

Wayne County Regional Land Bank
16 William St, Lyons, NY
March 21, 2024 1:00 p.m.

Present: Roger Gallant (Chair), Mike Donalty (Vice Chair), Joyce Moyer (Treasurer), Bob Ohmann, Brian Pincelli, Kristen Scott, Steve Groat, Jim Brady, Scott Johnson

Also Present: Kaleigh Flynn, Executive Director, Mark Humbert, Deputy Director, and Richard VanLaeken (I think he was there?)

Excused: Jim Brady

Board Meeting convened at 1:03 p.m.

Approval of the 3-21-2024 Agenda

Mr. Donalty motioned to approve the WCRLB Meeting Agenda. Seconded by Mr. Donalty. Passed

Approval of 2-15-2024 Minutes

Mr. Johnson motioned to approve the 2-15-2024 minutes. Seconded by Mr. Pincelli. Passed.

Treasurer's Report

As of February 29, 2024 the balance in the regular checking account was \$24,566.72 with invoices to be paid totaling \$51,338.20. The report also provided balances for investment accounts. The money market account balance is \$1,081,945.27. The CD account balances as of 3/21/24 total \$1,180,078.55. The total balance for checking ending 2/29/2024, money market ending 2/29/2024, and CDs on 3/21/2024 is \$2,286,590.54.

Mr. Johnson motioned to approve the Treasurer's Report. Seconded by Mr. Donalty. Passed.

Payment of Bills

The March bills were presented to be paid.

Mr. Ohmann motioned to pay the invoices as presented for payment. Seconded by Mr. Groat. Passed.

Grant Update

Lyons Project

Grants currently awarded for properties in the Lyons Project include EPA Multi-purpose, Restore NY, and New York Main Street. County EPA Assessment funds will also contribute to assessments and testing for certain properties in this area. Staff, in coordination with our consultants, have been working on an application for the EPA Environmental and Climate Justice Community Change Grant, to enable expanded redevelopment of additional properties owned by the Land Bank in the project target area. The Town of Lyons is working on submitting a Northern Borders Regional Commission Catalyst Program grant application to make road, water, and sewer infrastructure improvements in this project area.

Staff attended a meeting with the Historic Site Restoration Coordinator for SHPO to virtually walk through town, show the properties SHPO is or will be reviewing, and describe the anticipated scope at each site. SHPO started reviewing several of these

properties and requested additional structural documentation and/or an alternatives analysis to demolition. The Town of Lyons had structural condition reports completed and they will be submitted into the CRIS system.

Daycare Facility

Staff have been meeting with several agencies to discuss the opportunity for daycare and early intervention services in Lyons. Many challenges were identified and discussed at length regarding the sustainable provision of these services. Although an application was not completed for the Child Care Capital Grant Program this round, the group remains committed to continuing to meet and think innovatively about how to overcome these challenges and keep developing a strategy to provide these services in the future. If funding opportunities became available to support operational expenses, it would greatly enhance the viability of expanding services to meet the need.

Lobbying

Mr. Humbert reported that he had a successful lobbying effort in Albany. He met with Assemblyman Manktelow, Senator Helming and other Rochester area State Legislators to discuss Wayne County concerns and ideas, in particular related to Land Bank concerns and initiatives. At the moment, there is NYS FY25 funding of at least \$10 million in the budget proposals. We hope that support will continue throughout the budget process. He noted that Manktelow and Helming have been staunch supporters of our efforts from the beginning.

Concerns related to the tax foreclosure process and necessary changes to Real Property Law were also discussed. Legislators realize one of the best ways for Land Banks to obtain blighted properties is through the tax foreclosure process. The proceeds from the foreclosure auctions could be used to fund Land Banks as well. This is the process that was developed and used by Wayne County. It will likely be difficult to get language into the updated Real Property Law that specifically addresses Land Banks. The Governor's proposed changes would be good, for the most part, for the Land Bank and Wayne County.

