when the request will be granted or denied in whole or in part, which shall be reasonable under the circumstances of the request and shall not be more than twenty business days after the date of the acknowledgment, or if it is known that circumstances prevent disclosure within twenty business days from the date of such acknowledgment, providing a statement in writing indicating the reason for inability to grant the request within that time and a date certain, within a reasonable period under the circumstances of the request, when the request will be granted in whole or in part; or
 - (4) if the receipt of request was acknowledged in writing and included an approximate date when the request would be granted in whole or in part within twenty business days of such acknowledgment, but circumstances prevent disclosure within that time, providing a statement in writing within twenty business days of such acknowledgment specifying the reason for the inability to do so and a date certain, within a reasonable period under the circumstances of the request, when the request will be granted in whole or in part.
- (c) In determining a reasonable time for granting or denying a request under the circumstances of a request, personnel shall consider the volume of a request, the ease or difficulty in locating, retrieving or generating records, the complexity of the request, the need to review records to determine the extent to which they must be disclosed, the number of requests received by RLBC, and similar factors that bear on the ability to grant access to records promptly and within a reasonable time.

(d) A failure to comply with the time limitations described herein shall constitute a denial of a request that may be appealed. Such failure shall include situations in which an officer or employee:

- (1) fails to grant access to the records sought, deny access in writing or acknowledge the receipt of a request within five business days of the receipt of a request;
- (2) acknowledges the receipt of a request within five business days but fails to furnish an approximate date when the request will be granted or denied in whole or in part;
- (3) furnishes an acknowledgment of the receipt of a request within five business days with an approximate date for granting or denying access in whole or in part that is unreasonable under the circumstances of the request;
- (4) fails to respond to a request within a reasonable time after the approximate date given or within twenty business days after the date of the acknowledgment of the receipt of a request;
- (5) determines to grant a request in whole or in part within twenty business days of the acknowledgment of the receipt of a request, but fails to do so, unless RLBC provides the reason for its inability to do so in writing and a date certain within which the request will be granted in whole or in part;
- (6) does not grant a request in whole or in part within twenty business days of the acknowledgment of the receipt of a request and fails to provide the reason in writing explaining the inability to do so and a date certain by which the request will be granted in whole or in part; or
- (7) responds to a request, stating that more than twenty business days is needed to grant or deny the request in whole or in part and provides a date certain within which that will be accomplished, but such date is unreasonable under the circumstances of the request.

(e) An appointment, to inspect and copy records, may be made by contacting the Records Access Officer.

Subject Matter List

A Subject Matter List shall be maintained by the Records Access Officer, which shall be sufficiently detailed to permit identification of the category of records sought, and which shall be updated annually.

Denial of Access to Records

- (a) Denial of access to records shall be in writing stating the reason therefor and advising the requester of the right to appeal to the individual or body established to determine appeals, [who or which] shall be identified by name, title, business address and business phone number.
- (b) If requested records are not provided promptly, as required in Section 5 of these regulations, such failure shall also be deemed a denial of access.
- (c) The following person or persons or body shall determine appeals regarding denial of access to records under the Freedom of Information Law:

City of Rochester
Corporation Counsel
30 Church Street, 400A
Rochester, NY 14614

-or-

foilappeals@cityofrochester.gov

- (d) Any person denied access to records may appeal within thirty days of a denial.
- (e) The time for deciding an appeal by the individual or body designated to determine appeals shall commence upon receipt of a written appeal identifying:
 - (1) the date and location of requests for records;
 - (2) a description, to the extent possible, of the records that were denied; and
 - (3) the name and return address of the person denied access.
- (f) A failure to determine an appeal within ten business days of its receipt by granting access to the records sought or fully explaining the reasons for further denial in writing shall constitute a denial of the appeal.
- (h) The person or body designated to determine appeals shall inform the appellant of its determination in writing within ten business days of receipt of an appeal.

Fees

Fees may be charged for copies at the discretion of the Records Access Officer as follows:

- (a) the fee for copying records shall not exceed 25 cents per page for photocopies not exceeding 9 by 14 inches. This section shall not be construed to mandate the raising of fees where agencies or municipalities in the past have charged less than 25 cents for such copies;
- (b) the fee for photocopies of records in excess of 9 x 14 inches shall not exceed the actual cost of reproduction; or
- (c) RLBC has the authority to redact portions of a paper record and does so prior to disclosure of the record by making a photocopy from which the proper redactions are made.

Such fees may also include:

- (a) an amount equal to the hourly salary attributed to the lowest paid employee who has the necessary skill required to prepare a copy of the requested record, but only when more than two hours of the employee's time is necessary to do so; and
- (b) the actual cost of the storage devices or media provided to the person making the request in complying with such request; or
- (c) the actual cost to RLBC of engaging an outside professional service to prepare a copy of a record, but only when RLBC information technology equipment is inadequate to prepare a copy, and if such service is used to prepare the copy.

Severability

If any provision of these regulations or the application thereof to any person or circumstances is adjudged invalid by a court of competent jurisdiction, such judgment shall not affect or impair the validity of the other provisions of these regulations or the application thereof to other persons and circumstances.

The question of the adoption of the foregoing Resolution No. 2 of 2023 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			
James Smith				X
Eric Van Dusen				
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 **January 19, 2023**.

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 **January 19, 2023 at 3:00 p.m.**

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	
James Smith		X
Eric Van Dusen	X	

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by
seconded by

LaShay Harris
Kurt Martin :

Resolution No. 3 of 2023

AUTHORIZING TRANSFER OF CERTAIN PROPERTIES ACQUIRED AT 2022 CITY TAX FORECLOSURE AUCTION TO DEVELOPMENT PARTNERS

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 exercised its priority bid to obtain ten (10) real estate parcels (the "Subject Properties") at the City of Rochester Tax Foreclosure Auction which it intends to convey to the following development partners for rehabilitation into single-family residences, Lenmar, Inc., Faris Holdings LLC, and Rochester Housing Development Fund Corp. ("RHDFC"), collectively the "Development Partners";

WHEREAS, in order to determine the fair market value of the Subject properties, the Land Bank has obtained independent appraisals from Midland Appraisal Associates with the following

results:

Development Partner	Address	SBL #	Appraisal Date	Appraised Value	Purchase Price/ Tendered Bid
Faris Holdings LLC	258 Ravenwood Ave	120.71-4-47	10-2022	\$60,000	\$25,200.00
Lenmar, Inc.	15 Meriden St	047.38-2-65	10-2022	\$95,000	\$40,100.00
Lenmar, Inc.	35 Wilder Ter	047.38-1-40	10-2022	\$100,000	\$85,500.00
RHDFC	264 Benton St	121.81-1-50	10-2022	\$38,000	\$30,577.38
RHDFC	39 Essex St	120.42-2-25	10-2022	\$20,000	\$17,563.50
RHDFC	63 Laser St	091.80-2-6	10-2022	\$35,000	\$ 7,230.11
RHDFC	47 Maynard St	075.80-1-24	10-2022	\$20,000	\$11,466.12
RHDFC	59 Northlane St	091.57-2-17	10-2022	\$45,000	\$ 8,266.41
RHDFC	71 Turpin St	091.67-3-23	10-2022	\$70,000	\$17,463.87
RHDFC	76 Tyler St	091.54-1-93	10-2022	\$75,000	\$29,369.00

