

**Wayne County Regional Land Bank**  
**16 William St, Lyons, NY**  
**April 18, 2024 1:00 p.m.**

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

**Also Present:** Kaleigh Flynn, Executive Director, Mark Humbert, Deputy Director, and Richard VanLaeken

**Excused:** Kristen Scott

**Board Meeting convened at 1:03 p.m.**

**Approval of the April-18-2024 Agenda**

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

**Approval of March 21-2024 Minutes**

Mr. Donalty motioned to approve the 3-21-2024 minutes. Seconded by Mr. Johnson. Passed.

**Treasurer's Report**

As of March 31, 2024 the balance in the regular checking account was \$61,149.11 with invoices to be paid totaling \$12,541.05. The report also provided balances for investment accounts. The money market account balance is \$1,023,981.35. The CD account balances as of 4/18/24 total \$1,181,438.51. The total balance for checking ending 3/31/2024, money market ending 3/31/2024, and CDs on 4/18/2024 is \$2,266,568.97. The CNB CD matured 4/4/24.

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

**Payment of Bills**

The April bills were presented to be paid.

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

**Audit and Tax Preparation**

The Land Bank's independent audit is complete with no significant findings. Financial Statements and all required documents were submitted and certified in the Public Authorities Reporting System by the deadline of March 31, 2024. Filing of IRS Form 990 will be complete by the May 15, 2024 deadline.

**NYS FY 2025 Budget**

We are hopeful that at least \$10 million in funding will be included in the FY 2025 budget to continue to support the work of Land Banks. Also included when the budget passes will be amendments to NYS Real Property Tax Law resulting from the SCOTUS ruling last year providing that municipalities cannot keep surplus proceeds from foreclosed property

sales/transfers. Staff have been following proposed amendments closely and if the most recent version of what they've seen passes, the proposed changes are mostly reasonable and still allow for the transfer of properties to land banks and establishes that unclaimed surplus is returned to the municipalities after the prescribed claim period expires. More details will be provided once the budget passes.

## **2024 Tax Foreclosure**

Staff met with the County Treasurer and Real Property Tax Director to determine foreclosure properties most fit to be transferred to the Land Bank. The County Board of Supervisors approved the list of properties at their April Board Meeting that will be transferred to the land bank if not redeemed by the April 30<sup>th</sup> deadline. 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.

The Board reviewed each of the properties via powerpoint presentation.

Mr. Pincelli motioned to accept transfer of tax foreclosed properties from Wayne County as authorized by the Wayne County Board of Supervisors per Resolution 259-24 attached. Seconded by Mr. Johnson. Passed

## **Property Sales**

Property purchase applications and offers were reviewed by the Board for four properties.

Mr. Johnson motioned to accept the Property Purchase Application from Steven Camp for the property located at 9001 Old Route 31, Lyons, NY 14489 (Town of Galen) Tax Parcel ID 72112-00-059140, for the purchase price of \$500.00, with the condition that the structure be removed and disposed of and clean up of all debris on the property; subject to attorney review and approval. Seconded Mrs. Moyer. Passed

Mrs. Moyer motioned to accept the Property Purchase Application from South Butler Fire District for the property located at 13032 S. Butler Rd., Butler, NY 13146, Tax Parcel ID 77114-17-115099, for the purchase price of \$5,600.00; subject to attorney review and approval. Seconded Mr. Pincelli. Passed.

Mr. Johnson motioned to accept the Property Purchase Application from Steve Guthrie for the property located at 5023 Gray St. North Rose, NY14516, Tax Parcel ID 73116-20-793081, for the purchase price of \$2,000.00; subject to attorney review and approval. Seconded Mr. Brady. Passed.

Mr. Pincelli motioned to accept the Property Purchase Application from Richard Zimmerman for the property located at 2529 Middle Sodus Rd., Lyons, NY 14489 Tax Parcel ID 70112-00-994964, for the purchase price of \$40,000.00, with the condition that the structure be stabilized and rehabilitated in accordance with their proposal and a Certificate of Occupancy obtained by 8/31/2025; subject to attorney review and approval. Seconded Mrs. Moyer. Passed.

## **Updates**

A list of updates on various activities with grants, projects, and meetings attended was distributed to Board members prior to the meeting for review. There were no questions

regarding the updates and members expressed they liked receiving the details of the updates, in outline format, ahead of the Board meeting.

### **Adjournment**

Mrs. Moyer motioned to adjourn the meeting at 2:46 p.m. and to reconvene on May 16, 2024 at 1pm. Seconded by Mr. Pincelli. Passed.

Respectfully submitted,

Kaleigh Flynn