Demolition Update

Clyde

Met with Village of Clyde Mayor, Clerk-Treasurer, and Code Enforcement Officer to discuss the demolition details for 19 Columbia St. Due to the high costs associated with this demolition, the Board had requested we inquire about an opportunity for the Village to cost share some of the expense. The Village stated they do not have the funding to be able to do so. We are still waiting for a response from SHPO to a structural report that was submitted at their request by our consultants to document the incredibly poor condition of the building.

A Phase I ESA was completed in October 2023 and revealed that the site has an open file remaining with NYSDEC due to NYS paying for a remedial investigation. Our consultants are reviewing the Phase I and we will be coordinating with the State on what is needed to prepare the site for sale.

201 Church St., Newark, 315 Myrtle Ave, Newark, 35 Geneva St., Lyons

Bid specifications for the controlled demolition of the three properties are approximately 70% complete. They will be ready for review and advertisement very soon.

Audit and Tax Preparation

The Land Bank's independent audit is complete with no significant findings. The Draft Financial Statements were distributed to the Finance & Audit Committee first for review and then to the full Board with the March Agenda. Ms. Scott and Ms. Flynn attended a meeting with the auditors to go over the documents prior to the Board Meeting. Staff are working on the required Public Authorities Reporting System reports and will have the Land Bank's submission certified by the 3/31/2024 deadline. Filing of IRS Form 990 will be complete by the May 15, 2024 deadline.

Mr. Pincelli made a motion to accept the WCRLB Audit Report and Financial Statements, as completed and presented by Allied Partners, and to submit required PARIS reporting. Seconded by Ms. Scott. Passed

2024 Tax Foreclosure Process

Staff will be meeting with the County Treasurer and Real Property Tax Director to go over properties to be transferred to the Land Bank and the plan for completing the transfers most efficiently. The last of the roll section 8 properties (Nixon properties and Rawden's Dairy) are now up for foreclosure this year and anticipated to come to the Land Bank to be cleaned up.

Amendments to Real Property Tax Law to address the Tyler vs. Hennepin SCOTUS ruling have not been adopted yet, but will be included in the NYS Budget when it passes.

Mrs. Moyer made a motion to allow Mr. Humbert and Ms. Flynn to work with the Wayne County Treasurer to determine the appropriate properties in the Wayne County Tax Foreclosure process to be transferred to the Land Bank; with transfer of the properties subject to the Wayne County Board of Supervisors approval and acceptance by the Wayne County Regional Land Bank Board. Seconded by Mr. Johnson. Passed.

Property Update

Evictions are scheduled to be executed with the Sheriff's Office at two properties. One in Arcadia and one in Galen. Clean out of the trailers and of the garbage/debris at the properties is arranged.

EPA approved the eligibility request to utilize the County's EPA Assessment grant for the demolition of the structure at Caulkins Tire in Williamson in order to facilitate testing. Montrose will put together the bid specifications for the demolition. Debris removal is not an eligible expense under the grant funding.

EPA approved the eligibility request submitted for a Phase II ESA and RBM survey at 24 Church St., Lyons, utilizing the County's EPA Assessment grant. We anticipate applying for Land Bank Initiative funds for stabilization and rehabilitation work to begin when testing is complete.

Several parcels that resulted from the Sand Hill clean-up project have sold.

Investments

There is a 6 mo. CD maturing April 4. A discussion occurred regarding the reinvestment of the principal and interest accrued into a new CD and assessing the projection of expenditures over the next several months to determine an amount to be invested in another CD.

Mr. Pincelli motioned to authorize the Executive Director to make investments in accordance with the Finance Committee's recommendations. Seconded Mr. Donalty. Passed.

Adjournment

Mr. Groat motioned to adjourn the meeting at 3:01 p.m. and to reconvene on April 18, 2024 at 1pm. Seconded by Mr. Pincelli. Passed.

Respectfully submitted,

Kaleigh Flynn