

Land Bank
26 Church Street, Lyons, NY
June 18th 2020 1:00 p.m.

Board Members Present: Steve Groat, Jon Verkey (Chair), Karen Ambroz (Treasurer), Joyce Moyer, Brian Pincelli, John Denniston and Phil Eygnor. Chairman of the Wayne County Board of Supervisors Ken Miller was also in attendance.

6-18-20 Agenda

Mr. Eygnor motioned to approve the agenda as presented, seconded by Mr. Pincelli. Carried

Approval of 5-21-20 Minutes

Mr. Pincelli motioned to approved the minutes as written, seconded by Mr. Denniston. Carried.

Treasurer's Report

Mr. Pincelli motioned to approve the Treasurer's Report as presented, seconded by Mr. Eygnor Carried. Mrs. Ambroz reported as of May 31st the CDBG fund had \$730,605.01—these funds are to be utilized for the demolition of properties. The Land Bank's checking account has \$820,649.59.

606 Frey Road, Macedon

A discussion took place on a water charge against a property at 606 Frey Road, Macedon. The purchaser was not aware of this bill at the time of closures; he was under the impression all charges against the property were removed. A request was made to have the Land Bank pay the bill of \$230.40. Legal counsel for the Land Bank has recommended the bill be paid, as taking action against the request would cost more than the bill. Mr. Humbert noted only taxes are removed from sold properties, not other municipal levies against the property. The responsibility to turn off the water at a vacated home was questioned. Mr. Groat asked if in the future there should be a statement in the purchase offer that the buyer is responsible for any charges against the property at the time of the sale. Mrs. Ambroz noted in the County's tax foreclose sale agreement there is language stated taxes are not charged against the purchaser; however, they are responsible for any municipal re-levies against the property. It was agreed a process should be set up for this type of situation. Mr. Humbert said he would review the language of the purchase contract. Mr. Groat motioned to approve payment of the \$230.40 water bill on the property located at 606 Frey Road, Macedon, seconded by Mrs. Moyer. Carried.

Walker Road, Palmyra

The fence on the County owned Walker Road property was thought to be part of this property, after demolition of the structure and removal of the fence, it was discovered the fence was on the adjacent property owner's land. The property owner has requested reimbursement for the cost of a new fence, he will install it. In conversations with this person Mr. Humbert suggested he consider purchasing the lot. Mr. Eygnor motioned to approve payment of the fence and materials at the Walker Road, Palmyra, demolition site, seconded by Mr. Denniston. Carried.

Demolitions

Mr. Humbert noted resolutions are required to authorize his signature on the contract with the bidder for the demolition of 48 Broad Street and 42 Elmer Street in Lyons. These projects will utilize CDBG funds and the Land Bank will need to sign a contract with the consultant to perform a State Historic Presentation Office (SHPO) process for 48 Broad Street. Requests for proposals has been put out for a consultant to perform the historic review of the property. Seven residential properties were demolished utilizing enterprise (State) funds with fill brought in and hydro-seeing completed. Adjacent neighbors will be contacted first to see if they are interested in purchasing

the vacant lots. Mr. Pincelli said he wants to see remaining CDBG funds utilized on Land Bank projects; these Federal funds can only be used for specific purposes and if not utilized in a certain timeframe will need to be returned. Mr. Groat motioned to approve the signing of contract related to the demolition of buildings at 48 Broad Street and 42 Elmer Street in Lyons, Mr. Eygnor second. Carried.

Purchase Offers

A \$500 purchase offer was received for the vacant lot at 8561 Ridge Road East in Sodus from an adjacent property owner. The Land Bank demolished the structure on this site. The purchaser is responsible to pay all closing costs. Mrs. Ambroz suggested if this sale goes through the two properties be merge on the tax map. Mr. Groat motioned the property at 8561 Ridge Road, Sodus, be sold for \$500, Mrs. Ambroz second. Carried.

Board Vacancy

Mr. Humbert noted there are now two vacancies on the Land Bank Board after Amber Roberts's resignation. He requested current Board members seek out individuals that would be an asset to the Board. It would be good if a person with a real estate or code enforcement background would volunteer to be on the Board.

Web Site

The web page for the Land Bank has been improved with assistance from the County's IT Department. Mr. Humbert requested Board members review the site. He will be placing before and after photographs of demolition projects.

DEC Agreement

Mr. Humbert reported the Land Bank and County have negotiated a Memorandum of Understanding with the State Department of Environmental Conservation relating to Land Bank and County liability for properties with environmental concerns; the agreement significantly limits the liability for both the County and Land Bank.

Former Sodus Hotel

Options for the removal of this structure and future use of the site have been reviewed with Land Bank Board members and Town/Village Officials. Land Bank ownership of the property was discussed as a possible option to facilitate the project; it is not known if there is contamination on the site. This is an eye sore in the Village of Sodus. John Morell is working with attorneys and the current owner related to this property.

2020 Tax Foreclosure

The County extended the tax due date until July 31st 2020. Some properties that are currently on the tax foreclosure list have been identified for possible transfer to the Land Bank. The Land Bank has an interest in taking up to 20 properties from the list this year; however, that number will depend on the type of rehabilitation the structures will need of if they will be demolished. After the County is made whole on taxes owed on sold properties, the remaining proceeds from the tax foreclosure auction are transferred to the Land Bank. An updated list of proposed tax foreclosure properties will be made available at the next Board meeting. Mr. Groat stated there is an individual interested in purchasing a property in the Village of Clyde that is in Section 8. The owner of the property cannot be found. He questioned how a sale could proceed. Mr. Pincelli said the Village could eminent domain the property.

Land Bank Funding

Mr. Humbert met with the County's Finance Committee last week to discuss funding of the Land Bank. Following a lengthy discussion with that Committee regarding the annual appropriation of

\$250,000 in each of the years 2018, 2019 and 2020, it was agreed Mr. Humbert, Mrs. Ambroz, the County Treasurer and County Attorney would meet to discuss how these funds could be appropriated to the Land Bank through a contract. During the Finance Committee meeting their Fiscal Assistant noted financial restraints of the County in light of the recent COVID 19 virus. Mr. Humbert noted the work that could be done with the removal or remediation of properties in the County if this funding is received; the Land Bank will not be able to fulfil their plan without this funding. The Land Bank will continue to get the proceeds from the County's tax foreclosure sale later this year. Mr. Pincelli said the County needs to be made aware of what this investment gives back to the County by putting properties back on the tax roll and making properties look better in communities.

Other Business

Mr. Humbert reminded members the Real Estate Sub-Committee Meeting will follow this meeting.

Adjournment

Mr. Pincelli motioned to adjourn at 2:41 p.m., seconded by Mrs. Ambroz. The next meeting of the Land Bank is scheduled for Thursday, July 16th at 1:00 p.m.

Respectfully submitted,

Debbie A. Liseno