

**Wayne County Regional Land Bank
16 William St, Lyons, NY
August 21, 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

Guest: Kathleen Bronson, Deputy Director, Wayne County Economic Development and Planning
Kevin Ignaszak, Senior Principal Engineer, Montrose Environmental

Excused: Kristen Scott, Jim Brady

Board Meeting convened at 1:05pm

Approval of August 21, 2025 Agenda

Mr. Ohmann motioned to approve the August 21, 2025 Agenda as presented. Seconded by **Mr. VanLaeken**. Passed.

Approval of 7/17 and 7/24/25 Minutes

Mr. Ohmann motioned to approve the Minutes from the July 17 and July 24, 2025 meetings. Seconded by Ms. Moyer. Passed.

Canal Street Redevelopment Project

Ms. Flynn started the meeting with the opportunity for the public to view and ask questions about the Analysis of Brownfield Cleanup Alternatives (ABCA) for the Canal Street Redevelopment Project in Lyons. A Legal Notice was published in the July 27, 2025 Times of Wayne County with instructions for how to review the project materials, how to submit questions or request information, and the date/time/place for the public meeting. Ms. Flynn also created a zoom meeting for anyone that wished to attend virtually. No one from the public attended the in-person or virtual meeting and no questions regarding the ABCA have been received to date. Public comments will be accepted through August 26, 2025. Project information and updates can be found on the Land Bank's website at <http://www.waynecountylandbankny.com/canal-street-redevelopment-project/>

Ms. Flynn discussed two applications that were submitted to the Wayne County Economic Development Corporation's (WEDC) EPA Revolving Loan Fund (RLF) for the project.

Ms. Bronson described how the RLF works, the process for reviewing applications, and noted the Land Bank's requests would be presented at the next WEDC Board Meeting for full Board approval.

The loan requests total \$1,015,000 for costs associated with abatement of 78 and 88 Canal Street prior to demolition and controlled demolition of 42, 46, and 67-69 Canal Street.

Mrs. Moyer made a motion to authorize the Executive Director to execute loans and associated documents with Wayne County Economic Development Corporation's EPA Revolving Loan Fund

Program for the Canal Street Redevelopment Project, subject to attorney review and approval. Seconded by Mr. Johnson. Mr. Pincelli and Mr. Fantuzzo abstained. 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.

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

Proposals for 24 Church St. and 52-54 Canal St., Lyons

Ms. Flynn reviewed proposals for the Land Bank's architectural and engineering firm to provide exterior and interior design services for 24 Church St. and 52-54 Canal Street in Lyons. Both of these properties are registered as part of the Town's Historic District and renovation scope of work plans will need to be reviewed and approved by the NYS Historic Preservation Office.

Mr. Pincelli motioned to approve Task Orders 19 and 20 for the architectural design services for a cost not to exceed \$53,300 for 52-54 Canal Street and a cost not to exceed \$166,230 for 24 Church Street; both billed at hourly rates by discipline per proposals submitted. Seconded by Mrs. Moyer. Passed.

Savannah Fertilizer Plant

Proposals were presented for Montrose to continue the environmental assessment needed at N. Main Street, Savannah to ensure documentation is completed to make the site as ready as it can be for applying for cleanup funding opportunities.

Mr. VanLaeken motioned to approve the Executive Director to sign proposals for completion of the Phase II work plan development for a cost not to exceed \$8,000 and for the Phase II Environmental Site Assessment activities including testing, laboratory analysis, and reporting for a cost not to exceed \$46,869. Seconded by Mr. Ohmann. Passed.

Staff

Workload for the Executive Director, Ms. Flynn, was mentioned and it was discussed about hiring an employee. Discussion of position included title and what type of skills will be needed to assist Ms. Flynn. It was agreed a job description for Deputy Director would be posted.

Mr. Pincelli made a motion for Mr. Ohmann, Mr. Fantuzzo and Mrs. Moyer to be part of the hiring committee. Seconded Mr. VanLaeken. Passed.

Adjournment

Mr. Pincelli motioned to adjourn at 1:56pm and reconvene on September 18, 2025 at 1pm. Seconded by Mrs. Moyer. Passed.