



Annual Measurement Report 2025

Prepared by:

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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.

2025 Operations and Accomplishments

Property Acquisition

The WCRLB acquired 7 properties.

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

Property Sales

The WCRLB sold 8 properties

- Village of Clyde
 - o WCRLB demolished a dilapidated, condemned commercial row building on Columbia Street acquired through tax foreclosure. The lot was then sold to adjacent property owners that had recently completed renovations of their building to run their business on the first floor and occupy the second floor as their primary residence. Improvements planned for the lot include hardscaping, new plantings, lighting, and fencing to develop the site into a courtyard.
- Village of Sodus
 - o A property with a condemned residential home and dilapidated small garage structure, acquired through tax foreclosure, was sold to neighboring residents with the purchase requirement to demolish the house and garage and remove all debris. Long-term plans include construction of a new single-family home that will be their primary residence. Buyers completed building demolition and site clearance as required and obtained a building permit for construction of their new home.
- Town of Sodus
 - o A property with a manufactured home, received through tax foreclosure, was sold to a neighboring resident. Plans include renovation of the home.

- Village of Newark
 - o A property with a condemned multi-family home received through tax foreclosure was purchased by a local resident with the requirement to rehabilitate the property and obtain a certificate of occupancy by July 1, 2026. The home had experienced a fire and remained vacant for several years. The buyer is returning it to a fully renovated two family home as it was originally. Significant progress has been made and appears to be ahead of schedule.
- Lyons
 - o A property with a condemned, severely dilapidated single-family home was purchased by a local resident with the requirement to rehabilitate and obtain a certificate of occupancy by December 1, 2026. The buyer will be occupying the home as their primary residence once complete. Significant progress has been made to date.
 - o A property with a severely dilapidated single-family home was purchased by a local resident with the requirement to redevelop the property with a single family residence and obtain a certificate of occupancy by October 1, 2027. The buyers will be occupying the home as their primary residence.
- Arcadia
 - o A vacant lot acquired through tax foreclosure containing a substantial amount of debris was purchased with the requirement to clean up and remove all debris on the property. Progress has been made with some work still remaining. The buyers' long-term plan is to construct a single-family home for their primary residence.
- Wolcott
 - o WCRLB had previously demolished a condemned manufactured home on the property. The property was sold to buyers who have plans to construct a pole barn style building for storage.

Demolitions

- Demolished 4 buildings in the Town of Lyons in 2025; kicking off the first phase of the Canal Street Redevelopment and RestoreNY (Resurgence of the Canal Street District) Projects. Two of the buildings were controlled demolitions and two were abated prior to demolition. Three other Canal Street buildings are included in this project, with demolition of two completed early January 2026.

Grants

Environmental Protection Agency

- WCRLB was awarded an \$800,000 EPA Multi-Purpose Grant in 2023 for assessment and cleanup of properties in the Canal Street District of Lyons. This is a 5 year grant, however funding will be completely expended in 2026. We are pursuing additional opportunities with EPA to fund projects in our queue.
- WCRLB is a coalition partner with Wayne County on their \$1M EPA Assessment Grant. This partnership has assisted with Phase I ESAs, Phase II ESAs, RBM surveys, and other work plans for a substantial number of properties. 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 funding has been a critical key to our work in tackling these challenging properties and creating paths for their return to productive use.
- WCRLB executed two loans with Wayne Economic Development Corporation's EPA Revolving Loan Fund for financing of up to \$1,015,000 for environmental cleanup and abatement activities for the Canal Street Redevelopment Project.
 - o RLF Loan 1- \$862,750
 - o RLF Loan 2- \$152,250

NYS Homes and Community Renewal- Land Bank Initiative Program

- WCRLB was awarded Land Bank Community Revitalization Program funding to support operations in 2022 and 2025, as well as project-based funding in 2023 and 2025 to support our program activities; totaling over **\$4M**.
 - o 2022 operational support received (Phase I) totaled **\$550,000** over three years. Our third year wrapped up in September 2025.
 - o 2025 operational support is **\$200,000** from Sept 1, 2025- August 31, 2026, with the possibility of a one year renewal upon the completion of this term.
 - o Project-based funding (Phase II and Capital) supports acquisition, demolition, rehabilitation, stabilization, predevelopment, and program delivery. WCRLB was awarded **\$1M** in 2023 and received an additional award of **\$263,900** in 2024. WCRLB was awarded **\$2M** in 2025 for an 18 mo. term. All Phase II and Capital funding awarded is fully committed and allocated to projects.
 - o We are pursuing additional funding for identified projects across Wayne County in 2026, including HCR's Move-In NY program for single-family home construction.

FY26 Congressional Community Project Funding

- In Spring of 2025 Congresswoman Claudia Tenney selected the Resurgence of the Town of Lyons Canal Street District project as one of fifteen projects submitted to the House Appropriations Committee for their consideration to include funding in the FY26 Appropriations Bill. In January 2026 we were informed that **\$2M is secured** in the Consolidated Appropriations Act.

2026 Empire State Development County Infrastructure Grant Funding

- WCRLB and the Town of Lyons are applying for up to \$1M in funding for water and sewer infrastructure at two sites in Lyons to support development of up to 20 new single-family homes.

We continue to research and plan for 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 has completed Phase II ESA, which included removal of vehicle lifts, and RBM survey report. Designs for abatement and renovation are underway.
 - o 3 of the 4 other properties have been demolished and cleaned up. One building remains due to the complication of demolition given structural implications of the adjacent building. Sites where demolitions occurred will be redeveloped with Restore NY funding as part of the Town of Lyons Canal Street Resurgence Project.
- 19 sites have undergone phases of environmental assessment, reporting, RBM surveys, and re-use planning through the EPA County's Assessment funding.
- WCRLB is strategizing and pursuing funding opportunities for significant cleanup projects at 3 sites.
- WCRLB properties in these programs span 6 Towns in Wayne County: Lyons, Williamson, Huron, Sodus, Rose, and Savannah, 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 7 WCRLB owned properties on Canal Street into new mixed-use commercial and residential space.

- Phase I of this project kicked off in November 2025 and is nearing completion. This phase included demolition and cleanup of 7 properties. 4 of the properties were demolished in 2025, while two others were completed in January 2026. One was unable to be demolished at this time due to complications resulting from the adjacent property.
- Phase II will commence in 2026 with the release of an RFP for a developer partner for the new construction.
- \$2M in federal funding for the project is included in the 2026 Consolidated Appropriations Act.
- The Town of Lyons was also awarded \$2.9M in Northern Borders Regional Commission funding for water, sewer, road, and sidewalk infrastructure improvements in the project neighborhood.

Building Preservation and Restoration Projects

The following sites are undergoing design for environmental hazards remediation, building stabilization, and renovations for commercial use. Following procurement in 2026, construction will commence.

- 24 Church St., Lyons
 - Registered in Lyons Downtown Historic District.
- 52-54 Canal St., Lyons
 - 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 2026, including at least 8 demolitions, several new property acquisitions through foreclosure and purchase, predevelopment, site preparation, remediation, stabilization, rehabilitation, and housing development.

Respectfully Submitted,

Kaleigh Flynn