

**Wayne County Regional Land Bank**  
**16 William St, Lyons, NY**  
**January 15, 2026 1:00 p.m.**

**Present:** Roger Gallant (Chair), Scott Johnson (Vice Chair), Jim Brady, David Fantuzzo, Richard VanLaeken, Bob Ohmann, Brian Pincelli, Kristen Scott.

**Also Present:** Kaleigh Flynn, Executive Director

**Excused:** Joyce Moyer (Treasurer)

**Reorganization Meeting convened at 1:02 pm**

**Approval of January 15, 2026 WCRLB Board Reorganization Agenda**

Mr. Brady motioned to approve the 1/15/2026 Reorganization agenda as presented. Seconded by Mr. Johnson. Passed.

**Board Appointments**

Mr. Johnson motioned to re-appoint Jim Brady, Roger Gallant, Richard VanLaeken, Bob Ohmann, and Brian Pincelli to the WCRLB Board of Directors for terms of two years. Seconded by Mr. Fantuzzo. Passed.

**Election of Officers and Committee Appointments**

Mr. Fantuzzo motioned to appoint Mr. Gallant as Chair of the WCRLB Board of Directors for 2026. Seconded by Mr. Johnson. Passed.

Mr. Fantuzzo motioned to appoint Mr. Johnson as Vice-Chair of the WCRLB Board of Directors for 2026. Seconded by Mr. Pincelli. Passed.

Mr. VanLaeken motioned to appoint Ms. Moyer as Treasurer of the WCRLB Board of Directors for 2026. Seconded by Mr. Johnson. Passed.

Mr. Johnson motioned to appoint Joyce Moyer, Kristen Scott, and Jim Brady to the WCRLB Board of Directors Finance Committee. Seconded by Mr. Fantuzzo. Passed

Ms. Scott motioned to appoint David Fantuzzo, Brian Pincelli, and Richard VanLaeken to the WCRLB Board of Directors Governance Committee. Seconded by Mr. Brady. Passed.

Mr. Johnson motioned to appoint Roger Gallant, Bob Ohmann, and Scott Johnson to the WCRLB Board of Directors Real Estate Committee. Seconded by Mr. VanLaeken. Passed.

**Bank Signatories**

Mr. Fantuzzo motioned to authorize Joyce Moyer, Roger Gallant and Kristen Scott as bank signatories. Seconded by Mr. Johnson. Passed

## **WCRLB Policies, Procedures, Meeting Designation and Advertising**

Mr. Brady motioned to confirm the WCRLB Board of Directors meeting date and time as the third Thursday of each month at 1pm, unless otherwise determined by the Board and advertised. Seconded by Ms. Scott. Passed

Ms. Scott motioned to confirm WCRLB policies and procedures. Seconded by Mr. Johnson. Passed.

Mr. Brady motioned to continue using the Times of Wayne County as the WCLRB official paper for advertisements and bids due to high level of County circulation. Seconded by Ms. Scott. Passed.

Mr. VanLaeken motioned to continue using Lyons National Bank for banking services. Seconded by Mr. Brady. Passed.

Mr. Fantuzzo motioned to continue using Lyons National Bank and Canandaigua National Bank for Investment Services. Seconded by Mr. Brady. Passed.

Mr. VanLaeken motioned to continue using Morell Law, PLLC for WCRLB legal services. Seconded by Mr. Johnson. Passed.

Mr. Johnson motioned to continue using Allied Tax Partners for WCRLB independent audit, financial consulting, financial statement preparation, and tax preparation services. Seconded by Mr. Brady. Passed.

Ms. Scott motioned to continue using Business Management Services for WCRLB payroll services. Seconded by Mr. Fantuzzo. Passed.

Mr. Brady motioned to continue using LiRo Engineering Group, for WCRLB engineering and demolition design and management services. Seconded by Mr. Johnson. Passed.

Ms. Scott motioned to continue using ARC Wayne and Dave's Lawn Service and Snowplowing for mowing and snow removal services. Seconded by Mr. Pincelli. Passed.

Mr. Fantuzzo motioned to authorize the Executive Director to apply for eligible grant opportunities and subsequently to execute award documents and grant agreements as required per awarding agency guidelines; subject to attorney review and approval. Seconded by Ms. Scott. Passed.

Mr. Johnson motioned to adjourn the Reorganization Meeting at 1:10pm and to reconvene immediately following for the January 15, 2026 regular meeting. Seconded by Mr. Brady. Passed.

**The Regular WCRLB Board Meeting convened at 1:10 p.m.**

**A motion to approve the January 15, 2026 Agenda**

Mr. Brady motioned to approve the agenda as presented. Seconded by Mr. Johnson. Passed.

**A motion to approve the Minutes of the December 18, 2025 meeting.**

Ms. Scott motioned to approve the Minutes from December 2025 meeting. Seconded by Mr. Fantuzzo. Passed.

