

Wayne County Regional Land Bank
16 William St, Lyons, NY
May 15, 2025 1:00 p.m.

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

Also Present: Kaleigh Flynn, Executive Director

Excused: Kristen Scott, Jim Brady

Board Meeting convened at 1:01pm

Approval of 5-15-2025 Agenda

Mrs. Moyer motioned to approve the May 15, 2025 Agenda as presented. Seconded by Mr. Fantuzzo. Passed.

Approval of 4-17-2025 Minutes

Mr. Johnson motioned to approve the Minutes from the April 17, 2025 meeting. Seconded by Mr. VanLaeken. Passed.

Treasurer's Report and Payment of Bills

Ms. Flynn reviewed the bank balance report and presented May bills for payment.

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

Ms. Flynn reviewed a CD that will mature at the end of May.

Mr. VanLaeken motioned to authorize opening a CD in accordance with the Finance Committee's recommendation. Seconded by Mr. Johnson. Passed.

Updates

The last day to redeem properties from tax foreclosure was March 28, 2025. Ms. Flynn reviewed the four properties will be transferred to the Land Bank. Official approval of transfer is on the agenda for the County Board of Supervisors May 20th. After County BOS approval, the Land Bank Board will vote on approval to receive the properties at the June Board Meeting.

The NYS budget was approved and included funding for Land Banks which will be the fourth year funding has been allocated in the State budget to support operational expenses and scopes of work. This funding has been and remains critical to our work. It has enabled the expansion of our scope of work and is facilitating many community based projects and partnerships. Each year Land Banks advocate for this funding with state legislators. Ms. Flynn recognized the strong support of Senator Helming and Assemblyman Manktelow being a driving force and significant factor in the advocacy for this funding.

Executive Session

Mrs. Moyer motioned to enter into executive session at 1:27pm to discuss property negotiations. Seconded by Mr. Fantuzzo. Passed.

Mr. Pincelli motioned to exit executive session at 1:49pm. Passed.

Mr. Johnson motioned to authorize the sale of 246 East Miller St., Newark, Tax ID: 68111-18-497030, to Greene Property Management LLC, in the amount of \$8,000, with the purchase condition that the building be substantially renovated and obtain a Certificate of Occupancy.

The property at 246 E. Miller suffered a fire several years ago and the building has remained vacant and condemned. Mr. Greene proposes to fully clean up and renovate the house in accordance with local code regulations over the next 12 months and return it to its prior use as a two-family rental.

Adjournment

Mrs. Moyer motioned to adjourn at 2:05pm and to reconvene on Thursday June 19, 2025 at 1pm. Seconded by Mr. VanLaeken. Passed.

Respectfully submitted,
Kaleigh Flynn