

Wayne County Regional Land Bank
16 William St, Lyons, NY
December 15, 2022 1:00 p.m.

Present: Steve Groat (Chair), Karen Ambroz (Treasurer), Joyce Moyer, Bob Ohmann, Brian Pincelli, Richard VanLaeken

Excused: John Denniston, Mike Donalty

Also Present: Mark Humbert, Executive Director

Approval of 12-15-22 Agenda

Mr. Pincelli motioned to approve the 11-17-22 agenda as presented. Seconded by Mr. VanLaeken. Passed.

Approval of 11-17-22 Minutes

Mrs. Ambroz motioned to approve the 11-17-22 minutes as presented. Seconded by Mr. Ohmann. Passed.

Treasurer's Report

Mrs. Ambroz reported that as of November 30, 2022, the balance in the regular checking account was \$1,713,950.75 with invoices to be paid totaling \$7,467.01 to be paid. The CDBG checking account balance was \$224,921.87 with no invoices to be paid. Mr. Gallant motioned to approve the Treasurer's Report. Seconded by Mr. VanLaeken. Passed.

Payment of Bills

Mrs. Ambroz presented the December bills to be paid. Mr. VanLaeken motioned to pay the invoices as presented for payment. Seconded by Mr. Gallant. Passed.

Demolitions

Demolition has begun on the properties obtained in 2022 and scheduled for demolition. Work should be completed in January.

2880 Sand Hill

Eviction process continues. Water will be turned off on December 31, 2022.

Brownfield Grant Application

\$850,000 EPA Brownfield application for Multi-use funds was submitted to and accepted by EPA.

Restore NY – Lyons Application

We are waiting for grant application results

Land Bank Initiative – Round 2 Funding

Applications should be available anytime. We have a significant plan of work for 2023 that we will be able to submit for potential funding.

1071 Route 31, Macedon – Rando

The Board discussed this property at length.

Mr. Humbert has asked Stantec, as our Brownfield Consultant, to complete the DEC-required testing that is required in early 2023.

The scope of work required to bring this property up to code and useable status is significant. Estimates for all work required exceed \$1,000,000 based on multiple estimates.

Mr. Humbert is expecting an application from a local business owner who may be considering buying the property to move his business to and allowing his current property, a very sought-after corner in Macedon, to be developed by others.

Mr. Humbert will be meeting with the potential buyer. He will also discuss the property with Town of Macedon officials, especially related to the possibility of reducing the assessment and their expectations for the re-use of the property

The property continues to be difficult to sell given the previous contamination issues and continued testing requirements.

The buyers who have backed out of purchase offers or decided not to make offers, have expressed the difficulty they are finding obtaining financing to upgrade the property.

Mr. Humbert will meet with the Real Estate Sub-Committee prior to the January, 2023 meeting.

Restore NY Grant with Town of Macedon for the Rando Property

The Town of Macedon has decided not to pursue a Restore NY grant for this property.

Elmer St Brownfield Project

This project is proceeding with completion expected in January. Close out of the CDBG grant will be completed by the March, 2023 deadline. All funds will be expended.

Staffing

The Staffing subcommittee, Mrs. Moyer, Mr. Ohmann, Mr. Pincelli and Mr. Humbert will meet interview applicants for the Deputy Director position after the December 31 application deadline. The recommended candidate will be invited to meet with the full Board at our January, 2023 meeting.

Adjournment

Mr. VanLaeken motioned to adjourn at 2:40pm. Mr. Pincelli seconded. The next meeting of the Wayne County Regional Land Bank is scheduled for Thursday, January 19, 2023.

Respectfully submitted,
Mark Humbert