

Wayne County Regional Land Bank
26 Church Street, Lyons, NY
October 15th, 2020 1:00 p.m.

Board Members Present: Steve Groat, Jon Verkey (Chair), Karen Ambroz (Treasurer), John Denniston, Phil Eygnor and Brian Pincelli

Excused: Joyce Moyer

Approval of 10-15-20 Agenda

Mr. Eygnor motioned to approve the agenda as presented, seconded by Mr. Verkey. Passed.

Approval of 9-17-20 Minutes

Mr. Eygnor motioned to approve the minutes as written, seconded by Mr. Denniston. Passed.

Treasurer's Report

Mrs. Ambroz reported as of September 30th the balance on the regular checking account was \$764,274.81 with invoices totaling \$4875.64. The CDBG checking account balance was \$687,200.13 with invoices totaling \$16,298.00. Mrs. Ambroz noted that a school tax bill was received regarding 42 Elmer St. and has been taken care of. Mr. Verkey motioned to approve the Treasurer's Report and invoices as presented, seconded by Mr. Groat. Passed.

Former Sodus Hotel

Attorney Morrell has been working diligently on this property. Mr. Humbert believes that the Land Bank should be able to take title in the near future. He also noted that Enterprise funds can be allocated to this project.

Child Advocacy Center

Mr. Humbert announced that he has been working with DSS regarding specifications of the Center. This property is in the final stages of transfer to Mr. Ohmann.

Membership

Mr. Humbert noted that the Code Enforcement Officer from Huron is interested in a seat on the board.

Wounded Warrior Project

A request was received from Steven Camp regarding the donation of 163 Geneva St. Lyons to rehab specifically for a veteran. It was noted that this house has been shown multiple times to potential buyers. The Land Bank has invested approximately \$7000 in roof repairs and maintenance on the property. Land Bank members discussed recouping all expenses if the property was to sell. Mr. Humbert will consult with Attorney Morrell regarding fair housing rules and the possible resale exclusively to veterans.

2021 PARIS Budget

The 2021 proposed budget was presented. Mr. Humbert noted that Depreciation under Expenses needed to be changed from \$25.00 to \$250.00.

In Revenue, an increase of \$25,000 was proposed in 2021 under Property Sale bringing the total estimated revenues to \$50,000 for 2021.

Expense increases were as follows:

\$4000 in the insurance line, \$1000 in office expenses, \$3000 in mileage, \$3000 in legal fees, \$750 in advertising, \$1000 for website, and \$500 for events and marketing.

CDBG Admin decreased in expense from \$10,000 to 0.

Mr. Pincelli motioned to accept the 2021 PARIS budget, seconded by Mr. Eynor. Passed.

Adjournment

Mr. Pincelli motioned to adjourn at 2:16 p.m., seconded by Mrs. Ambroz. The next meeting of the Land Bank is scheduled for Thursday, November 19th at 1:00 p.m.

Respectfully submitted,

Kelley Patchen-Loveless