

**Wayne County Regional Land Bank**  
**9 Pearl Street, Lyons, NY**  
**August 19, 2021 1:00 p.m.**

Present: Phil Eygnor, Karen Ambroz, Steve Groat, Roger Gallant, Brian Pincelli, and Mark Humbert

Excused: Chuck Verkey, Mrs. Moyer

**Approval of 8-19-21 Agenda**

Mrs. Ambroz motioned to approve the 7-15-21 agenda as presented, seconded by Mr. Eygnor. Passed.

**Approval of 7-15-21 Minutes**

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

**Treasurer's Report**

As of July 31, the balance in the regular checking account was \$344,859.76 with invoices totaling \$734.50. The CDBG checking account balance was \$338,424.88 with no invoices.

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

Mr. Denniston motioned to pay the invoices as presented for payment, seconded by Mr. Groat. Passed.

**Updates and Discussions**

**Tax Foreclosure Property Update**

The County has transferred 12 of the properties from the tax foreclosure process. The Sand Hill Rd, Arcadia and the Rt 31, Macedon properties are pending transfer. These properties will be transferred after the completion of Phase 1 Environmental Assessment

**Brownfield Grant Update**

Stantec, the County's EPA/Brownfield Consultant is and will be performing testing on many of the properties in the Land Bank inventory as well as the 2021 tax foreclosure properties.

Mr. Humbert is working with Stantec and WC Economic Development and Planning to assure appropriate testing is performed on properties using the EPA/Brownfield funding.

Stantec obtained permission to use the grant funding to remove the fuel tanks found at the 5 West Main St, Sodus location. The tank removal should take place this fall.

**5 West Main St, Sodus Lease**

The Village of Sodus has proposed a lease with the Land Bank to allow the Village to have access to and use the property as appropriate in return for maintaining the property. There was a discussion about the need and appropriateness for such a lease. Mr. Humbert will contact Mr. Morell to get his legal opinion.

**Property Donations**

Discussed possible donation properties. Property owners in Lyons (possible demolition adjacent to existing Land Bank properties, the Village of Palmyra (demolition on Main St) and the Town of Palmyra (demolition on Tellier Rd) are considering a donation of their property to the Land Bank. The discussion centered around developing a process and philosophy to

determine whether the Land Bank should accept a donated property, especially those properties requiring extensive repair or demolition. The discussion included member's thoughts related to the need for those involved to have "skin" in the game. Those stakeholders could include the current owner and municipality (Town and/or Village). This topic will require additional discussion in the future. It is believed the interest in donating properties will increase. Mr. Humbert will follow up with the Village and Town of Palmyra regarding current donation requests.

### **Demolitions**

Liro Engineers are beginning to develop the necessary demolition plans and documents to perform the demolition of at least 5 residential and 1 commercial property. Some properties are being evaluated to determine if demolition is necessary. Demolitions should take place later this fall.

### **Sand Hill Property**

There are still 3 residences being occupied in the park. Mr. Humbert will be meeting with the Town of Arcadia on September 20 to discuss the options for the future of this property. Transfer from the County to the Land Bank will take place after the Phase 1 is complete.

### **1071 Rt 31, Macedon (Rando) Property**

The Town of Macedon has mowed the property. STANTEC, the County's EPA Brownfield Grant administrator, is reviewing the DEC documents to facilitate preparation of the property for sale. Transfer from the County to the Land Bank will take place after the Phase 1 is complete.

### **Canalside Trailer Park**

Mr. Humbert has been involved in some discussions with County Administration and the Town of Lyons related to the future of this property. Additional discussions will be taking place.

### **Property Purchase Applications**

Mr. Humbert presented offers for the Land Bank Properties at 7 Mill St, Sodus and 11371 Ridge Road, Huron. The properties must be listed on the Land Bank website for 10 days prior to acting on a sales application. These applications will be acted on at the September 16 meeting.

### **Affordable Housing**

The Wayne County Economic Development and Planning Department is moving forward with the Enterprise-funded Housing Study. Many conversations are happening related to the needs and opportunities to develop quality affordable housing in Wayne County. The Enterprise Partners were in Lyons on August 12 to discuss possible funding.

### **Insurance**

All new properties obtained from the County have been added to the Land Bank insurance policy.

### **Adjournment**

Mr. Eygnor motioned to adjourn at 2:40 p.m., seconded by Mrs. Ambroz. The next meeting of the Wayne County Regional Land Bank is scheduled for Thursday, September 16<sup>th</sup> at 1:00 p.m.

Respectfully submitted,

Mark Humbert