

Wayne County Regional Land Bank
16 William St, Lyons, NY
June 15, 2023 1:00 p.m.

Present: Steve Groat (Chair), Roger Gallant (Vice Chair), Mike Donalty, Joyce Moyer, Brian Pincelli, Richard VanLaeken

Excused: Bob Ohmann

Also Present: Mark Humbert, Executive Director
Kaleigh Flynn, Deputy Director

Approval of 6-15-23 Agenda

Ms. Scott motioned to approve the 6-15-23 agenda as presented. Seconded by Mr. Gallant. Passed.

Approval of 5-18-23 Minutes

Mr. VanLaeken motioned to approve the 5-18-23 minutes as presented. Seconded by Mr. Gallant. Passed.

Treasurer's Report

Ms. Flynn reported that as of May 31, 2023, the balance in the regular checking account was \$1,404,275.85 with invoices to be paid totaling \$82,428.01.

The CDBG checking account balance was \$17,190.84 with no invoices to be paid. The CDBG account is in the process of being closed with remaining funds being transferred to the regular checking account. The remaining funds are to reimburse administrative costs incurred by the WCRLB in the administration and implementation of the CDBG grant. The CDBG grant has been closed out.

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

Payment of Bills

Ms. Flynn presented the June bills to be paid.

Mr. VanLaeken motioned to pay the invoices as presented for payment. Seconded by Ms. Scott. Passed.

1071 Rt 31, Macedon - Rando

Transfer of property is progressing.

Economic Development and Planning is working with the buyer on a PILOT agreement. Additional air testing is required by NYSDEC.

Mr. VanLaeken motioned to authorize the Executive Director to enter into a contract with Stantec to complete additional testing as required by NYSDEC to complete the sale of 1071 Rt 31. Contract subject to approval by John Morell as WCRLB legal counsel. Seconded by Mr. Gallant. Passed.

Restore NY - Lyons

Possible Demolitions – Canal and Geneva St

We need to begin to prepare demolition designs for the anticipated demolition of properties that are in the Canal/Geneva St. neighborhood to prepare for the Restore NY development.

Mrs. Moyer motioned to authorize the Executive Director to engage LiRo Group, as the WCRLB engineering provider, to develop demolition designs for possible demolition of the following WCRLB properties in the Canal/Geneva St neighborhood. Seconded by Mr. Donalty. Passed.

- 42 Canal St
- 46 Canal St
- 58-66 Canal St
- 67-69 Canal St
- 35 Geneva St

EPA Brownfield Funding

We must contract with EPA to accept the \$800,000 Multi-Purpose grant we were awarded.

Mrs. Moyer motioned to authorize the Executive Director to complete required documents and enter into a contract with EPA to receive the \$800,000 EPA Brownfield Multi-Purpose Grant Awarded to the WCRLB by EPA as a result of the WCRLB's successful application for funding through the 2023 EPA Brownfield Application Process. Contract subject to approval by John Morell as WCRLB legal counsel. Seconded by Ms. Scott. Passed.

Mr. Donalty motioned to authorize the Executive Director to publish an RFP, in collaboration with Wayne County, for a consultant to perform the implementation of the WCRLB EPA Brownfield Multipurpose grant. Seconded by Mr. Gallant. Passed.

Land Bank Initiative Funding – Round 2

We must contract with NYS Housing Fund Trust Corporation to receive the \$1,000,000 Round 2 funding we were awarded by NYS Homes and Community Renewal.

Mr. Gallant motioned to authorize the Executive Director to complete required documents and enter into a contract with NYS Housing Fund Trust Corporation to receive the \$1,000,000 Awarded to the WCRLB by NYS Homes and Community Renewal as a result of the WCRLB's successful application for funding through the NYS Land Bank Initiative Round 2 Funding. Contract subject to approval by John Morell as WCRLB legal counsel. Seconded by Mr. VanLaeken. Passed.

Canal St/Geneva St. Properties to be purchased

The purchase of the following properties by the WCRLB was contingent on the WCRLB receiving Land Bank Initiative Funding to assist in the purchased.

Mr. VanLaeken motioned to authorize the Executive Director to close on the purchase of the following properties, as previously authorized to execute purchase offers for on September 29, 2022, as both Restore NY and Land Bank Initiative Funding was awarded as required to make purchases. All purchases subject to approval of John Morell as WCRLB legal counsel.

Seconded by Mr. Gallant. Passed.

- 67-69 Canal St	71111-09-169684	\$100,000
- 43-47 Canal St	71111-09-140681	\$120,000
- 35 Geneva St	71111-09-144639	\$70,000
- 78 Canal St	71111-09-165668	\$129,000
- 88 Canal St	71111-09-181670	\$75,000

Tax Foreclosure Properties

We need to complete demolition plans for some of the tax foreclosure properties we will be obtaining from the County.

Mrs. Moyer motioned to authorize the Executive Director to engage the LiRo Group, as the WCRLB engineering provider, to develop demolition designs for possible demolitions for properties received from Wayne County and requiring WCRLB demolition. Seconded by Mr. Donalty. Passed.

Mr. Donalty motioned to authorize the Executive Director to seek appraisal services for the properties the WCRLB are receiving from Wayne County. Seconded by Mr. VanLaeken. Passed.

19 Columbia St, Clyde - This property is being obtained from Wayne County and will require significant stabilization and possible demolition.

Mr. Pincelli motioned to authorize the Executive Director spend up to \$5,000, in accordance with the WCRLB procurement policy, to develop a stabilization strategy and design for the stabilization of the WCRLB property at 19 Columbia St, Clyde. Seconded by Mr. Donalty. Passed.

Village of Clyde – NY Forward Grant

We have discussed with Village of Clyde officials the possibility of including 19 Columbia St in the Village of Clyde NY being included in the Village's NY Forward.

Mr. Pincelli motioned to include 19 Columbia St in the Village of Clyde NY Forward Grant Application if the Village invites the WCRLB to do so. Seconded by Mr. VanLaeken. Passed.

Land Bank Association Conference

Mr. Humbert and Ms. Flynn both plan to attend the Land Bank Association Conference in September.

Board members can attend if they would like to.

Mr. VanLaeken motioned to have Mr. Humbert and Ms. Flynn to register and attend the NYS Land Bank Association Conference in Lake George in September, 2023. Seconded by Ms. Scott. Passed.

Mr. Pincelli motioned to adjourn at 2:34 and to reconvene on Thursday, July 20, 2023 at 1pm. Seconded by Mrs. Moyer. Passed.

Respectfully submitted,
Mark Humbert