WHEREAS, once acquired by the Land Bank and for as long as the Land Bank continues to own the Subject Properties, they will be secured and managed to minimize or avoid adverse impacts on the neighborhood by personnel and services provided by the City of Rochester at no cost to the Land Bank pursuant the parties' existing Shared Services Agreement, and the Land Bank will not be required to pay transactional or other costs incidental to ownership;

WHEREAS, pursuant to the Land Bank's Policy Regarding the Disposition of Real Property, Conveyance of real property by the Land Bank to nongovernmental entities shall require payment of consideration in an amount not lower than the Property Costs (i.e. -the aggregate costs and expenses of the Land Bank attributable to the specific property being sold, including costs of acquisition, maintenance, repair, demolition, marketing, legal expenses of the property and indirect costs of the operations of the Land Bank allocable to the property) to be paid in cash, unless the Board in its discretion approves a price reduction in conjunction with an approved redevelopment plan or municipal goal.

WHEREAS, the proposed conveyance of the Subject Properties has been considered under City and State Environmental Quality Review laws and meets the requirements for a Type II action exempt from further environmental impact review as described in Section 617.5(c)(2) of Part 617 of Title 6 of New York's Codes, Rules and Regulations.

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 Board hereby agrees to convey the following parcels of real property to the

Development Partners for the purchase prices specified above.

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 2023 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			
James 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 **January 19, 2023**.

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 **March 16, 2023 at 3:00 p.m.**

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

The following resolution was offered by
 seconded by

LaShay Harris
Kurt Martin

Resolution No. 4 of 2023

APPROVING PROPOSAL SELECTION FOR PROPERTY MANAGER

WHEREAS, the Land Bank issued a Request for Proposals for Property Management on November 18, 2022;

WHEREAS, pursuant to its Shared Services Agreement with the City of Rochester, the Land Bank requested that particular members of relevant departments review submission(s);

WHEREAS, the Land Bank receive a proposal to perform the requested services from Red Oak Management Group of Rochester, NY;

WHEREAS, in the collective estimation of the Land Bank and City of Rochester staff who comprise the review committee Red Oak Management Group LLC 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, the members of the Board have reviewed the proposals submitted by both respondents;

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 Red Oak Management Group 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, 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 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 2023 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			
James 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 **March 16, 2023**.

Attest:


Secretary

Budget & Financial Plan

Budgeted Revenues, Expenditures, and Changes in Current Net Assets

	Last Year (Actual) 2022	Current Year (Estimated) 2023	Next Year (Adopted) 2024	Proposed 2025	Proposed 2025	Proposed 2025	Proposed 2027
REVENUE & FINANCIAL SOURCES							
Operating Revenues							
Charges For Services	\$0.00	\$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	\$0.00
Other Operating Revenues	\$147,604.00	\$228,968.00	\$200,000.00	\$250,000.00	\$75,000.00	\$100,000.00	\$100,000.00
Non-Operating Revenues							
Investment Earnings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
State Subsidies/Grants	\$361,522.00	\$65,000.00	\$600,000.00	\$1,200,000.00	\$1,025,000.00	\$500,000.00	\$500,000.00
Federal Subsidies/Grants	\$0.00	\$0.00	\$300,000.00	\$300,000.00	\$300,000.00	\$0.00	\$0.00
Municipal Subsidies/Grants	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Authority Subsidies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Nonoperating Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Proceeds From The Issuance Of Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total revenues and financing sources	\$1,009,126.00	\$293,968.00	\$1,500,000.00	\$2,250,000.00	\$1,390,000.00	\$600,000.00	\$600,000.00
EXPENDITURES							
Operating Expenditures							
Salaries And Wages	\$0.00	\$51,181.00	\$77,198.00	\$77,198.00	\$26,017.00	\$0.00	\$0.00
Other Employee Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Professional Services Contracts	\$37,656.00	\$15,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$15,000.00	\$15,000.00
Supplies And Materials	\$0.00	\$0.00	\$5,000.00	\$2,500.00	\$2,500.00	\$300.00	\$300.00
Other Operating Expenses	\$483,120.00	\$621,523.00	\$1,200,000.00	\$1,910,000.00	\$1,375,000.00	\$500,000.00	\$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	\$0.00
Interest And Other Financing Charges	\$0.00	\$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	\$0.00
Capital Asset Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grants And Donations	\$3,693.00	\$18,531.00	\$62,236.00	\$75,761.00	\$11,511.00	\$13,236.00	\$13,236.00
Other Nonoperating Expenses	\$594,665.00	\$766,235.00	\$1,375,743.00	\$2,100,459.00	\$1,450,028.00	\$520,536.00	\$520,536.00
Total expenditures	\$627,864.00	\$1,333,940.00	\$2,035,177.00	\$3,187,657.00	\$2,841,545.00	\$1,034,772.00	\$1,034,772.00
Excess (Deficiency) Of Revenue And Capital Contributions Over Expenses	\$381,262.00	\$160,028.00	\$464,823.00	\$62,343.00	\$349,455.00	\$565,228.00	\$565,228.00



Budget Report for Rochester Land Bank Corporation
Fiscal Year Ending: 06/30/2024

Run Date: 04/18/2023
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

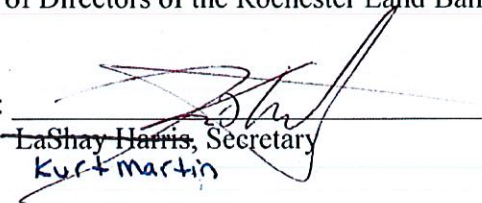
The question of the adoption of the foregoing Resolution No. 5 of 2023 was duly put to a vote, which resulted as follows:

	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 20, 2023**.

Attest:


~~LaShay Harris, Secretary~~
Kurt Martin

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 on **April 20, 2023 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	✓	
Jim Smith	✓	
Eric Van Dusen	✓	

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 Eric Van Dusen

Resolution No. 6 of 2023

AUTHORIZING TRANSFER TO THE CITY OF ROCHESTER OF CERTAIN SURPLUS PARCELS

WHEREAS, the corporate purpose of the Land Bank is to acquire properties in the City of Rochester that are vacant, abandoned, or underutilized and to return them to productive use or hold them for strategic uses consistent with the development strategies and policies created by the City of Rochester (“City”) pursuant to the powers granted to land banks under Article 16 of the NYS Not-for-Profit Law.

