

Wayne County Regional Land Bank
16 William St, Lyons, NY
March 17, 2021 1:00 p.m.

Present: Steve Groat (Chair), Roger Gallant (Vice Chair), Karen Ambroz (Treasurer), Phil Eygnor, Joyce Moyer, Bob Ohmann, Brian Pincelli, Richard VanLaeken, and Mark Humbert

Excused: John Denniston

Approval of 3-17-22 Agenda

Mr. Eygnor motioned to approve the 3-17-22 agenda as presented. Seconded by Mrs. Moyer. Passed.

Treasurer's Report

Mrs. Ambroz reported that as of February 28, 2022, the balance in the regular checking account was \$1,010,526.71 with invoices totaling \$34,479.49 to be paid.

The CDBG checking account balance was \$287,275.93 with invoices totaling \$46,331.50 to be paid.

Mr. Eygnor motioned to approve the Treasurer's Report. Seconded by Mr. VanLaeken. Passed.

Payment of Bills

Mrs. Ambroz presented the bills to be paid for the month.

Mrs. Moyer motioned to pay the invoices as presented for payment. Seconded by Mr. VanLaeken.

Passed.

Property Sales

No new offers were presented or considered.

Several previously approved sales are in various stages of transfer.

Elmer Street

Mr. Humbert reported that Montemorano Brothers was the lowest responsible bidder for the remediation work on the Elmer Street properties.

Stantec will be providing some high-level concept plans and ideas for the re-development of the Elmer St property.

Other property on Elmer St was discussed. Mr. Humbert will contact owners to see if they would be interested in donating their property to the Land Bank. The Land Bank could use Brownfield Grant funds to test and possibly remediate the parcel(s) as appropriate.

Audit

Allied CPAs completed their in-person work for the audit and end of year financial statements.

Mr. Humbert is expecting the final audit documents very soon.

Sand Hill

There appear to be 3 residences being occupied at Sand Hill.

Mr. Humbert is working with Attorney John Nacco from Rochester, referred to us by John Morell, to legally deal with the removal of the residents.

Mr. Humbert is also coordinating with the Department of Social Services to assure all appropriate service concerns are addressed for the residents.

Sewage is a concern.

There is public water.

There is no natural gas.

Mr. Humbert met with the Town and Home Leasing to discuss possible options for the development of this parcel. The intent is to coordinate with a developer, such as Home Leasing, and New York State Homes and Community Renewal (HCR) to provide quality affordable housing for residents in that area of Wayne County.

Mr. Eygnor motioned to authorize the Executive Director to engage LiRo to develop the demolition specifications and bid documents for the demolition and clean-up of 2880 Sand Hill Rd, Arcadia. Mr. Van Laeken seconded. Passed.

Rando – 1071 Rt 31, Macedon

US Realty, the company that contracted with us to purchase this property, has asked for their purchase agreement to be assigned to Ironhorn Enterprises.

Mr. Humbert has discussed this with Mr. Morell and there are no concerns.

Mrs. Ambroz moved to authorize the Executive Director to complete the necessary documents and processes to assign the Board Approved purchase contract with US Realty Capital for the purchase of 1031 Rt 31, Macedon (RANDO) to Ironhorn Enterprises, subject to WCRLB attorney approval. Mr. Eygnor seconded. Passed

Staffing

Discussion continued regarding future staffing of the Land Bank.

Discussion centered around qualifications, salary, benefits, etc.

Mr. Humbert has discussed the opportunity with a couple of individuals who are qualified and may have an interest.

Board members are encouraged to discuss the opportunity with those they know.

Further discussion will take place at the April meeting.

Adjournment

Mr. VanLaeken motioned to adjourn at 3pm. Mrs. Moyer seconded. The next meeting of the Wayne County Regional Land Bank is scheduled for Thursday, April 21, 2022.

Respectfully submitted,
Mark Humbert