

Wayne County Regional Land Bank
16 William St, Lyons, NY
July 18, 2024 1:00 p.m.

Present: Mike Donalty (Vice Chair), Joyce Moyer (Treasurer), Bob Ohmann, Steve Groat, Scott Johnson, Brian Pincelli, Jim Brady, Kristen Scott

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

Excused: Roger Gallant

Board Meeting convened at 1:02 p.m.

Approval of the July-18-2024 Agenda

Mr. Johnson motioned to approve the WCRLB Meeting Agenda. Seconded by Ms. Scott. Passed

Approval of June-20-2024 Minutes

Mr. Brady motioned to approve the 6-20-2024 minutes. Seconded by Mr. Ohmann. Passed.

Treasurer's Report

As of June 30, 2024 the balance in the regular checking account was \$213,605.24 with invoices to be paid totaling \$55,136.64. The report also provided balances for investment accounts. The money market account balance is \$81,012.46. The CD account balances as of 7/18/24 total \$1,599,980.23. The total balance for checking ending 6/30/2024, money market ending 6/30/2024, and CDs on 7/18/2024 is \$1,894,597.93. The 9 mo. LNB CD matured in June with total interest accrued of \$21,790.74.

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

Payment of Bills

The June bills were presented to be paid.

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

LBI

Ms. Flynn provided an update on LBI Phase I and Phase II. She noted that all LBI Phase I year 2 funding has been expended. The contract allows for one more renewal year, which is expected to commence mid-September. HCR reviewed and approved WCRLB's request for a budget increase to Phase II funding to include the cost of demolition of 35 Geneva St., Lyons, 315 Myrtle Ave, Newark and 201 Church St., Newark. HCR announced that a new round of funding has opened for Land Banks to apply. This open funding round will award applications on a rolling basis. Staff are working to complete an application.

Mr. Johnson made a motion to authorize application submittal for the Land Bank Initiative Open Round Request for Applications. Seconded by Mrs. Moyer. Passed.

Property Update

Ms. Flynn reviewed photos of the progress at 9001 Old Rt. 31 since the sale of the property. The owner has complied with purchase requirements and is in the process of building a new home on the property.

A discussion occurred regarding the property on Bauer Van Wickle Rd., Lyons. There is an individual interested in disassembling the home and rebuilding it in another location outside of Wayne County if the structure is to be demolished. The Board agreed that it should be listed first to see if there is interest in rehabilitating it in place and if not, then start to look at other options.

The property located at 2529 Middle Sodus Rd., Lyons was approved for sale in April. Although a purchase contract was executed, the buyer later expressed concern about title insurance and provided a revised offer for review. After discussion, the Board agreed that the revised offer be rejected.

Mr. Donalty motioned to reject the revised offer, hold the agreement firm, and to terminate in accordance with said agreement if the buyer chooses to rescind the original offer. Seconded by Mr. Ohmann. Passed.

New Opportunities

The Board discussed a couple of properties that may be appropriate opportunities for the WCLB to pursue. One is a potential donation from an individual looking to dispose of a parcel in Wolcott. Staff will be determining if the parcel could be buildable per Village zoning and reporting back.

The old Mildred Taylor House was proposed as a candidate for WCLB acquisition. The home has fallen into severe disrepair. It continues to decay and remains a blight for the Lyons community. The Board agreed that if the WCRLB could be a part of bringing this property to a resolution, then the opportunity should be pursued.

Mr. Pincelli motioned to pursue acquisition of 46 Phelps St., Lyons. Seconded by Mrs. Moyer. Passed.

Adjournment

Mrs. Moyer motioned to adjourn the meeting at 2:35 p.m. and to reconvene on August 15, 2024 at 1pm. Seconded by Mr. Groat. Passed.

Respectfully submitted,

Kaleigh Flynn