

REQUEST TO CALL SPECIAL MEETING

To the Clerk of the Board of Supervisors:

You are hereby directed to call a Special Meeting of the Board of Supervisors of Wayne County, New York, to be held in the Supervisors' Chambers in the Court House in the Town of Lyons, New York, on **Tuesday, April 10, 2018 at 10:00 a.m.**, for the following purposes:

FIRST: The Board will meet then convene as a **COMMITTEE OF THE WHOLE** to discuss the Wayne County Regional Land Bank Corporation and possible funding policy to address derelict properties

SECOND: To hear, consider and act upon any other matter which may be brought to the Board in the same manner and to the same effect as if the Board were convened in regular session.

Dated at Lyons, New York
March 13, 2018

Steven M. LeRoy, Chairman
Wayne County Board of Supervisors

NOTICE OF SPECIAL MEETING

State of New York
Wayne County
Office of the Clerk of the Board of Supervisors

Upon direction of the Chairman of the Board of Supervisors of the County of Wayne, I do hereby call a Special Meeting of the Board of Supervisors of Wayne County, New York, to be held in the Supervisors' Chambers in the Court House in the Town of Lyons, New York, on **Tuesday, April 10, 2018 at 10:00 a.m.**, for the following purposes:

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Dated at Lyons, New York
March 13, 2018

Sandra J. Sloane, Clerk
Wayne County Board of Supervisors

**10th Day
Tuesday, April 10, 2018
10:00 a.m.**

Pursuant to call, a Special Meeting of the Board of Supervisors was held in their chambers in the Court House, Chairman LeRoy presiding.

The Pledge of Allegiance was led by Supervisor Spickerman.

Upon roll call, all Supervisors were present except Supervisor Robusto who was absent.

County Administrator House and County Attorney Daniel Connors were also in attendance of the mid-morning session.

SCHEDULED BUSINESS:

COMMITTEE OF THE WHOLE

Mr. Chatfield moved, seconded by Mrs. Pagano to convene as a Committee of the Whole at 10:02 a.m. Motion carried.

Mr. Robusto arrived at the meeting.

Chairman LeRoy stated that the topic of today's Committee of the Whole Meeting is to discuss the Wayne County Regional Land Bank Corporation and to consider possible funding options and a county policy to address derelict properties.

Supervisor Manktelow, Chairman of the Ad Hoc Committee, thanked Chairman LeRoy for calling this meeting today; and for this opportunity to update Board Members on this subject that is on the hearts and minds of all board members.

With assistance from Karen Ambroz, Real Property Tax Services Director, Mr. Manktelow gave a presentation to review adopted resolutions and board actions involving derelict properties in Wayne County; including information regarding the Wayne County Regional Land Bank Corp to help address these problem properties with county taxpayers in mind.

WAYNE COUNTY REGIONAL LAND BANK CORPORATION

On January 22, 2016, Chairman Steve LeRoy established an ad hoc committee for the urgent need to address tax acquired environmental and derelict properties in Wayne County Towns and Villages.

Resolution No. 151-17 was adopted February 28, 2017 to restore 26 properties from Roll Section 8 (non-taxable) to Roll Section 1 (taxable).

WAYNE COUNTY REGIONAL LAND BANK CORPORATION

In June of 2017, the Wayne County Board of Supervisors adopted Resolution No. 339-17, authorizing the submission of a land bank application to the State of New York.

Brian Pincelli, Director of Planning and Economic Development, moved forward with the application process and it was approved.

CERTIFICATE OF INCORPORATION was received on April 2, 2018.

The Wayne County Board of Supervisors received notification that the Certificate of Incorporation was official for the Wayne County Regional Land Bank Corporation. This was dated March 26, 2018, from the State of New York, Office of Department of Financial Services.

MISSION STATEMENT

The Wayne County Regional Land Bank Corporation facilitates the process of acquiring, improving and redistributing properties to eliminate the harms and liabilities caused by such properties and return them to productive use, while being consistent with the municipality's re-development and comprehensive plans.

WHAT IS A LAND BANK

A land bank is typically a not-for-profit or governmental entity intended to facilitate the return of vacant and abandoned properties to productive use. Land banks ensure that

properties' return to productive use is planned for in a coordinated manner. Sometimes this requires only short-term involvement of the land bank. Sometimes this requires a longer-term stabilization of a property while waiting for appropriate development proposal or for renovation funding to become available. Land banks are also involved in preserving land for community use, such as parks, gardens or other natural conservation purposes. Many of the benefits of land banks are derived from assembling vacant and underutilized properties under single-ownership and coordinating their maintenance and development outcomes with long-range planning.

HOW IT WORKS

The Land bank acquires vacant, abandoned, and underutilized properties through the County Tax Foreclosure auction, donation and purchase. While Land Banks in general have much in common, they all have their own respective missions, programs and policies. The Wayne County Regional Land Bank Corporation proposes to use a strategic evaluation process as it selects properties throughout the County for acquisition. The intent is to utilize the Land Banks limited resources in those areas where they can have the most beneficial impact.

The Land Bank evaluates its property inventory based on location, condition, adjacent acquisition opportunities, and redevelopment plans in order to assign a redevelopment strategy to each property. Strategies may include stabilize, renovate, demolish, or sell "as is".

Once a property is acquired, the Land Bank will bring in a variety of local service providers to gather a thorough evaluation of the property and subsequently make it clean and safe if it is destined for rehab/resale. Properties determined to be candidates for demolition will be secured and promptly addressed through a competitive process by licensed and certified professionals in that field. The Land Bank carries out basic maintenance and implements the strategies described above as funds allow.

