

**Wayne County Regional Land Bank**  
**26 Church St, Lyons, NY**  
**December 16, 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 12-16-21 Agenda**

Mr. Gallant motioned to approve the 12-16-21 agenda as presented, seconded by Mr. Eygnor. Passed.

**Approval of 11-18-21 Minutes**

Mr. Eygnor motioned to approve the 11-18-21 minutes as presented, seconded by Mr. Gallant. Passed.

**Treasurer's Report**

Mrs. Ambroz reported that as of November 30, 2021, the balance in the regular checking account was \$538,882.24 with invoices totaling \$17,478.01 to be paid. The CDBG checking account balance was \$319,825.53 with no invoices 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. Eygnor motioned to pay the invoices as presented for payment, seconded by Mr. Gallant.

The Board discussed some of the invoices related to the work on 58-66 Canal St. In the future, the Executive Director will provide a comprehensive scope of work to the Board for discussion and approval prior to proceeding with approving work to be completed.

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. We are waiting for EPA approval on several projects.

DEC completed the drilling of additional test wells at 1070 R 31, Macedon. 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 property.

The owners of the Tellier Road, Town of Palmyra, property are still very interested in donating the property to the Land Bank.

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.

Mr. Humbert and Mr. VanLaeken discussed the property at 1216 North Main St. (Rt88) in the Village of Newark with Village officials and the current owner. 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. If the Land Bank agrees to accept the property, it is possible to use EPAR/Brownfield funds to evaluate and potentially remediate and environmental concerns that may exist.

Mr. Humbert recommended the Board consider receiving the property as a donation.

Mr. Pincelli motioned to accept the property at 1216 North Main St. (Rt88N) and work with Stantec to test and remediate environmental concerns to prepare for Village demolition.

### **Canal Street Project**

Mr. Humbert reported that Stantec, the County's EPA/Brownfield Consultants, will be asking for EPA approval to use Brownfield grant funds to evaluate all of the buildings on Canal St for environmental concerns.

Development of the properties will be postponed until after those evaluations are approved and completed. Having these evaluations completed will allow Stantec, the County and the Land Bank to include the remediation costs in an anticipated Brownfield Grant application to be submitted in spring, 2022.

Mr. Humbert met with the Wayne County Historical Society, which owns the adjacent building, to discuss the future of 58-66 Canal Street. The Historical Society will be considering their options and invite Mr. Humbert back to a future meeting to discuss further.

### **New Board Members**

Assuming they are approved by the Wayne County Board of Supervisors at their December 21 meeting, Fenton "Bob" Ohmann and Richard VanLaeken will join the Land Bank Board in January, 2022.

### **Demolition Update**

Demolition bids for 6 properties are due on January 6, 2022 and should be available by the January 20, 2022 Board meeting for consideration. Demolition should be completed by April, 2022.

### **Staffing**

The Board discussed staffing of the Land Bank.

Mr. Humbert will gather job descriptions for similar positions in preparation for a discussion at the January 20 meeting.

Discussion centered around identifying someone who could potentially become the Executive Director in the future.

### **IRS**

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.

**Adjournment**

Mrs. Ambroz motioned to adjourn. Mr. Gallant seconded. The next meeting of the Wayne County Regional Land Bank is scheduled for Thursday, January 20, 2021.

Respectfully submitted,  
Mark Humbert