

Wayne County Regional Land Bank
16 William St, Lyons, NY
August 17, 2023 1:00 p.m.

Present: Steve Groat (Chair), Roger Gallant (Vice Chair), Joyce Moyer (Treasurer), Bob Ohmann, Brian Pincelli, Kristen Scott, Richard VanLaeken

Excused: Mike Donalty

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

Meeting convened at 1:05pm

Approval of 8-17-23 Agenda

Mrs. Moyer motioned to approve the 8-17-23 agenda as presented. Seconded by Mr. Gallant. Passed.

Approval of 6-15-23 and 7-20-23 Minutes

Mr. VanLaeken motioned to approve the 6-15-23 and 7-20-23 minutes as presented. Seconded by Mr. Ohmann. Passed.

Treasurer's Report

Ms. Flynn reported that as of July 31, 2023, the balance in the regular checking account was \$1,408,517.70 with invoices to be paid totaling \$6,010.80.

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

Payment of Bills

Ms. Flynn presented the August bills to be paid.

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

Investments

Ms. Flynn noted that the Finance Subcommittee met prior to this meeting. Investment strategy was discussed and will be finalized by the subcommittee after further information is provided by potential investment partners.

Mr. Gallant motioned to authorize the Executive Director and Deputy Director to implement the investment plan to be created and agreed to by the Finance Sub-Committee. Seconded by Ms. Scott.

1071 Rt 31, Macedon - Rando

Transfer of property is progressing.

Economic Development and Planning is working with the buyer on a PILOT agreement.

We are still waiting for DEC approval of the Air Testing plan submitted by Stantec on our behalf. The approval of DEC is required prior to closing. Approval of air testing results by DEC and NYSDOH are required prior to occupancy.

Restore NY - Lyons

Bids are due prior to our September meeting for the SHPO work to be completed for this project.

Mr. VanLaeken motioned to authorize the Executive Director or Deputy Director to enter into a contract with a qualified consultant firm offering the best value to the Land Bank, as established through proposal evaluations as a result of an RFP solicitation, to perform building assessments and submit appropriate reports to the NYS State Historical Preservation Office for four properties included in the Restore NY Grant and two additional properties which all require SHPO approval prior to any rehabilitation or demolition taking place. Contract subject to approval by John Morell as WCRLB legal counsel. Seconded by Mr. Gallant. Passed.

EPA Multi Purpose Grant

Bids are due prior to our September meeting for a qualified environmental consultant to manage our EPA Multi-Purpose Grant for the Elmer and Canal St neighborhood.

Mr. Gallant motioned to authorize the Executive Director or Deputy Director to enter into a contract with a qualified environmental consultant offering the best value to implement and administer our EPA Multi-Purpose grant. Selection will be coordinated with Wayne County as we published a joint RFP for these services which includes the partnership of Wayne County Planning, Wayne County Economic Development Corporation, and the Wayne County Land Bank. Contract subject to approval by John Morell as WCRLB legal counsel. Seconded by Ms. Scott. Passed.

Phase 1 Assessments

Several Phase 1 Environmental Assessments must be completed on properties in this neighborhood before EPA or NYS Land Bank Initiative funding can be used on them.

Mr. VanLaeken motioned to authorize the Executive Director or Deputy Director to authorize LiRo to proceed with Task Order #14 to complete necessary Phase 1 Environmental Assessments for properties to be obtained by the WCRLB that might have activities performed on the property that could be funded by EPA or Land Bank Initiative Funding. Seconded by Mr. Gallant. Passed.

19 Columbia St

This property, in the Village of Clyde, is in very poor condition. The building may not make it through the winter. We need to get demolition specs developed as soon as possible to assure the building is demolished in a timely and safe manner.

Mr. Ohmann motioned to authorize the Executive Director or Deputy Director to authorize LiRo to proceed with Task Order #15 for development of demolition specifications for 19 Columbia, Clyde. Seconded by Mr. Gallant. Passed

Tax Foreclosure Properties

Appraisals of the 11 properties to be obtained from the county are in progress.

Mr. Pincelli motioned to adjourn at 2:40 and to reconvene on Thursday, September 21, 2023 at 1pm. Seconded by Mr. VanLaeken. Passed.

Respectfully submitted,
Mark Humbert