

**Wayne County Regional Land Bank  
16 William St, Lyons, NY  
October 16, 2025 1:00 p.m.**

**Present:** Roger Gallant (Chair), Scott Johnson (Vice Chair), Joyce Moyer (Treasurer) Bob Ohmann, David Fantuzzo, Jim Brady, Richard VanLaeken

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

**Excused:** Kristen Scott and Brian Pincelli

**Board Meeting convened at 1:07pm.**

**A motion to approve the October 16, 2025 Agenda**

Mr. Fantuzzo motioned to approve the agenda as presented. Seconded by Ms. Moyer. Passed.

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

Mr. Johnson motioned to approve the Minutes from September 18, 2025 meeting. Seconded by Mr. Brady. 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 October 2025 bills as presented.**

Mr. VanLaeken motioned to accept the Treasurer's Financial Report and approve payment of the October 2025 bills as presented. Seconded by Mr. Johnson. Passed.

**A motion to approve the 2026 Budget as presented and authorize submission to PARIS.**

Ms. Moyer motioned to approve. Seconded by Mr. Johnson. Passed

**A motion to authorize the purchase of 36-40 Canal Street, Lyons, Tax ID: 71111-09-133665, from Andrea Evangelist, Executor to the Estate of Richard A. Evangelist, in the amount of \$225, 000; with purchase agreement subject to attorney review and approval.**

Mr. VanLaeken motioned to approve. Seconded by Ms. Moyer. Passed

**A motion to accept purchase offer for 4011 Main St. Rose, Tax ID: 74114-05-157817, from Rose resident Thomas Humbert in the amount of \$10,000, with the purchase requirement to rehabilitate the structure into a single-family residence in accordance with local codes, subject to attorney review and approval.**

Mr. Johnson motioned to approve. Seconded by Mr. Fantuzzo. Passed

Ms. Flynn reviewed ongoing efforts with rehab projects, property maintenance, and project management and challenges that staff have encountered. Due to the increased costs in building materials, supplies, labor, and services, she requested the Board consider increasing discretionary

spending thresholds in the purchasing policy to facilitate more efficient and effective project management and timely completion.

**A motion to authorize the increase of the discretionary spending threshold to \$25,000 and to authorize the Executive Director to sign contracts up to \$25,000 without board approval and amend the Purchasing Policy.**

Mr. VanLaeken motioned to approve. Seconded by Mr. Fantuzzo. Passed

**A motion to authorize the increase of the Bid/RFP threshold to \$100,000, with the exception of certain construction contracts where thresholds are specifically determined by statute, and amend the Purchasing Policy.**

Mr. Fantuzzo motioned to approve. Seconded by Ms. Moyer. Passed.

Ms. Flynn will amend the Purchasing Policy accordingly.

**A motion to support and authorize the sub-division of parcels owned by the Land Bank on Elmer St. and Old Lyons Rd. in the Town of Lyons for Cross-Mod manufactured homes if funding is awarded.**

Mr. Fantuzzo motioned to approve. Seconded by Mr. VanLaeken. Passed

#### **Adjournment**

Ms. Moyer motioned to adjourn at 2:25pm and reconvene on Thursday, November 20, 2025 at 1pm. Seconded by Mr. VanLaeken. Passed.