

Wayne County Regional Land Bank
16 William St, Lyons, NY
July 21, 2021 1:30 p.m.

Present: Steve Groat (Chair), Roger Gallant (Vice Chair), John Denniston, Joyce Moyer, Bob Ohmann, Brian Pincelli, Richard VanLaeken

Excused: Karen Ambroz (Treasurer), Mike Donalty

Also Present: Mark Humbert, Executive Director, Patrick Schmitt, Wayne County Treasurer

Approval of 7-21-22 Agenda

Mr. VanLaeken motioned to approve the 7-21-22 agenda as presented. Seconded by Mr. Pincelli. Passed.

Approval of 6-16-22 Minutes

Mrs. Moyer motioned to approve the 6-16-22 minutes as presented. Seconded by Mr. Gallant. Passed.

Treasurer's Report

Mr. Humbert reported on Mrs. Ambroz behalf that as of June 30, 2022, the balance in the regular checking account was \$960,470.86 with invoices totaling \$54,140.49 to be paid. The CDBG checking account balance was \$226,674.77 with no invoices to be paid. Mr. Pincelli motioned to approve the Treasurer's Report. Seconded by Mr. VanLaeken. Passed.

Payment of Bills

Mr. Humbert presented the bills to be paid for the month on behalf of Mrs. Ambroz. Mr. Gallant motioned to pay the invoices as presented for payment. Seconded by Mr. Ohmann. Passed.

Property Sales

Mr. VanLaeken motioned to accept the Property Purchase Application from Jeremiah Jumper for the property located at 10503 Wayne Center Rose Rd, Rose, NY, Tax Parcel ID 73114-00-981948, for the amount of \$ 1,500, with requirement to attach this parcel to buyer's existing parcel and subject to approval by John Morell as Land Bank attorney. Seconded by Mrs. Moyer. Passed.

Mr. VanLaeken motioned to accept the Property Purchase Application from Teresa VanBuskirk for the property located at 39 Shuler St, NY, Tax Parcel ID 71111-13-172491, for the amount of \$500, with requirement to attach this parcel to buyer's existing parcel and subject to approval by John Morell as Land Bank attorney. Seconded by Mr. Denniston. Passed.

Demolitions

Demolitions of 6 properties is in progress and will be completed by the end of July.

Brownfield Grant Consultant

After discussion with our current Brownfield consultant – Stantec, and Wayne County Economic Development and Planning, it was determined that the Land Bank should consider applying for U.S. EPA multi-purpose grants to assess and remediate properties as necessary across Wayne

County. It was further determined that our current contract with Stantec, as a coalition partner with Wayne County, would likely not cover future grant applications by the Land Bank by itself.

Mrs. Moyer motioned to authorize the Executive Director to release a Request For Proposals to secure the services of a qualified consulting firm to (a) help secure United States Environmental Protection Agency (U.S. EPA) and potentially other federal or state grants for the multi-purpose, assessment, cleanup, or redevelopment of brownfield properties within Wayne County, NY and (b) implement any environmental assessment grants for which funding is secured. Selection of the recommended consulting firm will be subject to a subsequent action by the Land Bank Board. Seconded by Mr. Gallant. Passed.

Restore NY Funding

Mr. Humbert reported on the recently announced Restore NY funding.

The Town of Lyons is planning to apply for these funds to work on the Canal/Geneva Street neighborhood. We have 4 parcels in this area. The Town has asked us to be included in the application.

Mr. Humbert has informed other towns where the Land Bank owns property of this opportunity.

Mrs. Moyer motioned to authorize the Executive Director to participate in the application process for Restore NY funding for any municipality in Wayne County in which the Land Bank owns property that would be beneficial to include in a grant application. Inclusion of property will involve assessment of an included property to determine its viability for inclusion in a project, recommendations for its redevelopment, and determination of the required obligation by the Land Bank for redevelopment. Actual inclusion of property in an application with commitment of any funding will be subject to a subsequent action by the Land Bank Board. Seconded by Mr. Gallant. Passed.

HCR – Land Bank Funding

For the first time, NYS has allocated funding for Land Banks in the State budget. Application for the first round of funds will be opening soon and applications will be due in September. This first round of funds is for operational expenses. The second round, later this fall, will be for capital and project-related expenses.

Mr. Van Laeken motioned to authorize the Executive Director to complete an application for New York State grant assistance, to be used for operational expenses, through the first round of a Homes and Community Renewal (HCR) initiative to help New York State Land Banks eradicate blight. Seconded by Mr. Gallant. Passed.

Property Purchase

Given the potential restoration of the Canal/Geneva Street neighborhood, there may be other derelict and vacant properties in this neighborhood that the Land Bank could consider purchasing. Real Estate Subcommittee members will look at the properties and discuss and make recommendations to the full board.

Investment of Funds

Patrick Schmitt, Wayne County Treasurer, attended the meeting to discuss possible investment opportunities for Land Bank funds. As interest rates rise, we want to maximize our revenue from our reserves.

The Finance Subcommittee will meet to investigate the options further and make recommendations to the full board.

Transfer of Funds from Wayne County

Mr. Schmitt discussed the plan to transfer the funds from the 2021 and 2022 Tax foreclosure auction to the Land Bank. Those transfers will happen soon. Mr. Schmitt and Mr. Humbert will work out the details related to payments required to NYS DEC as required by the MOU the County and Land Bank entered into with NYS DEC. The Land Bank.

Auction Proceeds

Mr. Schmitt discussed the allocation of excess auction funds to the Land Bank. He noted the past 2 auctions have been very good and resulted in significant funding for the Land Bank. He noted that in the future, the county may decide to reduce the percentage of auction proceeds to the Land Bank. There was a good discussion with Board members asking Mr. Schmitt to not make changes too soon that might negatively impact the Land Bank and slow our progress. We will have further discussions related to this topic with Mr. Schmitt and County Administration.

Adjournment

Mr. Denniston motioned to adjourn at 3:05pm. Mr. VanLaeken seconded. The next meeting of the Wayne County Regional Land Bank is scheduled for Thursday, August 16, 2022.

Respectfully submitted,
Mark Humbert