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, for blight removal and use in the development of affordable housing; and

WHEREAS, upon examination of the properties once the Land Bank staff gained access to the interior of the structures, the following eighteen (18) of these acquisitions were found, due to the uncommonly extended period of vacancy occasioned by the moratorium on foreclosures, to be unsuitable for redevelopment and in a deteriorated condition that makes them unsafe and in need of immediate demolition;

WHEREAS, subsequent to the Tax Foreclosure Auction, the ^{eighteen Priority} ~~three (3) Trump~~ Bid parcels listed below (“Surplus Parcels”) were found to be unsuitable for inclusion in the CRI grant program and for sale to developers due to a deteriorated condition that makes them too costly to rehabilitate;

Address	SBL #
38 Agnes St	091.73-2-45
275 Avenue A	106.22-4-6
201 Bay St	106.51-1-4
519 Bay St	106.52-3-3.001
31 Cameron St	105.66-1-39
501 Campbell St	120.25-1-51
262 Champlain St	120.60-2-80
1730 Clifford Av	107.29-1-34
58 Eiffel Pl	091.80-4-54
39 Essex St	120.42-2-25
98 Flower St	106.30-1-40
240 Fourth St	106.59-2-17
114 Lexington Av	105.27-2-12
1021 North St	106.25-3-71
179 Reynolds St	120.60-2-43
181 Reynolds St	120.60-2-44
20-22 Short St	106.60-2-53
159 Spencer St	105.68-1-51

WHEREAS, the proposed conveyance of the Surplus Parcels and the Donated Parcel to the City has been considered under City and State Environmental Quality Review laws and meets the requirements for a Type II action exempt from further environmental impact review as described in Section 617.5(c)(2) of Part 617 of Title 6 of New York’s Codes, Rules and Regulations.

WHEREAS, the Land Bank does not have resources adequate to accomplish immediate demolition, but that the City does,

WHEREAS, the Surplus Parcels are vacant properties in areas targeted by the City for community revitalization.

WHEREAS, pursuant to the Policy Governing the Disposition of Real Property by the Rochester Land Bank Corporation, properties acquired by the Land Bank by means of a priority bid which are subsequently deemed to be unsuited to the mission of the Land Bank may be conveyed by donation to the City of Rochester upon enactment of an authorizing resolution of the Board and authorizing legislation approved by the Rochester City Council;

WHEREAS, in accordance with the Land Bank’s duly adopted Policy Governing the

Disposition of Real Property, the Land Bank board considered the costs of the properties to the Land Bank and the transaction's potential contribution to the Land Bank's mission in determining the suitable of consideration for each property.

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 conveyance of the Surplus Parcels to the City of Rochester for the price of one dollar (\$1.00) is within the purpose, mission or governing statute of the Land Bank because it will return them to productive use or hold them for strategic uses to promote neighborhood and community revitalization programs and thereby eliminate the harms and liabilities caused by vacant, abandoned, and underutilized property.

Section 3. The Executive Director is authorized and directed to convey the Surplus Parcels and the Donated Parcel to the City of Rochester for the price of one dollar (\$1.00).

Section 4. 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 5. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution No. 6 of 2023 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 20, 2023**.

Attest:



~~LaShay Harris, Secretary~~

Kurt + Martin

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 **June 29, 2023 at 11:00 a.m.**

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	
James Smith	X	
Eric Van Dusen		X

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by
 seconded by

Kurt Martin
LaShay Harris

Resolution No. 7 of 2023

TO ENTER INTO AN AGREEMENT WITH THE HOUSING TRUST FUND CORPORATION AND THE OFFICE OF COMMUNITY RENEWAL TO FOR A LAND BANK INITIATIVE PHASE II 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) has made available in two phases to support Land Bank services and expenses;

WHEREAS, subject to an application submitted in March 2023, Rochester Land Bank Corporation has been awarded \$900,000 in Land Bank Initiative Phase II funding to be expended by December 1, 2024 for pre-development, property acquisition and building stabilization and rehabilitation;

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 an 18-month term to expend grant funds in the amount of \$900,000 to investigate title and environmental risks, to acquire tax delinquent and/or blighted properties, and to stabilize properties for sale to owner-occupants 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.

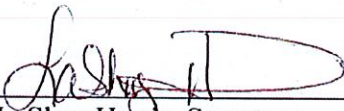
The question of the adoption of the foregoing Resolution No. 7 of 2023 was duly put to a vote, which resulted as follows:

	Aye	Nay	Abstain	Absent
John Fornof	X			
Erik Frisch	X			
LaShay Harris	X			
Kurt Martin	X			
James 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 **June 29, 2023**.

Attest:



LaShay Harris, Secretary

A meeting of the Board of Directors of the Rochester Land Bank Corporation (“Land Bank”) was convened in public session hosted at City Hall, 30 Church Street, Rochester, New York 14614 on **June 29, 2023 at 11:00 a.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	
James 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 Kurt Martin:

Resolution No. 8 of 2023

ENTERING INTO A CONTRACT WITH A TITLE SERVICES FIRM

WHEREAS, the Land Bank issued a Request for Proposals for Title Search Services on May 15, 2023;

WHEREAS, pursuant to its Shared Services Agreement with the City of Rochester, the Land Bank requested that particular members of relevant departments review submission;

WHEREAS, in the collective estimation of the Land Bank and City of Rochester staff who comprise the review committee, Frontier Abstract and Research Services, Inc. demonstrated adequate capacity and expertise to perform title investigations and, potentially, title insurance for the Land Bank properties and potential acquisitions.

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, the members of the Board have reviewed the proposal submitted by respondent;

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 if fully set forth.

Section 2. The Executive Director is hereby authorized to enter into an agreement with Frontier Abstract and Research Services, Inc. for a term of one year with two one-year options to renew for additional terms in an amount not to exceed \$75,000 for title searches service, 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 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.

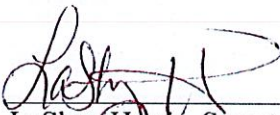
The question of the adoption of the foregoing Resolution No. 8 of 2023 was duly put to a vote, which resulted as follows:

	Aye	Nay	Abstain	Absent
John Fornof	X			
Erik Frisch	X			
LaShay Harris	X			
Kurt Martin	X			
James 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 **June 29, 2023**.

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 July 20, 2023 at 3:00 p.m.

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	
James Smith		X
Eric Van Dusen	X	X LA

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by
 seconded by

LaShay Harris
John Fornof

Resolution No. 9 of 2023

AMENDING 2023-2024 PROPERTY MANAGEMENT CONTRACT

WHEREAS, Resolution No. 4 of 2023 authorized the Land Bank to enter into an agreement with Red Oak Management Group 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;

WHEREAS, evaluation and preparation of properties for participation in newly created affordable housing programs has necessitated a level property management not previously required for properties held in Land Bank inventory;

WHEREAS, the Land Bank anticipates that both routine and necessary expenses will exceed the original amount authorized in the current contract term;

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, amendment of the contract amount maintains compliance with Section 3 of the Land Bank's Procurement Policy, through which the subject services were 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 it fully set forth.

