

**(Wayne County Regional Land Bank  
26 Church Street, Lyons, NY  
February 18, 2021 1:00 p.m.**

Present: Jon Verkey, Phil Eygnor, Steve Groat, Roger Gallant, Deb Hall and Mark Humbert

Via Zoom: Joyce Moyer, Karen Ambroz, Ken Miller, Kim Leonard

Excused: Brian Pincelli and John Denniston

**Approval of 2-18-21 Agenda**

Mr. Eygnor motioned to approve the 2-18-21 agenda as presented, seconded by Mrs. Hall. Passed.

**Approval of 1-21-21 Minutes**

Mr. Groat motioned to approve the minutes as presented, seconded by Mr. Eygnor. Passed.

**Treasurer's Report**

As of January 31<sup>st</sup>, the balance in the regular checking account was \$713,035.68 with invoices totaling \$1,740.08. The CDBG checking account balance was \$637,070.13 with invoices totaling \$205,965.

Mr. Verkey motioned to approve the Treasurer's Report, seconded by Mrs. Hall. Passed.

Mrs. Hall motioned to pay invoices as presented, seconded by Mr. Eygnor. Passed.

**42 Elmer, Lyons**

Demolition at this site is complete. The final draw on funds will not be authorized until finishing work is completed in the spring.

**5 West Main, Sodus & 5066 Gray, North Rose Demolitions**

LiRO Engineers reached out to Durable Demolition, LLC regarding scope of work after they were considered low bidder (\$90,000). After discussion, it was decided that Durable Demolition would not be able to perform the work needed at the price they bid at. The second bidder, Bronze Contracting LLC (\$115,000, who also did the demolition work at Elmer and Broad Streets) was awarded the bid for 5 West Main and 5066 Gray. Mrs. Hall asked about the intended use of the property at 5 West Main, Sodus. Mr. Humbert explained that there was no outlined purpose at this time for that property.

**Child Advocacy Center, 22 Lawrence St. Lyons**

Mr. Humbert reported that the drywall has been delivered, utilities have been installed, and the roof and siding are complete. This project is on schedule to be completed in March and will finish close to budget.

**2020 Audit**

The audit was rescheduled due to weather, auditors will be conducting their review on February 24.

### **Sodus Point Property**

Mrs. Hall and Mr. Gallant investigated the Sodus Point townhouse properties located on Route 14 after Mrs. Ambroz brought up the issue at the prior meeting. Mrs. Hall reported that one of the units was listed for sale in 2017. The unit was described as an unfinished 3.5 bath 3 bedroom town home. The unit was on the market for approximately 160 days and was never sold. The other 28 units have deteriorated over the years. There has been change in ownership, liens and also mortgage fraud tied to one of the owners. Mr. Gallant met with Sodus Point Code Enforcement and was told that the building is in good shape. An engineer inspected the property in 2017 noting a stable foundation. Codes have changed since the building was erected and would now have to be brought to 2020 codes if work was to continue at the site. It was also noted that all windows and doors would need replacement and handicapped accessibility would also need to be addressed as well as replacement of all sewer connections, electrical and siding. Mrs. Ambroz said the overall assessed value was low. The Board decided to move forward with contacting the people associated with the property at CDN Capital.

### **Annual Report**

The annual report has been posted to the website and also shared with the county finance committee. Some highlights included the demolition of 6 residential properties, a former cold storage, three properties sold which included demolition or renovation by the buyer, the development of the first Child Advocacy Center in Wayne County, 501c3 status, and grant funding through the NYS Attorney General's Office through Enterprise Partners. Mr. Groat motioned to accept the report with correction to a date, seconded by Mr. Eygnor. Passed.

### **Racial Equity in Marketing Plan**

Enterprise recently released new recommendations to all funding recipients for consideration. These recommendations will be posted on the website.

### **Adjournment**

Mr. Eygnor motioned to adjourn at 2:11 p.m., seconded by Mr. Verkey. The next meeting of the Land Bank is scheduled for Thursday, March 18<sup>th</sup> at 1:00 p.m.

Respectfully submitted,

Kelley Loveless