



Annual Measurement Report 2024

Prepared by:

Kaleigh Flynn, Executive Director

Board Members

Roger Gallant, Chair
Mike Donalty, Vice Chair
Joyce Moyer, Treasurer
Jim Brady
Scott Johnson
Steve Groat
Bob Ohmann
Brian Pincelli
Kristen Scott

Our Mission

The mission of the Wayne County Regional Land Bank Corporation is to address the problems of vacant, abandoned, derelict, contaminated, or tax delinquent property in Wayne County in a coordinated manner through the acquisition and disposition of real property and returning that property to productive use in order to strengthen the economy, improve the quality of life, and improve the financial condition of the municipalities, through the use of the powers and tools granted to Land Banks by the Laws of the State of New York.

2024 Operations and Accomplishments

Property Acquisition

The WCRLB acquired 18 properties.

- 14 properties through Wayne County's Tax Foreclosure
- 4 strategic purchases

Property Sales

The WCRLB sold 4 properties.

- Butler- WCRLB previously demolished a dilapidated house and cleaned up the property. Sold as an adjoining lot to the Fire District to enhance access to their property.
- Galen- Property was sold to buyer to demolish the condemned trailer, cleanup all debris, and develop a new single family home for primary residence. Purchase requirements have been met and enforcement mortgage discharged.
- Arcadia- Property was sold to buyer to remove the condemned, collapsed trailer structure and all debris. Purchase requirements have been met and enforcement mortgage discharged.
- Macedon- WCRLB acquired a 37,000 SF manufacturing/industrial property listed in the NYS superfund program due to a prior contamination and cleanup through foreclosure in 2021. In coordination with NYSDEC, through our MOU, we were able to sell the property to a responsible buyer that has a successful business in Macedon. The buyer invested significant funds to repair the roof and other building deficiencies. The County's IDA also contributed to this effort through development of a PILOT agreement with the buyer.

Demolitions

- Demolished 3 condemned buildings
- 1 in the Town of Lyons
- 2 in the Village of Newark

Grants

Environmental Protection Agency

- WCRLB was awarded in 2023 an \$800,000 EPA Multi-Purpose Grant for assessment and cleanup of properties in the Canal Street District of Lyons. This is a 5 year grant, however we expect these funds will be expended on projects by 2026. We are pursuing additional opportunities with EPA to fund additional work.
- WCRLB is a coalition partner with Wayne County on their \$1M EPA Assessment Grant. As part of our mission, we acquire properties with known and suspected environmental issues. Wayne County's collaboration with their current grant and prior \$600,000 EPA Assessment Grant has been a critical aid to our work in tackling these challenging properties.
- Wayne County also was awarded a \$1M EPA Revolving Loan Fund. WCRLB is strategizing with the County on our current inventory of properties where the RLF could be implemented to assist with cleanup activities.

NYS Homes and Community Renewal- Land Bank Initiative Program

- WCRLB was awarded operational funding in 2022 and project-based funding in 2023 to support our activities.
 - o Operational support received (Phase I) totals \$550,000 over three years. Our third year spans September 2024-September 2025
 - o Project-based funding (Phase II) supports acquisition, demolition, rehabilitation, stabilization, and predevelopment. We were awarded \$1M in 2023 for an 18 month period and received an additional award of \$263,900 in 2024. All Phase II funding awarded is fully committed and allocated to projects.
 - o We are pursuing additional funding for identified projects in 2025 across 7 Towns in HCR's Land Bank Initiative Open Round Request for Applications.

We are researching other available funding opportunities in the areas of single-family, transitional, and supportive housing.

Environmental properties in EPA Brownfield Programs

- 5 sites currently in our Multi-Purpose Grant program
 - o 1 undergoing Phase II Assessment and Hazardous Regulated Building Material (RBM) Survey
 - o 4 will be demolished and cleaned up with program funds, then sites will be redeveloped with Restore NY funding as part of the Town of Lyons Canal Street Resurgence Project.
- 15 sites in the County's Assessment program currently undergoing phases of environmental assessment, RBM surveys, and re-use planning.
- WCRLB properties in these programs span 5 Towns in Lyons, Williamson, Huron, Sodus, and Clyde with the potential to include more as applicable.

Special Projects

Resurgence of the Town of Lyons Canal Street District

- Working closely with the Town of Lyons on their Restore NY award of approximately \$6.6M funding for the redevelopment of 6 WCRLB owned properties into new mixed use commercial and residential space.
 - o Scope of mixed use sites is broken into three adjacent work areas.
 - o Award includes renovation of 1 additional WCRLB owned property for commercial-only use.

Building Preservation and Restoration Projects

The following sites will undergo environmental hazards remediation, building stabilization, and renovations for commercial use.

- 24 Church St., Lyons
 - o Registered in Lyons Downtown Historic District.
- 52-54 Canal St., Lyons
 - o Registered in Lyons Downtown Historic District.
- 2 W. Main Street, Sodus

Looking Ahead...

WCRLB will continue to collaborate with all appropriate stakeholders on initiatives and strategies to strengthen and improve the Wayne County community.

WCRLB will continue to explore and pursue grant opportunities to further our work and encourage municipalities to identify opportunities to advance community enhancement goals, including assisting residents with property improvements and taking proactive measures to combat blight.

We have many significant projects and activities identified for 2025, including as many as 14 demolitions, several new property acquisitions through foreclosure and purchase, predevelopment, site preparation, remediation, stabilization, and rehabilitation.

Respectfully Submitted,

Kaleigh Flynn