Section 2. The Executive Director is hereby authorized to amend the agreement with Red Oak Management Group LLC for the current contract term ending March 31, 2024 to an amount not to exceed \$50,000 for property management services, with the additional monies allocated from Land Bank discretionary funds.

Section 3. The Executive Director is authorized and directed to execute contracts 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.

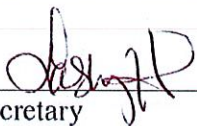
The question of the adoption of the foregoing Resolution No. 9 of 2023 was duly put to a vote, which resulted as follows:

	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 **July 20, 2023**.

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 July 20, 2023 at 3:00 p.m.

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	
James Smith		X
Eric Van Dusen	X	JDH

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by
seconded by

Erik Frisch
LaShay Harris

Resolution No. 10 of 2023

AUTHORIZING TRANSFER OF CERTAIN PROPERTIES ACQUIRED AT 2022 CITY TAX FORECLOSURE AUCTION TO DEVELOPMENT PARTNERS

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 exercised its priority bid to acquire 191 Fulton Avenue, SBL No. 105.35-4-40 ("Subject Property"), at the City of Rochester Tax Foreclosure Auction, which it intends to convey to Lilac City Holdings LLC, an approved 2022 Land Bank Development Partner;

WHEREAS, an independent appraisal obtained from Midland Appraisal Associates in October 2022, determined the fair market value of the Subject Property to be \$20,000;

WHEREAS, pursuant to the Land Bank's Policy Regarding the Disposition of Real Property, Conveyance of real property by the Land Bank to nongovernmental entities shall require payment of consideration in an amount not lower than the Property Costs (i.e. -the aggregate costs and expenses of the Land Bank attributable to the specific property being sold, including costs of acquisition, maintenance, repair, demolition, marketing, legal expenses of the property and indirect costs of the operations of the Land Bank allocable to the property) to be paid in cash, unless the Board in its discretion approves a price reduction in conjunction with an approved redevelopment plan or municipal goal.

WHEREAS, the proposed conveyance of the Subject Properties has been considered under City and State Environmental Quality Review laws and meets the requirements for a Type II action exempt from further environmental impact review as described in Section 617.5(c)(2) of Part 617 of Title 6 of New York's Codes, Rules and Regulations.

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 Board hereby agrees to convey the Subject Property to the Lilac City Holdings LLC for the purchase price specified above.

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.

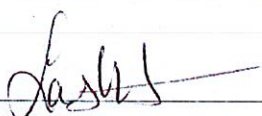
Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution No. 10 of 2023 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			
James 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 20, 2023.

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 **September 21, 2023 at 3:00 p.m.**

The following directors of the Land Bank were:

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

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by Erik Frisch,
 seconded by John Fornof

Resolution No. 11 of 2023

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 9, 2023, 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 Preferred 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 Preferred Bids shall expire upon the completion of the Foreclosure Auction on November 9, 2023 or upon completion at such later date to which the Foreclosure is postponed or adjourned.

Section 6. This Resolution shall take effect immediately.

11/07/2023
11/07/2023

POTENTIAL LAND BANK PARCELS

Resolution No. 11 of 2023

OWNERNAME1	STREETNUMBER	STREETNAME	ZIPCODE
PARKS MELINDA T	0066	AAB ST	14606
BROOKS OLYMPIA ANN	0289	ADAMS ST	14608
ANTHONY VERONICA	0184-186.5	ADAMS ST	14608
A&E REAL ESTATE GROUP LLC	0469	ALEXANDER ST	14605
89 ELM ST LLC	0331-333	ALEXANDER ST	14607
WADE GOEFF	0306	ALPHONSE ST	14621
STRONG ERYCA & VICTOR	0027	ANGLE ST	14606
BURNS RITA	0104	ARDMORE ST	14611
WISEMEN ENTERPRISES LLC	0961	ARNETT BLVD	14619
DAVIS RALPH	0123	ASHLAND ST	14620
ANCHOR INNOVATIONS LLC	0351	AUGUSTINE ST	14613
THOMPSON LEMUEL R	0426	AUGUSTINE ST	14613
MOBC PROPERTIES LLC	0575	AUGUSTINE ST	14613
B2CUE INC	0046-48	AUGUSTINE ST	14613
SHARPSTEEN WILLIAM EST OF	0659	AVERILL AV	14607
RSB RENTAL GROUP LLC	0410	AVERY ST	14606
LEUNIS GARY	0045	BELGARD ST	14609
HRYWNAK SEV	0201	BELKNAP ST	14606
KTB CAPITAL VII LLC	0161	BENTON ST	14620
1820 ROUTE 250 LLC	0516	BENTON ST	14620
WISEMAN ENTERPRISES LLC	0005	BIRCH CRES	14607
BAKER DAVID M	0301	BIRR ST	14613
ROC HOLDINGS 103 LLC	0085	BRAYER ST	14606
SEQUOIA LENDING GROUP LLC	0606	BROOKS AV	14619
ARROWOOD & STAMPS PROP LL	0043	BURLING RD	14616
ROMANO GINO	0173	BURROWS ST	14606
GIORGI PROPERTIES INC	0132-134	BURROWS ST	14606
GIORGI PROPERTIES INC	0150	CAMPBELL ST	14611
MACCO PROPERTIES LLC	0020	CARLISLE ST	14615
LAIRD BETTY	0220	CAROLINE ST	14620
BROWN VERNETTA	0298	CAROLINE ST	14620
DELANEY EDWARD	0118	CARTER ST	14621
SALCEDO MARIA	0019-21	CARTHAGE DR	14621
SIMBA HABIBI	0079	CHANDLER ST	14619
CANNON ROBERT	0012	CHARLES ST	14608
STAMPS MYRON L	0455	CHILD ST	14606
VARGAS CAJEME	0128	CLAIRMOUNT ST	14621