**Treasurer's Financial Report and Payment of Bills**

Ms. Flynn reviewed the bank balance report and invoices were available to review/look over for payment.

**A motion to accept the Treasurer's Financial Report and approve payment of the January 2026 bills as presented.**

Mr. Johnson motioned to accept the Treasurer's Financial Report and approve payment of the January 2026 bills as presented. Seconded by Mr. Fantuzzo. Passed

**Updates**

Ms. Flynn provided updates on the Canal Street demolition project. She stated they are ahead of schedule. They just finished the 6<sup>th</sup> building. Demolition of the building at 67-69 Canal St. is still on hold due to identified complications with the adjacent building.

Ms. Flynn is working with engineers right now on plans to repair, secure, and stabilize the exterior of the old Pure Oil Gas Station at 52-54 Canal St. The building is registered historic and loved by many.

Rawden's Dairy site in Sodus was asked about. Ms. Flynn stated she worked with the County to allocate EPA Assessment Grant funding to facilitate required tank removal. Work is currently in progress at the site and expected to be complete in February.

Also, in Sodus, WCRLB had sold the 61 Mill St property near the school, next to the fireman's field. It was sold with the requirement to demolish the condemned building as well as the small dilapidated garage in the back. Ms. Flynn notes the buyers have completed that work. She shared that the buyers also coordinated with local fire departments to facilitate trainings prior to demo. Pavement has been put in for the driveway and the village has approved their building permit and plans for new build.

DOT is going to be repaving Route 14, they say starting in June. Four WCLRB properties border Rt 14 currently. Ms. Flynn was authorized by the Board to give DOT property access beyond the right of away to finish additional grading and site work. Additionally, this project will include some new sidewalks, curbing, and ADA accessibility improvements. DOT, through the process

of Eminent Domain, is acquiring some square footage on the four parcels bordering RT 14 to enhance and increase the right of way for them to do this work. DOT conducted appraisals and provided offers for the square footage needed to be acquired with each property and John Morell is reviewing the purchase agreement paperwork. Resolutions are required for the board to authorize sale and accept appraised offers.

**Resolution of the Governing Body of the Wayne County Regional Land Bank Corporation Ratifying an Agreement for Advance Payment and Authorizing Kaleigh Flynn, Executive Director, to Execute Closing Papers on Behalf of Wayne County Regional Land Bank Corporation for 50 Canal Street, Lyons (Tax ID 71111-09-141667).**

Mr. Pincelli motioned to approve and accept offer for DOT. Seconded by Mr. Johnson. Passed.

**Resolution of the Governing Body of the Wayne County Regional Land Bank Corporation Ratifying an Agreement for Advance Payment and Authorizing Kaleigh Flynn, Executive Director, to Execute Closing Papers on Behalf of Wayne County Regional Land Bank Corporation for 52-54 Canal Street, Lyons (Tax ID 71111-09-155664).**

Mr. Pincelli motioned to approve and accept offer for DOT. Seconded by Mr. Johnson. Passed.

**Resolution of the Governing Body of the Wayne County Regional Land Bank Corporation Ratifying an Agreement for Advance Payment and Authorizing Kaleigh Flynn, Executive Director, to Execute Closing Papers on Behalf of Wayne County Regional Land Bank Corporation for 43-47 Canal Street, Lyons (Tax ID 71111-09-140681).**

Mr. Pincelli motioned to approve and accept offer for DOT. Seconded by Mr. Johnson. Passed.

**Resolution of the Governing Body of the Wayne County Regional Land Bank Corporation Ratifying an Agreement for Advance Payment and Authorizing Kaleigh Flynn, Executive Director, to Execute Closing Papers on Behalf of Wayne County Regional Land Bank Corporation for 35 Geneva Street, Lyons (Tax ID 71111-09-144639).**

Mr. Pincelli motioned to approve and accept offer for DOT. Seconded by Mr. Johnson. Passed.

Ms. Flynn is putting in an infrastructure improvement request, in partnership with the Town of Lyons, to the County Infrastructure Grant Program for two projects that would support housing development. Projects include the expansion of water and sewer on Clyde Road and the expansion of sewer to 7537 Old Lyons Rd.

Ms. Flynn is also applying for the NYS Move-IN NY program for the construction of 11 Cross-Mod style housing units within the Town of Lyons.

**Executive Session**

Mr. Johnson motioned to enter into executive session at 2:00pm to discuss personnel. Seconded by Mr. Pincelli. Passed.

Mr. Johnson motioned to exit executive session at 2:05pm. Passed.

Mr. Ohmann motioned to authorize setting 2026 salary for Executive Director, Kaleigh Flynn, at \$99,550. Seconded by Mr. Fantuzzo. Passed.

Ms. Flynn voiced her appreciation for the Board's support and the expertise and assistance that each one brings to the organization.

### **Adjournment**

Mr. Brady motioned to adjourn at 2:08pm and to reconvene on Thursday, February 19, 2026 at 1pm. Seconded by Mr. Johnson.