

**Wayne County Regional Land Bank**  
**16 William St, Lyons, NY**  
**July 17, 2025 1:00 p.m.**

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

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

**Excused:** Scott Johnson

**Board Meeting convened at 1:05pm**

**Approval of 7-17-2025 Agenda**

Ms. Scott motioned to approve the July 17, 2025 Agenda as presented. Seconded by Mr. Fantuzzo. Passed.

**Approval of 6-19-2025 Minutes**

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

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

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

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

**Updates**

Bids for the Canal Street, Lyons multiple property demolitions were opened on July 8<sup>th</sup> at 2:00 p.m. and bids were received from Bronze Contracting LLC and Contento's Demolition. Scope of work includes asbestos abatement followed by demolition of two properties, controlled demolition of 5 condemned properties, and all associated work included in the bid specifications. After bids were reviewed by Montrose Environmental (Land Bank's consultants), the Land Bank's legal counsel, and Ms. Flynn, it was determined that Bronze Contracting LLC did not materially meet all principal components of the bid specifications and therefore is non-conforming to the bid requirements as they did not include services or pricing for structural engineering.

*Mr. VanLaeken motioned to deem the bid submitted by Bronze Contracting LLC as non-responsive to the bid specifications and formally reject their bid submission. Seconded by Mr. Ohmann. Passed.*

*Mr. Ohmann motioned to award the bid and authorize the Executive Director to execute contract documents for Asbestos Abatement and Demolition of Select Properties in Lyons, NY to Contento Auto Sales, Inc. DBA Contento Demolition in the amount of the base bid of \$1,192,595, with the ability to add alternate bid items included in the submission, as needed and*

*as approved by the Wayne County Regional Land Bank, subject to review and approval of Land Bank counsel. Seconded by Ms. Scott. Passed.*

Ms. Flynn updated the Board that appraisals have been completed for the foreclosure properties that will be transferred to the Land Bank. Phase I environmental assessments have also been completed for those that may have or likely have environmental issues.

### **Executive Session**

Mr. VanLaeken motioned to enter into executive session at 1:40pm to discuss property negotiations. Seconded by Mr. Ohmann. Passed.

Mr. Ohmann motioned to exit executive session at 2:40pm. Seconded by Mr. Pincelli. Passed.

Action Taken:

Mr. Ohmann motioned to authorize the sale of 7194 Old Lyons Rd., Lyons, NY 14489 (Town of Arcadia), Tax ID: 69111-00-834908, to Heather and James Rivera of Berkshire, NY, for the amount of \$65,000, with the purchase requirement that all debris be cleaned up and removed from the property within 6 months of close, subject to review and approval of Land Bank counsel. Seconded by Mr. Brady. Passed.

### **Adjournment**

Mr. VanLaeken motioned to adjourn at 2:51pm and to reconvene on Thursday August 21, 2025 at 1pm. Seconded by Mr. Ohmann. Passed.

Respectfully submitted,  
Kaleigh Flynn