RE 1EMI LLC	0014	CLARKSON ST	14613
NAGMENS LLC	1517	CLIFFORD AV	14609
FERNWOOD 1ST INC	1960	CLIFFORD AV	14609
HOUSE CASH LLC	0054	CLIFTON ST	14608
NELSON FRENCHIA	0179	CLIFTON ST	14611
MORSE CANDICE	0263	COLUMBIA AV	14608
AZTEC LION CORP	0462	COLVIN ST	14606
FEQUIERE JOANES	0472	COLVIN ST	14606
MOTIF PROPERTIES LLC	0596	CONKEY AV	14621
STANLEY ERIC	0009	COPELAND ST	14609
CG REALTY HOMES LLC	0018	COSTAR ST	14608
DAVIS ERIC SR	0003	COSTELLO PK	14608
B2CUE INC	0149	CROSSFIELD RD	14609
PITCHER JANICE A	0283	CURLEW ST	14613
D'ONOFRIO NICHOLAS	0110	DAKOTA ST	14606
ALKHADIR AHMAD KH A	0042-44	DANA ST	14606
GATTI TERRI	0035	DARIEN ST	14611
SNOBLE ENTERPRISES LLC	0057	DELMAR ST	14606
CAESAR YVONNE	0035	DENISE RD	14612
KOHLER PINCHAS ALEXANDER	0071	DEPEW ST	14611
SEQUOIA LENDING GROUP LLC	0139	DEPEW ST	14611
EMPIRE REALTY SERVICES	0178	DESMOND ST	14615
AMERICA REAL ESTATE INVES	0225	DEWEY AV	14608
TORICO DEVELOPMENT LLC	2395	DEWEY AV	14615
CAPSAVVY PROPERTIES LLC	2664	DEWEY AV	14616
WYATT LAMONT	0180	DOVE ST	14613
IVEY JONATHAN L	0206	DR SAMUEL MCCREE WAY	14611
GRANDE MICHAEL P	0037	DURGIN ST	14605
MCJ VENTURES LLC	1381	E MAIN ST	14609
TRUTH III LLC	1429	E MAIN ST	14609
BLOOMFIELD RP LLC	0551-559	E MAIN ST	14604
ROCHESTER PROPERTY	1308-1310	E MAIN ST	14609
WISEMEN ENTERPRISES LLC	0190	E RIDGE RD	14621
STAMPS MYRON L	0187	EARL ST	14611
MARQUIS ENTERPRISES LLC	0234	EARL ST	14611
MOBC PROPERTIES LLC	0416	ELECTRIC AV	14613
MOBC PROPERTIES LLC	0217-219	ELECTRIC AV	14613
89 ELM ST LLC	0089-95	ELM ST	14604
MR DEEDS LLC	0207	EMERSON ST	14613
BURKE SAVOY	0186-188	EMERSON ST	14613
TANKSLEY PAUL DOUGLAS	0031	EVANGELINE ST	14619

COLEMAN ALICE	0018	FAIRBANKS ST	14621
MOBC PROPERTIES LLC	0010	FAIRVIEW HGTS	14613
MARTIN RICKY & TIFFANIE	0028	FIFTH ST	14605
COLEMAN CYNTHIA	0023	FILLMORE ST	14611
ORTEGA MISAEL & MARISOL	0039-39.5	FINCH ST	14613
BAIRD DEXTER & PHILLIPS	0160-162	FLINT ST	14608
SEQUOIA LENDING GROUP LLC	0700	FLOWER CITY PK	14615
SEQUOIA LENDING GROUP LLC	0835	FLOWER CITY PK	14615
BELL FELICIA	0272	FROST AV	14608
ROC HOLDINGS 103 LLC	0535	FROST AV	14611
NEW 19TH HOUSING LLC	0674	FROST AV	14611
68 FROST AVENUE LLC	0066-68	FROST AV	14608
ROBINSON TRAVIS J	0135	GARFIELD ST	14611
PONDER ELIJAH LOREZ JR	0667	GARSON AV	14609
ARNOLD MAKEBA L	0823	GENESEE PARK BLVD	14619
WEYL AARON	0031-33	GENESEE PARK BLVD	14611
HAMILTON LINFORD	0824	GENESEE ST	14611
HAMILTON LINFORD	0826	GENESEE ST	14611
HAMILTON LINFORD	0820-822	GENESEE ST	14611
HAMILTON LINFORD R	1003-1005	GENESEE ST	14611
FULLEN SANDRA WAHL	0017	GERLING PL	14611
SANDOW ANNA ESTATE OF	0008-10	GERLING PL	14611
ORTIZ BENJAMIN M	0016-16.5	GLADYS ST	14621
IVEY JONATHAN L	0011	GLASSER ST	14606
STAMPS MYRON	0324	GLENWOOD AV	14613
MCCULLOUGH BLEASE	0358	GLIDE ST	14611
CNC ASSOCIATION INC	0560	GLIDE ST	14606
BURDA JOHN	0075	GREENLEAF ST	14609
ROC HOLDINGS 103 LLC	0139	HAWLEY ST	14608
ROBINSON CHRISTOPHER	0014	HENION ST	14611
HENION STREET RESIDENSE	0015	HENION ST	14611
MOBC PROPERTIES LLC	0048-50	HILLENDALE ST	14619
THOMAS ONEAL	0103-105	HOBART ST	14611
MARCOUX DARRYL	0050	HOLLYWOOD ST	14615
MW & AE LLC	0051-53	HOOVER ST	14621
DABROWNY EDWARD	1221	HUDSON AV	14621
BOSTON SHAWNTELLE L	1354	HUDSON AV	14621
WOLF HABITAT LLC	0105	HUNTINGTON PK	14621
PAGAN MARIA M	0436	JAY ST	14611
ALAWADI HAHAN A A M A	0641	JAY ST	14611
GRAHAM DELLA	0649	JAY ST	14611
MITCHELL JAMES E	0819	JAY ST	14611

TRIEU HA TO	1386	JAY ST	14611
HRYWNAK SEVERKO	1533	JAY ST	14611
PINCKNEY NATHAN	0183	JEFFERSON TER	14611
MIKALA BRUCE LEE MIKALA	0268	JEFFERSON TER	14611
FORD LEROY & MELZINA	0487	JOSEPH AV	14605
YOK CHENDA	0027	KNICKERBOCKER AV	14615
SWANK SHAWN	0081	KOSCIUSKO ST	14621
1416 CULVER RD INC	0837-851	LAKE AV	14613
NEARY KEVIN M	0110	LATTIMORE RD	14620
JOHNSON BILL	0173	LEWIS ST	14605
HUSSAIN SYED	0052	LIME ST	14606
MLM RENTAL PROPERTIES LLC	0126	LINCOLN AV	14611
IVEY JONATHON	0248	LINCOLN AV	14611
BUD CONTRACTING LLC	0034	LOCUST ST	14613
PREMIER REAL ESTATE DEV	0067	LORENZO ST	14611
LEON-FIGUEROA HECTOR A	0483	LYELL AV	14606
MANRAY MANAGEMENT LLC	0260-262	LYELL AV	14608
SEQUOIA LENDING GROUP LLC	0354	MAGEE AV	14613
SEQUOIA LENDING GROUP LLC	0398	MAGEE AV	14613
JACKSON MARY	0283	MAGNOLIA ST	14611
FUND 1 LLC	0007	MALTBY ST	14606
B2CUE INC	0260	MARNE ST	14609
ANDERSON THELMA L	0307	MARNE ST	14609
BUSKEY BEATRICE	0142	MASSETH ST	14606
DAD'S PROPERTY MGMNT LLC	0049	MAXSON ST	14609
GLIDDEN GREGORY	0077	MAYFLOWER ST	14615
STONE MICHELLE	0193	MC KINLEY ST	14609
MOBC PROPERTIES LLC	0223	MC NAUGHTON ST	14606
STRONG ERYCA & VICTOR	0061	MELVILLE ST	14609
ZIOGAS STEVEN	0411	MERCHANTS RD	14609
STOKES TUMIA	0136	MILLBANK ST	14619
HUDSON MATTHEW	0443	MURRAY ST	14606
ROZON RICHARD J	0187	MYRTLE ST	14606
WILKINS SHAMONE	1505	N CLINTON AV	14621
MILLER FRANCIS K	0699	N GOODMAN ST	14609
MOBC PROPERTIES LLC	0086	NICHOLS ST	14609
APOLLONIO ADRIANO D	0645	NORTH ST	14605
STOVER CATHERINE	0814	NORTH ST	14605
STOVER CATHERINE	0818	NORTH ST	14605
AL-AYARI EMAN	1144	NORTH ST	14621
KURT ALON	1303	NORTH ST	14621
ATIK YEHOUSA	0117	NORTHVIEW TER	14621

