

**Wayne County Regional Land Bank
16 William St, Lyons, NY
February 19, 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

Board Meeting convened at 1:03pm.

A motion to approve the February 19, 2026 Agenda

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

A motion to approve the Minutes of the January 15, 2026 meeting.

Mr. Brady motioned to table the minutes from January 15, 2026 meeting as presented until the March meeting. Seconded by Mr. Johnson. 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 February 2026 bills as presented.

Mr. VanLaeken motioned to accept the Treasurer's Financial Report and approve payment of the February 2026 bills as presented. Seconded by Mr. Brady. Passed

Updates:

Canal demo project has been ongoing, contractors have finished the 6 demolitions. One building was not able to be demolished due to the complications with the adjacent apartment building. The temporary site fencing is being left up around the project until the spring when the contractor will come back out then to do final site restorations.

The Town of Lyons has a Water and Sewer Infrastructure Grant through Northern Borders Regional Commission and the plans include work around the Canal St. project area. Their project proposes a new water main connecting from the south end of Phelps St. through WCRLB's property at 88 Canal St. to Clyde Rd. Ms. Flynn requested it be designed to cross through the eastern most section of 88 Canal Street to minimize interference with the new building development for the Canal Street project. The construction and maintenance of the new main requires an easement to grant access for the Town of Lyons and the Wayne County Water and Sewer Authority. The draft easement will be sent to John Morell for review and approval before signing.

A motion to authorize Ms. Flynn to execute a property easement at 88 Canal Street, Lyons, NY 14489 for the Town of Lyons and the Wayne County Water and Sewer Authority.

Mr. Pincelli motioned to authorize Ms. Flynn to execute a property easement at 88 Canal Street, Lyons, NY 14489 for the Town of Lyons and for the Wayne County Water and Sewer Authority. Seconded by Mr. Fantuzzo. Passed

Continued Updates

Land Bank's external auditors were here last week completing their regular annual audit of financial statements. Financial Statements will be reviewed next month and presented for authorization to submit to PARIS.

Site updates:

Caulkins Tire on Lake Ave in Williamson has undergone a series of environmental testing, which identified additional areas of concern and a significantly larger and more costly cleanup plan to remediate the site. Efforts continue on strategizing to fund site cleanup.

Mr. Gallant asked about progress with the Nixon properties in Huron. Ms. Flynn stated a Phase II ESA investigation has been completed and the sites also require significant cleanup activities. Due to the projected costs it is anticipated the sites are candidates for their own EPA Brownfield clean-up grant application, which is anticipated to open this fall.

Rawden's Dairy in Sodus- tanks were removed and testing in the immediate tank area completed. DEC required the tanks to be removed due to the number of years that they went uninspected. We do not have the final analytics back, but based on field observations and preliminary results it is likely that no further remediation measures will be required.

5 West Main in Sodus –site of the former old Sodus Hotel. Ms. Flynn has received interest in the vacant lot. The Board discussed their preference for the site's reuse is development opportunities. She will follow up with the interested parties and present additional information.

Ms. Flynn submitted an application for NYS's Move-In NY Program for 11 Cross-Mod style housing units within the Town of Lyons.

WRLB is also a partner with the Town of Lyons on a County Infrastructure Grant Program request for water and sewer construction to support housing projects on Old Lyons Rd and Clyde Rd.

Ms. Flynn updated the Board that Congressionally Directed Funding of \$2M for the Lyons Canal Street Redevelopment Project was officially included in the FY26 Appropriations Bill. The project was selected by Congresswoman Tenney to advocate funding for the project be included in the budget and also received strong support from Senator Gillibrand. WCRLB sincerely appreciates the advocacy and commitment from both offices as the funding will have a huge impact in Lyons and Wayne County.

Adjournment

Mr. Johnson motioned to adjourn at 2:06pm and to reconvene on Thursday, March 19, 2026 at 1pm. Seconded by Mr. Brady.