

**Wayne County Regional Land Bank**  
**2023 Reorganization and Regular Meeting**

**16 William St, Lyons, NY**  
**January 24, 2023 1:00 p.m.**

**Present:** Steve Groat (Chair), Roger Gallant (Vice Chair), , John Denniston, Mike Donalty, Bob Ohmann, Brian Pincelli, Richard VanLaeken, and

**Excused:** Mrs. Ambroz (Treasurer)

**Others Present:** Executive Director: Mark Humbert

**Approval of 1-24-23 Agenda**

Mrs. Moyer motioned to approve the 1-24-23 agenda as presented. Seconded by Mr. Ohmann. Passed.

**2023 Reorganization Meeting**

**Re-appointment of Members**

Mrs. Moyer moved to re-appoint Fenton "Bob" Ohmann, John Denniston, and Richard VanLaeken to the WCRLB Board of Directors for Terms of 3 years. Seconded by Mr. Donalty. Passed

**Election of Officers**

Mrs. Moyer moved to re-elect the 2022 slate of Officers to serve as Officers of the WCRLB for 2023 and make the following Committee Appointments:

- Chairman – Steve Groat
- Vice Chairman – Roger Gallant
- Treasurer – Karen Ambroz.
- Finance Committee
  - o Mrs. Ambroz, Treasurer
  - o Mr. Groat, Chairman
  - o Mr. Moyer
- Governance Committee
  - o Mr. Pincelli
  - o Mr. Donalty
  - o Mr. VanLaeken
- Real Estate Committee
  - o Mr. Denniston
  - o Mr. Gallant, Vice Chairman
  - o Mr. Ohmann

Seconded by Mr. Denniston. Passed.

**Authorize Check Signers**

Mr. Pincelli moved to authorize Mr. Groat, Mrs. Moyer, Mr. Gallant, and Mrs. Ambroz as check signers for the WCRLB. Seconded by Mr. Donalty. Passed

### **Confirm WCRLB Meeting Time, Policies and service providers**

Mr. Gallant moved the following items for approval:

- Confirm the WCLRB Board of Directors meeting date and time as the third Thursday of each month at 1pm unless otherwise determined by the Board and advertised.
- Confirm WCLRB policies.
- Continue using the Times of Wayne County as the WCLRB official paper for advertisements and bids due to high level of County circulation.
- Continue using Lyons National Bank for banking services.
- Continue using John Morell, of Morell Law, for WCRLB legal services.
- Continue using Allied Financial Partners, for WCRLB independent audit and tax preparation services.
- Continue using Business Management Services, for WCRLB payroll services.
- Continue using LiRo Engineering Group, for WCRLB engineering and demolition design and management services.
- Continue using LaBella Associates, for WCRLB CDBG Administration services.
- Continue using ARC Wayne and Dave Burnham for mowing and snow removal services.

Seconded by Mr. Ohmann. Passed.

Mr. Pincelli moved to table the following due to questions about motion language:

- Continue using Stantec, as a participating partner with Wayne County EPA/Brownfield grant funding, for WCRLB projects that use such funding, for the purpose of environmental testing, analysis, review, interpretation, engineering, design, consulting, bidding, and other management services. Seconded by Mr. Gallant. Passed.
- Mr. Humbert researched this concern. The proposed language of this motion was the same language we had used in January, 2022, as recommended at that time, to approve our broad relationship with Stantec as a participating partner with Wayne County.

### **Returned to Regular Meeting**

#### **Approval of 12-15-22 Minutes**

Mr. Donalty motioned to approve the 12-15-22 minutes as presented. Seconded by Mr. Ohmann. Passed.

#### **Treasurer's Report**

Mr. Humbert reported on behalf of Mrs. Ambroz that as of December 31, 2022, the balance in the regular checking account was \$1,700,116.78 with invoices totaling \$224,296.26 to be paid. 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. VanLaeken. Passed.

#### **Payment of Bills**

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

#### **Grant Update**

Mr. Humbert reported that the Town of Lyons had re-applied for the Restore NY Grant Funding. He provided assistance to the Town to update the application for re-submission.

Applications for Round 2 of the Land Bank Initiative funding should be available any day. The limit for applications in this round will be \$2 million. The scope of work we will be including in the application will exceed \$4 million. This should enhance our chances of getting the \$2 million.

### **Demolition Update**

Demolitions are proceeding on schedule

### **Brownfield Update**

We should have results on our EPA Brownfield application by late March or early April.

### **CDBG/Elmer Street Update**

This work is nearly complete. Final bills should be available for payment at our February meeting with funding closeout to happen in March.

### **Rando Update**

Mr. Humbert met with Town of Macedon officials and prospective buyer to discuss all aspects of their purchase offer.

The Real Estate Subcommittee met and recommends the sale to the current prospective buyer if final terms can be worked out.

Mr. Denniston offered to continue discussions with the prospective buyer on behalf of the Board.

### **Sand Hill Update**

Evictions are complete and sale is moving toward closing any day.

### **2022 Audit and Tax Preparation**

The Audit is scheduled for Monday, February 27.

1099s are being completed by Allied Partners ahead of the 1/31/23 deadline.

### **2023 Tax Foreclosure Process**

Property owners have until the end of April to redeem their properties.

Mr. Humbert is reviewing listings to identify former Roll Section 8 properties that may be foreclosed on as well as other properties he has been made aware are a blight on the community and possibly subject to County Foreclosure.

### **Staffing**

After a brief interview with the recommended candidate, Mr. Ohmann motioned to appoint the recommended candidate, as recommended by the adhoc Deputy Director search committee, as Deputy Director of the WCRLB, subject to the successful negotiation of salary and terms of employment by Mr. Groat, on behalf of the Board, and final approval of John Morell as Land Bank attorney. Seconded by Mr. Gallant. Passed.

### **Adjournment**

Mr. Donalty motioned to adjourn at 3:23pm. Mr. VanLaeken seconded. The next meeting of the Wayne County Regional Land Bank is scheduled for Thursday, February 16, 2023.

Respectfully submitted,  
Mark Humbert