PORTFOLIO MANAGEMENT GROU	0225	NORTON ST	14621
HOFF ROBERT J	0053	O K TER	14621
POSADNI DOMINICK	0090	ORCHARD ST	14611
STANLEY JERRY	0337-339	ORCHARD ST	14606
5553 PARDEE INC	0056	PARDEE ST	14621
ABDUS-SAMAD JIBRIL	0059	PARDEE ST	14621
TARKINGTON PAMELA	0067-71	PARK AV	14607
CUYLER JOHN L	0016-18	PARKER PL	14608
THOMAS JUSTIN	0035	PARKWAY	14608
WOMACK SHALONDA	0047	PECK ST	14609
BROWN CHRISTINE E	0058	PERSHING DR	14609
RAZA MUHAMMAD	0858	PORTLAND AV	14621
JF PROPERTIES LLC	1230	PORTLAND AV	14621
BEASLEY JAMES M	0071	POST AV	14619
PUGH WILMA	0076	POST AV	14619
TRUST ATREUS	0136	PRIMROSE ST	14615
HALFON MORDECHAI	0160	PULLMAN AV	14615
KNIGHT KIM	0015	QUAMINA DR	14605
GREER JUANITA & BAXTRUM	0028	QUAMINA DR	14605
VISCAY YUNETSY	0335	RANDOLPH ST	14609
ROMANO ENZIO	0081	REDWOOD RD	14615
LINDEMANN DEBRA	0230	REMINGTON ST	14621
MOOREHEAD WALTER	0234	REMINGTON ST	14621
MOREHEAD WALTER L	0236	REMINGTON ST	14621
CONTRERAS CARLOS	0550	REMINGTON ST	14621
CWNY ACQUISITIONS LLC	0298	REYNOLDS ST	14608
BYFORD PHILIP	0083	RIDGEWAY AV	14615
BOSTON SHAWNTELLE L	0414-416	RIDGEWAY AV	14615
MARATHON CONTINUES LLC	0049-51	RINGLE ST	14619
LITWAK LINDA	0011	RIVERVIEW PL	14608
HARBOR TOWN PROPERTIES	0012	RIVERVIEW PL	14608
HARBOR TOWN PROPERTIES	0021	RIVERVIEW PL	14608
HARBOR TOWN PROPERTIES	0028	RIVERVIEW PL	14608
CAPSAVVY PROPERTIES LLC	0047	ROSALIND ST	14619
BRIEN JEAN E	0380	ROSEWOOD TER	14609
ANTHONY ERIC	0718-720	S PLYMOUTH AV	14608
ALFRED MICHAEL	0044	SANTEE ST	14606
VIMEAN SERVICES LLC	0112	SARANAC ST	14621
COLON TEODOSIA	0052	SARATOGA AV	14608
WASHINGTON PARIS	0209	SARATOGA AV	14608
BYRD BRIAN JR	0025	SAXTON ST	14611
HOUSE CASH LLC	0381-385	SAXTON ST	14606

ALLEN YVONNE	0077	SCOTTSVILLE RD	14611
KAUFMANN RENATE	0077	SIDNEY ST	14609
TAYLOR GIORGIO	0131	SILVER ST	14611
BLAKE SEBERT	0030	SKUSE ST	14605
GREEN ANGELICA N	0025	SOBIESKI ST	14621
NEARY KEVIN M	1831	SOUTH AV	14620
MONTGOMERY LISA	0133	SOUTHVIEW TER	14620
OUT OF THE DARKNESS INC	0169	ST BRIDGETS DR	14605
ROCHESTER PROPERTY	1798-1806	ST PAUL ST	14621
ROLDAN ELADIO	0025	STANTON ST	14611
WEST CAROL A	0060	STARLING ST	14613
DIVINE ESSENCE ENTERPRISE	0337	STEKO AV	14615
TORRES BETTY	0042	SYLVESTER ST	14621
HAMILTON LINFORD R	0005-7	TAYLOR ST	14611
SOLOMON ROBIN	0034	THOMAS ST	14605
XBRANCH PROPERTY GROUP LL	0087	THOMAS ST	14621
HLS PROPERTIES INC	0020	THORNDALE TER	14611
GORDON DDS COLLEEN M	0612	THURSTON RD	14619
MCGREGOR SEAN	0530-532	THURSTON RD	14619
SOLOMON JOSEPH A SR	0365	TREMONT ST	14608
BOSTON SHAWNTELLE L	0031	TREYER ST	14621
U74 LLC	0074-86	UNIVERSITY AV	14605
ROGUE SOLUTIONS LLC	0013	VELOX ST	14615
PARKER GAYE A	0147	VERMONT ST	14609
ZAMPATORI LYNDA	0403	VERONA ST	14608
B2CUE INC	0215	VERSAILLES RD	14621
MAJOR HENRY	0773-777	W BROAD ST	14608
JOHNSON GEORGIANNA	0534-538	W MAIN ST	14608
MARATHON RE DEVELOPMENT	0540-544	W MAIN ST	14608
MARATHON RE DEVELOPMENT L	0546-554	W MAIN ST	14608
HARRELL JOSEPH T	0039	WALBAR ST	14609
A&E REAL ESTATE GROUP LLC	0091	WALNUT ST	14608
MOBC PROPERTIES LLC	0151	WARNER ST	14606
A&E REAL ESTATE GROUP LLC	0022	WARWICK AV	14611
DAVIS WILLIAM	0011	WAVERLY PL	14608
FANIEL SHERRY ANN	0004	WAYNE PL	14611
MARTIN COREY	0005	WAYNE PL	14611
NEW 19TH HOUSING LLC	0011	WAYNE PL	14611
ABDI AHMED MUKTAR &	0024	WEAVER ST	14621
ABDI AHMED MUKTAR &	0024	WEAVER ST	14621
STRODY J HANNAH	0083	WEEGER ST	14605
110 WEIDNER LLC	0050	WEIDNER RD	14624
110 WEIDNER LLC	0110	WEIDNER RD	14624


MCB HOLDINGS LLC	0152	WELDON ST	14611
SIMMONS AVERY	0075	WELLINGTON AV	14611
WIMS JOHN C	0465-467	WESTFIELD ST	14619
TRIEU HA TO	0070	WETMORE PK	14606
CRUZ EDUARDO ALVARADO	0221	WEYL ST	14621
TISDALE RAQUINTIS J	0117	WILDER ST	14611
HANNON WILLIAM C	0032	WILDER TER	14612

The question of the adoption of the foregoing Resolution No. 11 of 2023 was duly put to a vote on roll call, which resulted as follows:

	Aye	Nay	Abstain	Absent
John Fornof	✓			
Erik Frisch	✓			
LaShay Harris				X
Kurt Martin				X
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 21, 2023**.

