

Wayne County Regional Land Bank
9 Pearl Street, Lyons, NY
October 21, 2021 1:00 p.m.

Present: Steve Groat (Chair), Roger Gallant (Vice Chair), Karen Ambroz (Treasurer), John Denniston, Phil Eygnor, Joyce Moyer, Brian Pincelli, and Mark Humbert

Others Present: Richard VanLaeken, Bob Ohmann

Approval of 10-21-21 Agenda

?? motioned to approve the 10-21-21 agenda as presented, seconded by ?? . Passed.

Approval of 8-19-21 Minutes

?? motioned to approve the minutes as presented, seconded by ?? . Passed.

Treasurer's Report

As of September 30, the balance in the regular checking account was \$337,026.93 with invoices totaling \$6,454.40 to be paid. The CDBG checking account balance was \$338,424.88 with invoices totaling \$427.50 to be paid.

?? motioned to approve the Treasurer's Report, seconded by ?? . Passed.

Payment of Bills

Mr. Gallant motioned to pay the invoices as presented for payment, seconded by Mr. Eygnor. Passed.

Property Purchase Applications

1071 Route 31, Macedon

Mr. Humbert met with Macedon Supervisor Leonard and Macedon Engineer Scott Allen to discuss the offers and any requirements might have for the re-use of the property.

Mr. Pincelli moved to accept the Property Purchase Application from ESN Capital, LLC for the property located at 1071 Rt 31, Macedon, Tax Parcel ID 62111-00-212778, for the amount of \$ 475,000, with a performance mortgage to complete work as defined by the Executive Director and subject to approval by John Morell as Land Bank attorney. Seconded by Mr. Eygnor. Passed.

Three applications were submitted. The highest bid of the 3 applications was selected.

2889 Tack Road, Arcadia

Mr. Gallant moved to accept the Property Purchase Application from Steven Helstrom for the property located at 2889 Tack Road, Arcadia, Tax Parcel ID 68113-00-507438, for the amount of \$ 3,000 with a performance mortgage to complete demolition and clean up of the property as defined by the Executive Director and subject to approval by John Morell as Land Bank attorney. Seconded by Mrs. Moyer. Passed.

There was one application received and considered from an adjoining property owner that submitted a plausible plan and has the capacity to complete the project.

4084 Ridge Road, Williamson

Mrs. Ambroz moved to accept the Property Purchase Application from Michael and Dalton Alexander for the property located at 4084 Ridge Road, Williamson, Tax Parcel ID 65117-12-935514, for the amount of \$ \$101 with a performance mortgage to complete work as defined by

the Executive Director and subject to approval by John Morell as Land Bank attorney.

Seconded by Mrs. Moyer. Passed.

Two very similar plans for mixed-use development were submitted by local applicants. The highest bid was selected.

Canal Street Project Proposal

Bob Ohmann presented a proposal for the re-development of 58-66 Canal St., Lyons.

There was considerable discussion about investing in older buildings that still may have a useful purpose rather than spending money to demolish them.

The expected cost to demolish these buildings would likely exceed \$300,000 with current cost estimates.

The concept of investing funds into the building and selling it to someone to develop was discussed.

The first step in the process would be to request bids to do stabilization work – foundation, exterior walls – repair, plaster and paint, cleanout interior, windows, doors, roof, storefront, utilities and heat. The Board would consider bids to determine if it is best to continue to re-develop the property or to demolish.

Step two, if bids for stabilization are acceptable to the Board, would be to offer the building for sale and consider applications to purchase the building to complete the build out of apartments and storefronts. This would involve a performance mortgage to assure work is completed to our specifications.

Mrs. Ambroz moved to prepare specifications for a bid packet for the stabilization of 58-66 Canal Street to prepare the property for re-development. Seconded by Mr. Denniston. Passed.

Mr. Humbert will work with Mr. Ohmann to develop the specifications for the stabilization work. Mr. Humbert will discuss the future of these buildings with the Wayne County Historical Society, which owns the adjacent building. That building is a former Pure Oil and Gulf service station that the Society has owned for about 20 years. It is currently used for garage sales to benefit the Society.

The Board discussed the potential use of this process in other situations in the future.

2022 Budget

Mr. Humbert presented the attached 2022 Budget, which includes years 2021-2025.

Mrs. Moyer moved to approve the 2021-2025 budget as presented. Mr. Eygnor seconded. Passed.

Demolitions

Demolition bid packet should be ready for consideration at our November meeting.

Recommendation for new Board Members

Mr. Groat moved to recommend Richard VanLaeken to the Chairman of the Wayne County Board of Supervisors for approval to fill a vacancy to the Land Bank Board that was created by the passing of Chairman, Chuck Verkey. The term of this position is through 2022. Seconded by Mr. Eygnor. Passed.

Mr. Pincelli moved to recommend Fenton “Bob” Ohmann to the Chairman of the Wayne County Board of Supervisors for approval to fill a vacancy to the Land Bank Board that was created by the resignation of Deb Hall. The term of this position is through 2022. Seconded by Mr. Eygnor. Passed.

Mr. Pincelli will prepare a resolution for the Chairman and Board of Supervisor’s consideration

Adjournment

Mrs. Ambroz motioned to adjourn at 3:40 p.m.. Mr. Eygnor seconded. The next meeting of the Wayne County Regional Land Bank is scheduled for Thursday, November 18 at 1:00 p.m.

Respectfully submitted,
Mark Humbert