

Wayne County Regional Land Bank
9 Pearl Street, Lyons, NY
November 18, 2021 1:00 p.m.

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

Excused: John Denniston, Joyce Moyer

Others Present: Richard VanLaeken, Bob Ohmann

Approval of 11-18-21 Agenda

Mr. Eygnor motioned to approve the 10-21-21 agenda as presented, seconded by Mrs. Ambroz. Passed.

Approval of 10-21-21 Minutes

Mr. Gallant motioned to approve the minutes as presented, seconded by Mr. Pincelli. Passed.

Treasurer's Report

Mrs. Ambroz reported that as of October 31, the balance in the regular checking account was \$325,335.33 with invoices totaling \$982.80 to be paid. The CDBG checking account balance was \$337,997.38 with invoices totaling \$18,171.85 to be paid.

Mr. Eygnor motioned to approve the Treasurer's Report, seconded by Mr. Gallant. Passed.

Payment of Bills

Mrs. Ambroz presented the bills to be paid for the month. Mr. Pincelli motioned to pay the invoices as presented for payment, seconded by Mr. Gallant. Passed.

Property Sales

No new offers were presented or considered.

Several previously approved sales are in various stages of transfer.

DEC/Brownfield

Mr. Humbert is working with Stantec, the County's EPA/Brownfield consultant, and DEC on several properties.

DEC is drilling additional test wells at 1070 R 31, Macedon. These well will be completed soon and testing will be done in November. Results should be available by the end of the year. The potential buyer is aware of the situation and is in contact with Mr. Humbert, DEC and Stantec related to the status of the testing project.

Donated Properties

There was no update on the Main Street, Village of Palmyra or Tellier Road, Town of Palmyra properties.

The 42 Canal St property is part of an estate being settled. Mr. Humbert has discussed the transfer with the Executor of the estate and the plan is still to donate the property to the Land Bank.

There was discussion of the potential transfer of the property at 1216 North Main St. (Rt88) in the Village of Newark. We were originally told the owner may be interested in donating the property. However, while unconfirmed, it appears the owner has agreed to sell the property to another party. Mr. Humbert and Mr. VanLaeken will follow up to determine the status of the property and potential for donation. If the property is donated, the Village of Newark is willing to partner with the Land Bank to clean up the property. The Village is interested in acquiring the property to facilitate a future drainage project.

Canal Street Project

Mr. Humbert and Mr. Ohmann are continuing to develop specifications for the stabilization work at 58-66 Canal Street. Requesting bids will wait until discussions are had with the Wayne County Historical Society.

Mr. Humbert is scheduled to meet with the Wayne County Historical Society, which owns the adjacent building, to discuss the future of 58-66 Canal Street.

New Board Members

The process to approve new Board members has not been completed. Mrs. Ambroz has agreed to prepare a resolution for the County Finance Committee and the full Board of Supervisor's consideration at their December 21 meeting.

Demolitions

Mr. Eygnor moved to authorize LiRo Engineering to solicit bids for the demolition of 6 properties in our inventory. Mr. Pincelli seconded. Passed.

Demolition bids should be available by the January 20, 2022 Board meeting for consideration. Demolition should be completed during the winter.

Other

There is an interest in discussing Land Bank staffing at a future meeting. Mr. Humbert will add the topic to next month's agenda.

Mr. Humbert continues to work with the IRS related to 2019 organization taxes. The IRS continues to believe the organization did not file the taxes by the filing deadline, but we have proof we did. The IRS division that deals with not-for-profits is very backlogged.

The Board discussed the transfer of Land Bank funds held by the County. Mrs. Ambroz will find all resolutions related to the Land Bank and Mr. Humbert will create a file to hold them. Of particular concern is the \$500,000 agreed to by the Board of Supervisors in 2020 and held by the County. Mr. Humbert will follow up with the County Treasurer.

Mr. Groat suggested we prepare a comprehensive report of the organization efforts. All agreed. Mr. Humbert will work on this as he begins work on the annual report.

Adjournment

Mr. Pincelli motioned to adjourn at 2:50 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