

Wayne County Regional Land Bank
26 Church Street, Lyons, NY
May 20, 2021 1:00 p.m.

Present: Phil Eygnor, Steve Groat, Joyce Moyer, Roger Gallant, Deb Hall, Brian Pincelli, Karen Ambroz, John Denniston and Mark Humbert

Excused: Chuck Verkey

Approval of 5-20-21 Agenda

Mrs. Ambroz motioned to approve the 5-20-21 agenda as presented, seconded by Mr. Denniston. Passed.

Approval of 4-15-21 Minutes

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

Treasurer's Report

As of April 30th, the balance in the regular checking account was \$752,335.42 with invoices totaling \$10,119.30 The CDBG checking account balance was \$351,979.88 with invoices totaling \$1140.00.

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

5 West Main, Sodus & 5066 Gray St., North Rose

Mr. Humbert stated that three old fuel tanks and a used oil tank were located at the Sodus location, but showed no leaks. The three fuel tanks were empty and one tank had a few inches of standing water in it. The Brownfield Grant will cover testing and tank removal at no cost to the land bank. He also noted that there was no sign of contamination. The lot was seeded and the Village of Sodus will place a fence around the property until the space is ready for development. The Gray St. property may have an offer from a local resident.

Child Advocacy Center, 22 Lawrence St. Lyons

The County has been busy moving furniture and painting will conclude at the end of this week. Sod will be placed today. Mr. Pincelli motioned to approve the director to enter into a lease agreement no less than 10 years subject to the land bank attorney approval, seconded by Mrs. Hall. Passed.

Macedon Property

Mr. Pincelli noted that this property is being added to a CDBG application for CARES ACT funding. Mr. Haitz and Ms. Wayne have been speaking with the Town of Macedon regarding the property. Mrs. Ambroz stated that this project does not reflect the mission of the land bank.

Town Code Enforcement Meeting 5/25/21

County Code Enforcement Officers will be meeting at the Economic Development and Planning conference room on the 2nd floor. Mr. Gallant noted that this meeting will be focused on derelict properties. Mr. Pincelli and Mr. Lyon from EDP will be attending the meeting present on derelict properties.

Ideas to Improve Marketing

Mr. Humbert noted that yard signs, notices in the local newspapers and listing of properties should improve land bank marketing.

County Tax Foreclosure Process

The Treasurer's Office has been going through the 2018/2019 tax delinquent properties. May 28 is the deadline that these properties will go to the online county auction. 20-22 properties have been selected for transfer to the land bank, with the majority being demolitions.

Property Sales

- The Lyons Elks Club offered \$500.00 for the vacant lot located at 48 Broad St. Lyons. Mrs. Ambroz motioned to counter offer at \$1000.00 for the lot, seconded by Mr. Eygnor. Passed.
- Mrs. Hall motioned to accept \$1250.00, with enforcement of merging multiple parcels into one, for the 12799 Ridge Road Wolcott property, seconded by Mr. Eygnor. Passed.

Possible Donations & Purchases

Mr. Humbert noted the following possible donations to the Land Bank:

- 42 Canal St., Lyons
- 6985 Wadsworth St., Wolcott
- 6500 Lake Ave, Williamson
- 1641 North Main, Savannah
- 1216 North Main, Newark

Mrs. Ambroz expressed concern about donated properties. She suggested that the land bank develop a system for cost benefit analysis.

Adjournment

Mr. Pincelli motioned to adjourn at 2:56 p.m., seconded by Mrs. Ambroz. The next meeting of the Wayne County Regional Land Bank is scheduled for Thursday, June 18th at 1:00 p.m.

Respectfully submitted,

Kelley Loveless