

**Wayne County Regional Land Bank**  
**16 William St, Lyons, NY**  
**October 20, 2022 1:00 p.m.**

**Present:** Steve Groat (Chair), Roger Gallant (Vice Chair), Karen Ambroz (Treasurer), John Denniston, Mike Donalty, Joyce Moyer, Bob Ohmann, Brian Pincelli, Richard VanLaeken

**Also Present:** Mark Humbert, Executive Director

**Approval of 10-20-22 Agenda**

Mr. Donalty motioned to approve the 10-20-22 agenda as presented. Seconded by Mr. VanLaeken. Passed.

**Approval of 9-15-22 and 9-29-22 Minutes**

Mrs. Moyer motioned to approve the 9-15-22 and 9-29-22 minutes as presented. Seconded by Mr. Gallant. Passed.

**Treasurer's Report**

Mrs. Ambroz reported that as of September 30, 2022, the balance in the regular checking account was \$907,417.30 with invoices to be paid totaling \$31,348.10 to be paid. Deposits of \$977,499.61 were deposited after September 30 and are not reflected in the September 30 account balance.

The water bill that was presented for 2880 Sand Hill Road, which includes usage before the County and Land Bank had possession of this property, will be held until Mrs. Ambroz can have further conversations and negotiations with the Wayne County Water and Sewer Authority.

The CDBG checking account balance was \$224,921.87 with no invoices to be paid.

Mr. Denniston motioned to approve the Treasurer's Report. Seconded by Mr. Ohmann. Passed.

**Payment of Bills**

Mrs. Ambroz presented the September bills to be paid.

Mr. Gallant motioned to pay the invoices as presented for payment. Seconded by Mr. Donalty. Passed.

**Demolitions**

We received 2 bids for the demolition of 6 properties:

- 1216 North Main St, Newark
- 6985 Wadsworth Rd, Wolcott
- 7964 Broadway Rd, Wolcott
- 8250 Broadway Rd, Wolcott
- 13032 South Butler Rd, Savannah (Butler Town)
- 2465 Bixby Wood Rd, Savannah, NY 13146
-

LiRo Engineers, as our demolition engineer and consultant, recommends, after they have vetted the bid and bidders, to accept the low bid from Empire Building Diagnostics, Inc of \$319,689. This other bid in consideration was Bronze Contracting, LLC for \$333,600.

Mrs. Ambroz motioned to authorize the Executive Director to accept the bid of the lowest responsible bidder, Empire Building Diagnostics, Inc of \$319,689, for the demolition of six properties:

- 1216 North Main St, Newark
- 6985 Wadsworth Rd, Wolcott
- 7964 Broadway Rd, Wolcott
- 8250 Broadway Rd, Wolcott
- 13032 South Butler Rd, Savannah (Town of Butler)
- 2465 Bixby Wood Rd, Savannah, NY 13146

Seconded by Mr. Donalty, passed.

We received bids for work we had bid as alternates; 2880 Sand Hill and 4011 Main St, Rose. The board chose not to proceed with those demolitions at this time.

### **2880 Sand Hill**

The eviction process continues with the next Town of Arcadia court date on November 16, 2022.

We received an offer to purchase this property from Mike Green and Alex Quku to purchase this property in its entirety for \$20,000, with the buyers performing the demolition and clean up per the demolition specifications developed by LiRo Engineers.

Mr. Donalty motioned to authorize the Executive Director to counter-offer this offer at \$50,000 with the requirements to demolish and clean up the existing single family structure, trailers, trailer park and septic systems according to the demolition designs and specifications created by LiRo Engineers, understanding that the parcel can't be re-developed as a trailer park, agreement that all future development of the property will require approval and oversight by the Town of Arcadia, and subject to approval by John Morell as WCRLB attorney.

Seconded by Mr. Gallant. Passed

### **2023 Budget**

Mr. Denniston motioned to adopt the 2021-2026 Budget to be reported in PARIS as presented. Seconded by Mr. Ohmann. Passed

### **Brownfield Grant Application**

Mr. Humbert is working with Stantec to begin the Multi-Use EPA Brownfield Grant

### **Restore NY – Lyons Application**

The Restore NY and NY Forward grant applications have been submitted by the Town of Lyons. WCRLB is a partner in both grants with our properties on Canal St included in the projects the Town is applying for funds to complete.

Mr. Humbert and Supervisor Brady will be meeting with the Finger Lakes Regional Economic Development Committee to discuss the Lyons project.

**Former Butler Correction Facility**

Mr. Pincelli is coordinating the conversations with New York State on behalf of Wayne County. The Land Bank is included in those conversations.

**Adjournment**

Mrs. Moyer motioned to adjourn at 2:53pm. Mrs. Ambroz seconded. The next meeting of the Wayne County Regional Land Bank is scheduled for Thursday, November 17, 2022.

Respectfully submitted,  
Mark Humbert