Attest: 
Secretary **Eric Van Dusen**

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 **September 21, 2023 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		X
Kurt Martin		X
James Smith	✓	
Eric Van Dusen	✓	

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

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

Resolution No. 12 of 2023

**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. 12 of 2023 was duly put to a vote which resulted as follows:

	Aye	Nay	Abstain	Absent
John Fornof	✓			
Erik Frisch	✓			
LaShay Harris				X
Kurt Martin				X
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 21, 2023**.

Attest:


Secretary **Eric Van Dusen**

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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 on **October 19, 2023 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
 Stephanie Prince, Esq. Corporation Counsel’s office

The following resolution was offered by John Fornof
 Seconded by John Fornof

Resolution No. 13 of 2023

AUTHORIZING TRANSFER TO THE CITY OF ROCHESTER OF A CERTAIN PROPERTY

WHEREAS, the corporate purpose of the Land Bank is to acquire properties in the City of Rochester that are vacant, abandoned, or underutilized and to return them to productive use or hold them for strategic uses consistent with the development strategies and policies created by the City of Rochester (“City”) pursuant to the powers granted to land banks under Article 16 of the NYS Not-for-Profit Law.

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, for blight removal and use in the development of affordable housing; and

WHEREAS, upon transfer of title to the Land Bank, 449-449.5 Campbell Street, Rochester, New York 14611, SBL No. 120.26-1-85 (the “Subject Property”) was found to be occupied;

WHEREAS, multiple attempts to provide the occupants with opportunities to take advantage of Land Bank subsidy programs to purchase and rehabilitate the Subject Property

failed to result in a sale;

WHEREAS, the proposed conveyance of the Surplus Parcels and the Donated Parcel to the City has been considered under City and State Environmental Quality Review laws and meets the requirements for a Type II action exempt from further environmental impact review as described in Section 617.5(c)(2) of Part 617 of Title 6 of New York's Codes, Rules and Regulations.

WHEREAS, pursuant to the Policy Governing the Disposition of Real Property by the Rochester Land Bank Corporation, properties acquired by the Land Bank by means of a priority bid which are subsequently deemed to be unsuited to the mission of the Land Bank may be conveyed by donation to the City of Rochester upon enactment of an authorizing resolution of the Board and authorizing legislation approved by the Rochester City Council;

WHEREAS, in accordance with the Land Bank's duly adopted Policy Governing the Disposition of Real Property, the Land Bank board has considered the costs of the properties to the Land Bank and the transaction's potential contribution to the Land Bank's mission in determining the suitability of consideration for each property.

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 conveyance of the Subject Property to the City of Rochester for the price of one dollar (\$1.00) is within the purpose, mission or governing statute of the Land Bank because it will return it to productive use or hold it for strategic uses to promote neighborhood and community revitalization programs and thereby eliminate the harms and liabilities caused by vacant, abandoned, and underutilized property.

Section 3. The Executive Director is authorized and directed to convey the Subject Property to the City of Rochester for the price of one dollar (\$1.00).

Section 4. 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 5. This resolution shall take effect immediately.

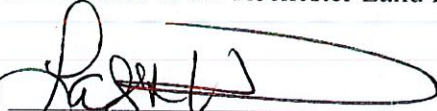
The question of the adoption of the foregoing Resolution No. 13 of 2023 was duly put to a vote, which resulted as follows:

| | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------|
| John Fornof | ✓ | | | |
| Erik Frisch | ✓ | | | |
| LaShay Harris | ✓ | | | |
| Kurt Martin | ✓ | | | |
| Jim Smith | | | | |
| Eric Van Dusen | ✓ | | | X |
| 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 19, 2023**.

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 **October 19, 2023 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
 Stephanie Prince, Esq. Corporation Counsel's office

The following resolution was offered by Kurt Martin,
 seconded by Eric Van Dusen:

RESOLUTION NO. 14 OF 2023
 AUTHORIZING ACQUISITION OF REAL PROPERTY AT
 108 WELD STREET

WHEREAS, the following parcel of real property ("the Property") in the City of Rochester, County of Monroe, State of New York is a single family residential property that is being offered for sale by the current owner, Stephanie Thomas (the "Seller"):

| | |
|-----------------|-------------------|
| <u>Address</u> | <u>SBL Number</u> |
| 108 Weld Street | 106.73-2-9.001 |

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

WHEREAS, the Land Bank's intended disposition for the property is sale to a purchaser who desires to purchase and rehabilitate the Property for use as their primary residence as owner-occupant(s).

WHEREAS, the Seller and the Land Bank desire to enter into an Agreement to Purchase Real Property (the "Agreement"), by which the Seller 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, the fair market value of the Property as established by an appraisal dated September 1, 2023 by Midland Appraisal Associates is \$25,000; and

WHEREAS, the Seller proposes to sell the Property to the Land Bank for the sum of TWENTY FIVE THOUSAND and no/100ths DOLLARS (\$25,000.00).

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 Seller for the purchase of the parcel at 108 Weld Street, Rochester, New York 14605, SBL No. 106.73-2-9.001.

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.

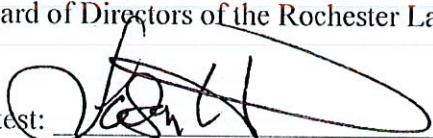
The question of the adoption of the foregoing Resolution No. 14 of 2023 was duly put to a vote, which resulted as follows:

| | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------|
| John Fornof | ✓ | | | |
| 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 19, 2023**.

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 **October 19, 2023 at 3:00 p.m.**

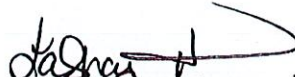
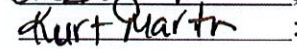
The meeting was called to order and, upon roll being called, the following directors of the Land Bank were:

| | 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
Stephanie Prince, Esq. Corporation Counsel’s office

The following resolution was offered by
Seconded by

Resolution No. 15 of 2023

APPROVING SALE OF 60 PARDEE 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 60 Pardee Street, Rochester, New York 14611, SBL No. 091.79-2-15 (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 \$10,000 established by an independent appraisal obtained from Midland Appraisal Associates in October 2022; and

WHEREAS, Tyrone C. Kelly, Jr. submitted a Purchase Offer whereby the Land Bank will convey title to the Subject Property in consideration of \$10,000.

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.

Section 2. The Executive Director is hereby authorized and directed to convey the Subject Property to Tyrone C. Kelly, Jr. in consideration of \$10,000 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. 15 of 2023 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 | | | 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 **October 19, 2023**.

