

Wayne County Regional Land Bank
16 William St, Lyons, NY
August 18, 2022 1:30 p.m.

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

Excused: Bob Ohmann, Brian Pincelli

Also Present: Mark Humbert, Executive Director, Phil Eynor, Chairman, Wayne County Board of Supervisors

Approval of 8-18-22 Agenda

Mrs. Moyer motioned to approve the 8-18-22 agenda as presented. Seconded by Mr. VanLaeken. Passed.

Approval of 7-21-22 Minutes

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

Treasurer's Report

Mrs. Ambroz reported that as of July 31, 2022, the balance in the regular checking account was \$948,661.83 with invoices totaling \$75,353.32 to be paid.

The CDBG checking account balance was \$226,674.77 with no invoices to be paid.

Mr. Donalty motioned to approve the Treasurer's Report. Seconded by Mrs. Moyer. Passed.

Payment of Bills

Mrs. Ambroz presented the August bills to be paid.

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

Demolitions

Demolitions of 6 properties are complete.

LiRo Engineers is preparing bid documents for the next round of demolitions which will include 9 single family residences and the Sand Hill Trailer Park.

Code Enforcement

The Board discussed ways to assist local Towns and Code Enforcement Officers with tools to help to deal with emerging distressed and blighted properties before they get too bad.

Mr. Gallant provided some forms to be distributed.

The Mohawk Valley Land Bank has a part time Code Enforcement Officer who assists communities and does property evaluations for the Land Bank.

This is a growing need and concern in the County, especially as long time CEOs retire.

This could be something for the Land Bank to consider in the future.

Brownfield Grant Consultant

We have an RFQ posted for a Brownfield grant writer and consultant as approved at our July meeting. Responses will be reviewed and recommendation ready for Board approval at our September meeting.

The initial Multi-Use grant we want to apply for us will be prepared and submitted this fall.

Restore NY Funding

Lyons has submitted an Intent to Apply for the Restore NY funding.

The Land Bank properties are included in this project description.

The Land Bank might want to consider purchasing other properties in the area to enhance the chances the grant is implemented and improve the scope and efficiency of the project if the Town is awarded the possible \$12 million in Restore funding.

Mr. Humbert will reach out to property owners to determine their interest in selling their properties or including them in the Lyons project themselves.

HCR – Land Bank Funding

Applications will be due in September. We are completing our application to be submitted prior to the deadline. This first round of funds is for operational expenses. The second-round application will be available early this fall and will be for capital and project-related expenses such as acquisition, demolition and rehab. This funding could be used to purchase and possibly demolish properties included in the Lyons project.

Former Butler Correction Facility

Mr. Eygnor discussed the fact that some supervisors toured the facility with New York State Corrections officials and that there will likely be follow up meetings.

There may be an interest on the part of the County to bring the facility back under local control for economic development purposes.

The Board members present concurred that the Land Bank would be open to discussions with the County or others about the possible role the Land Bank could play in the process.

Executive Director Salary

Mrs. Moyer motioned to increase the Executive Director Salary to \$80,000, effective the next payroll. Seconded by Mrs. Ambroz. Passed.

Adjournment

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

Respectfully submitted,
Mark Humbert