There was discussion regarding the fire code hazard placards that are placed on houses and what that dictates.

Supervisor Miller emphasized that prior to putting an 'X' on any vacant premises, be sure to follow through with asbestos testing first, as this could save the town a lot of money later.

It was noted that under the NY State Fire Code, if the building is demolished and not properly tested, all material disposed of must be flagged hazardous.

Potential buyers must inspect the property and submit a detailed renovation budget with their offers (unless the property is in "move-in" condition). The Land Bank may place additional requirements on certain properties or restrict what buyers may do with them.

Supervisor Manktelow reviewed different options that are available to offset the expenses for funding the Wayne County Regional Land Bank Corporation:
Federal Funding, Brownfield Cleanup Funding (pending EPA approval), Donations, Sale of Land Bank Properties, NYS Land Bank Grants and Real Property Tax Auction Profit.

Further, Mr. Manktelow shared the breakdown of receipts and expenses from the County's Real Property Tax Foreclosure Auction of last year and emphasized that some years are profitable and others, at a loss - every year is different.

2017 Real Property Tax Auction

<i>Gross Receipt</i>	<i>\$792,630</i>
<i>Taxes Written Off</i>	<i>407,847</i>
<i>Foreclosure Expenses</i>	<i>114,088</i>
PROFIT	\$270,695

Prior to the conclusion of his presentation, Mr. Manktelow offered the proposed resolution, to be presented to the Wayne County Finance Committee in May:

'PROPOSED RESOLUTION - AUTHORIZATION TO ESTABLISH COUNTY POLICY TO UTILIZE PROFITS COLLECTED IN THE COURSE OF THE TAX FORECLOSURE AUCTION PROCESS FOR EXPENSES TO ADDRESS DERELICT PROPERTIES

WHEREAS, Wayne County has established the Wayne County Regional Land Bank Corporation to address derelict properties in the County; and

WHEREAS, Wayne County has budgeted \$250,000 in 2018 to assist the Land Bank in becoming established; and

WHEREAS, there are more derelict properties in the County than can be addressed with the \$250,000 funding and a long term funding mechanism is needed to assist the Land Bank clean up properties; and

WHEREAS, the County holds a property tax foreclosure action each year to recover uncollected property taxes on the properties sold at auction; and

WHEREAS, in some years result in properties being sold for more than what is owed in taxes and gains more than is owed on all properties auctioned off; and

WHEREAS, the Board intends to use the profits earned on the properties sold at auction to address derelict properties; now, therefore, be it

RESOLVED, that the Wayne County Board of Supervisors establishes the policy of transferring the profits of the annual property tax foreclosure action and requests that the County Treasurer's Office provide an accounting to the Board of Proceeds minus taxes owed on all properties sold after each auction.'

There were discussions regarding the Wayne County Regional Land Bank being properly insured, not paying per diem wage rates, and the positive aspects of taking liability away from the County by operating as a separate corporation.

Mr. Groat thanked both Mr. Manktelow and Mrs. Ambroz for their efforts with this informative presentation; and requested that the Board seek legislative changes at the state level.

Mr. Manktelow thanked everyone for attending this morning session; and noted that this slideshow presentation would be digitally available to forward upon request.

Chairman LeRoy commended Mr. Manktelow and all involved for the time and effort put into this important matter that affects all Wayne County Towns and Villages.

REGULAR SESSION

By motion of Mrs. Pagano, seconded by Mr. Chatfield, the Board resumed regular session at 10:45 a.m. Motion carried

Mr. Baldrige addressed the board for the presentation of a resolution to authorize a necessary contract for a service provider for preschool age children. He added that the Public Health Department is in need of these services for children that have been waiting.

RESOLUTION NO. 189-18: AUTHORIZATION TO EXECUTE A CONTRACT WITH MELISSA LIPOSCHAK TO BE A PROVIDER OF RELATED SERVICES FOR PRESCHOOL AGE CHILDREN WITH HANDICAPPING CONDITIONS

Mr. Baldrige presented the following:

WHEREAS, the County must contract for the provision of related services for preschool age children with handicapping conditions pursuant to Section 4410 Education Law; and

WHEREAS, Wayne County Public Health (WCPH) has identified a new provider and wishes to contract with Melissa Liposchak for the period of January 1, 2018 to June 30, 2018 for the following Related Services:

Speech Therapy and Assistive Technology @ \$70 / .5hr
Group (up to 5) \$40 / .5hr / child
Coordination of Services \$20 / .5hr
now, therefore, be it

RESOLVED, that the Chairman of the Board of Supervisors is hereby authorized to execute a contract with the Melissa Liposchak, for the provision of the following Related Services: Speech Therapy and Assistive Technology at \$70 / .5hr, Group (up to 5) at \$40 / .5hr / child, and Coordination of Services at \$20 / .5hr, for the period of January 1, 2018 to June 30, 2018, subject to the approval of the County Attorney as to form and content and meeting insurance requirements.

Mrs. Crane moved the adoption of the resolution. Seconded by Mrs. Jacobs. Upon roll call, adopted.

Prior to adjournment, Chairman LeRoy announced that scheduled Compliance training for board members will be held this morning in the first floor conference room, beginning at 11:00 a.m.

ADJOURNMENT:

The next scheduled meeting of the Board is Tuesday, April 17, 2018 at 9:00 a.m.

Mrs. Crane moved, seconded by Mrs. Jacob, that the board adjourn at 10:47 a.m. Carried.

Sandra J. Sloane, Clerk, Wayne County Board of Supervisors
