

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

Present: Jon Verkey, Phil Eygnor, Steve Groat, Joyce Moyer, Roger Gallant, Deb Hall, Brian Pincelli, Karen Ambroz, Jake Emmel and Mark Humbert

Via Zoom: Ken Miller

Excused: John Denniston

Approval of 3-18-21 Agenda

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

Approval of 2-18-21 Minutes

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

Treasurer's Report

Mrs. Ambroz reported that the Enterprise deposit was received in the amount of \$71,249.34. As of February 28th, the balance in the regular checking account was \$781,081.20 with invoices totaling \$8,372.81. The CDBG checking account balance was \$431,105.13 with invoices totaling \$78,906.50.

Mrs. Moyer motioned to approve the Treasurer's Report and invoices as presented for payment, seconded by Mr. Verkey. Passed.

CDBG Subrecipient Agreement

The Board of Supervisors authorized the extension of the CDBG Subrecipient Agreement for 2 years due to delays with COVID-19. This resolution was authorized at the February, 2021 meeting. This extension will allow for more time in expending funds allocated to demolitions.

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

Mr. Humbert reported that both of these properties were pushed to next week for demo work. DEC will be available if potential environmental issues should arise.

Child Advocacy Center, 22 Lawrence St. Lyons

Drywall installation has been delayed. Staff from DSS are making last minute requests and changes that will be incorporated into the project. A meeting will take place at the location tomorrow regarding internal locks and other indoor finish work.

2020 Land Bank Audit

Mr. Humbert announced that the financial audit is complete and draft financial information was emailed to the board. Mrs. Moyer motioned to accept the 2020 Wayne County Regional Land Bank Financial Audit as presented and authorized the Executive Director to sign the management letter and submit to PARIS, seconded by Mr. Eygnor. Passed.

Jamie Corteville will be helping implement changes to the QuickBooks software per recommendations from the auditors.

163 Geneva St., Lyons

Mr. Humbert informed the Board that a purchase offer was received in the amount of \$2,750.00 for this property. It was noted that this property has been shown multiple times with no movement on purchase until now. Mrs. Ambroz motioned to sell property located at 163 Geneva St., Lyons in the amount of \$2,750.00 with an enforcement mortgage to ensure that the terms of the mortgage contract are upheld, seconded by Mrs. Moyer. Passed.

Transitional Emergency Housing

Mr. Humbert, Ellen Wayne and Jim Haitz visited a property in Macedon for possible transitional emergency housing as well as a Canal St. Lyons location.

Sodus Point Property

Mrs. Hall said the owner of the townhouse on Route 14 is moving forward with the project.

Land Bank Training

A link for registration was shared for training taking place on March 25. Another training will be available in April for anyone who is interested.

Other

- Mrs. Ambroz would like to look into enhancing marketing methods for properties.
- Mrs. Moyer inquired about strategic planning and matrix modeling.
- It was noted that the 2019 Wayne County Derelict Property Strategy should be reviewed for possible advancement of codes.
- Mr. Pincelli recommended that Land Bank committees meet outside of the regularly scheduled board meetings.
- An HVAC training facility is opening in Newark and may be in need of projects.
- Some members of the Land Bank agreed to attend area code enforcement meetings (once they resume due to COVID19) and also attend the quarterly village meetings.
- The burned out laundromat in Marion has been brought to Land Bank attention as well as property slated for foreclosure that recently burned at 123 Broad St. in Lyons.

Adjournment

Mr. Pincelli motioned to adjourn at 2:27 p.m., seconded by Mrs. Moyer. The next meeting of the Land Bank is scheduled for Thursday, April 15th at 1:00 p.m.

Respectfully submitted,

Kelley Loveless