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 16, 2023 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 | 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 J. Scuderi Executive Director
 Stephanie Prince, Esq. Corporation Counsel’s office

The following resolution was offered by Carol Wheeler,
 seconded by John Fornof;

**RESOLUTION NO. 16 OF 2023
 AUTHORIZING ACQUISITION OF REAL PROPERTY AT
 61 LIME STREET**

WHEREAS, the following parcel of real property (“the Property”) in the City of Rochester, County of Monroe, State of New York is a two-family residential property that is currently owned by the City of Rochester (“the City”);

| | |
|----------------|-------------------|
| <u>Address</u> | <u>SBL Number</u> |
| 61 Lime Street | 105.74-3-57 |

WHEREAS, the Property is located within the geographic target area of the Land Bank Initiative Phase II grant, accepted pursuant to Resolution No. 7 of 2023;

WHEREAS, the Land Bank’s intended disposition is rehabilitation for sale as affordable housing.

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, the fair market value of the Property as established by an appraisal dated October 5, 2023 by Midland Appraisal Associates, Inc. is \$22,000; and

WHEREAS, the Seller proposes to sell the Property to the Land Bank for the sum TWENTY-TWO THOUSAND and no/100ths DOLLARS (\$22,000).

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.
- 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 61 Lime Street, Rochester, New York 14606, SBL No. 105.74-3-57.
- 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.

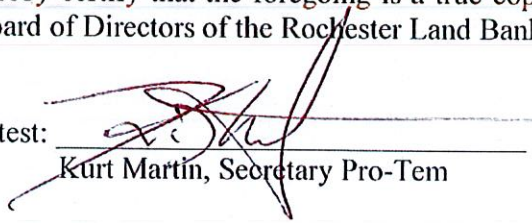
The question of the adoption of the foregoing Resolution No. 16 of 2023 was duly put to a vote, which resulted as follows:

| | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------|
| John Fornof | X | | | |
| Erik Frisch | X | | | |
| LaShay Harris | | | | X |
| Kurt Martin | X | | | |
| James 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 **November 16, 2023**.

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 at Room #223B, City Hall, 30 Church Street, Rochester, New York 14614 on **December 21, 2023 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 | | X |
| Carol Wheeler, Vice-Chair | ✓ | |
| John Fornof, Treasurer | ✓ | |
| LaShay Harris, Secretary | | X |
| Kurt Martin | ✓ | |
| James Smith | ✓ | |
| Eric Van Dusen | | X |

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by James Smith,
 seconded by Kurt Martin :

RESOLUTION NO. 17 OF 2023
 AUTHORIZING ACQUISITION OF REAL PROPERTY AT
 129 YORK STREET

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> |
| 129 York Street | 120.34-1-32 |

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 129 York Street, Rochester, New York 14611, SBL No. 120.34-1-32.

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.

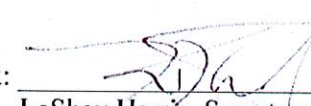
The question of the adoption of the foregoing Resolution No. 17 of 2023 was duly put to a vote, which resulted as follows:

| | 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 **December 21, 2023**.

Attest:



~~LaShay Harris, Secretary~~

Kurt Martin

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 **December 21, 2023 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 | | X |
| Carol Wheeler, Vice-Chair | ✓ | |
| John Fornof, Treasurer | ✓ | |
| LaShay Harris, Secretary | | X |
| Kurt Martin | ✓ | |
| James Smith | ✓ | |
| 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 James Smith
 Seconded by John Fornof:

Resolution No. 18 of 2023

APPROVING SALE OF 447 WILDER 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 447 Wilder Street, Rochester, New York 14611, SBL No. 120.25-3-64 (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 \$19,000 established by an independent appraisal obtained from Midland Appraisal Associates in October 2022; and

WHEREAS, Andrea Gayle submitted a Purchase Offer whereby the Land Bank will convey title to the Subject Property in consideration of \$19,000.

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.

Section 2. The Executive Director is hereby authorized and directed to convey the Subject Property to Andrea Gayle in consideration of \$19,000 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. 18 of 2023 was duly put to a vote, which resulted as follows:

| | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------|
| John Fornof | ✓ | | | |
| Erik Frisch | | | | X |
| LaShay Harris | | | | X |
| Kurt Martin | ✓ | | | |
| Jim Smith | ✓ | | | |
| Eric Van Dusen | | | | X |
| 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 **December 21, 2023**.

Attest:



LaShay Harris, Secretary

Kurt Martin

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 **December 21, 2023 at 3:00 p.m.**

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

The following resolution was offered by
 seconded by

James Smith
John Fornoff :

Resolution No. 19 of 2023

AMENDING MEMORANDUM OF AGREEMENT WITH HOME HEADQUARTERS FOR
 LOAN FUND FOR PURCHASERS OF ROCHESTER LAND BANK PROPERTIES

WHEREAS, Resolution No. 7 of 2021 authorized the Land Bank to enter into a memorandum of understanding with HOME Headquarters whereby HOME HeadQuarters will provide acquisition and rehabilitation financing to eligible purchasers of Land Bank properties;

WHEREAS, the Land Bank intends to expand its programing to sell inventory properties for uses other than acquisition/rehabilitation and such uses may require purchaser financing;

WHEREAS, HOME Headquarters is a Community Development Financial Institution that offers multiple loan products for the purchase and/or rehabilitation of property;

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 it fully set forth.

Section 2. The Executive Director is hereby authorized to amend the memorandum of understanding with HOME Headquarters whereby they will expand the type of financing offered qualified purchasers of Land Bank properties to include financing the purchase of newly constructed properties and of fully rehabilitated properties offered for sale as part of Land Bank affordable housing development programs.

Section 3. The Executive Director is authorized and directed to execute contracts 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.

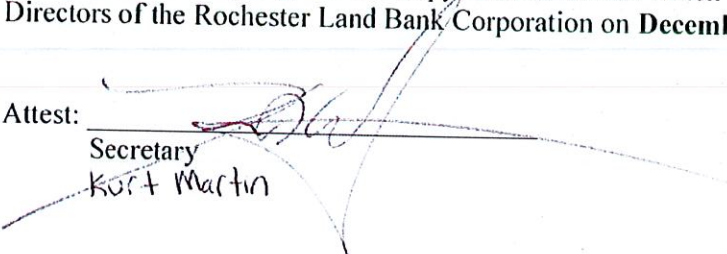
The question of the adoption of the foregoing Resolution No. 19 of 2023 was duly put to a vote, which resulted as follows:

| | Aye | Nay | Abstain | Absent |
|----------------|-----|-----|---------|--------------|
| John Fornof | ✓ | | | |
| Erik Frisch | | | | |
| LaShay Harris | | | | X |
| Kurt Martin | ✓ | | | X |
| 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 **December 21, 2023**.

Attest:


Secretary

Kurt Martin