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Allegany County Land Bank
Board of Directors Meeting
December 18, 2023

Attending: _ Brian Loucks _ Kier Dirlam _ Dave Evans
_ Darwin Fanton _ Jenna Kelley _ Ed Zalar
Excused: _____
Absent: _____
Contractors: Jason Isaman

1. **CALL TO ORDER:**
   a. The meeting was called to order at _:__ AM by Chairman Loucks.

2. **MINUTES:**
   a. Regular Board Meeting: The minutes from the _____, 2023 are reviewed.

A motion by _____ and seconded by _____ to approve the November 20, 2023 regular board of directors meeting minutes is __ Approved __ Not Approved

3. **FINANCIAL:**
   a. **Treasurer's Report**
      i. November 2023- Tabled
      ii. December 2023 are reviewed

On a motion by _____ and seconded by _____, the tabled November 20, 2023 Treasurers report is __ Approved __ Not Approved.
On a motion by _____ and seconded by _____, the December 18, 2023 Treasurers report is __ Approved __ Not Approved.

   b. **Administrative Invoices**
      i. Fourth Sector $ 5,083.33
      ii. Cunningham $ 420.00
      iii. Tolemi $ 15,000.00

A motion by _____ and seconded by _____ to pay two administrative invoices in the total amount of $20,483.33 is Approved.

4. **FUNDING:**
   a. HCR Land Bank Initiative:
      i. Phases

1. $24,133.32 approved but not received. (admin)
2. $21,497.80 approved but not received. (env. testing)

b. Potential Grants:
   i. AHC
   ii. USDA HPG

5. <u>INFRASTRUCTURE:</u>

a. Current Inventory:

79 Clark St. Wellsville
172 E. State St. Wellsville
2361 Rt 19 Wellsville
62 O'Connor St. Wellsville
26 Main St. Almond
31 Grover St. Wellsville
10 Spring St. Cuba
15 Second St. Andover
7283 Route 20, Friendship
32 Chestnut St. Wellsville
73 Olive St. Bolivar
211 Main St. Bolivar

Disposition Updates:

a. Properties for Sale:
   i. 79 Clark St. Wellsville – Closed. Waiting on proceeds.
   ii. 898 Rt19 Whitesville (T. Independence) – Proceeds ($3k) Received

b. Demolition Properties:
   i. 172 E. State St. Wellsville – ready to proceed, waiting on HCR approval
   ii. 2361 Rt 19 Wellsville – ready to proceed, waiting on HCR approval
   iii. 10 Spring St. Cuba – RFPs (abatement and demo) due 1/11/24
   iv. 7283 Route 20, Friendship – RFPs (abatement and demo) due 1/11/24
   v. LBI phase 2 budget $46k for Cuba and Friendship.

c. Stabilization Properties: Five Properties slated (6 units)
   i. 62 O'Connor St. Wellsville – testing and SoW complete.
   ii. 26 Main St. Almond (duplex) – testing and SoW complete
   iii. 31 Grover St. Wellsville – testing and SoW complete. Historic designation.
   iv. 15 Second St. Andover – testing and SoW complete
   v. 211 Main St. Bolivar – testing and SoW complete. Buyer application.

d. Occupied Properties:
   i. 32 Chestnut St. Wellsville – occupied.
   ii. 73 Olive St. Bolivar – occupied.
   iii. Working with Social Services to relocate occupants.

6. <u>HOUSING STUDY</u>

a. Updates: Approx. 1,300 surveys completed. Ready for evaluation and report.

7. EXECUTIVE DIRECTOR REPORT:

a. Major Achievements

i. Submitted LBI Phase One and Two Disbursement Requests.
ii. Submitted Site Specific Env. Review packets to HCR for three (3) properties.
iii. Released RFP's for asbestos abatement and demo of 10 Spring St. and 7283 Co Rd 20.
iv. Worked with potential buyer to continue 211 Main St. development plan.
v. Submitted Concept Form to AmeriCorps for the summer 2024 NCCC Program.

b. Goals For Next Month

i. Oversee abatement of 3 properties.
ii. Submit Disbursement Request for asbestos abatement of three (3) properties.
iii. Submit Disbursement Request for the demolition of two (2) properties.
iv. Finish the condition surveys and prepare for evaluation.
v. Get occupied properties under a rental agreement.

c. Barriers To Meeting Goals

i. Need to get historic tax sale data from AC Treasurer's office.
ii. HCR approval for capital project expenditures.

d. Upcoming Events

i. 12/28 NY Land Bank Assoc. monthly meeting 1:00pm

8. OLD BUSINESS:

a. Bank Changes

9. NEW BUSINESS:

10. CORRESPONDENCES:

b. Cyrco Companies

11. GOOD OF THE ORDER:

a. Vacant Board Seat

12. NEXT MEETING:

a. Next meetings will be scheduled for January 22, 2024 at 9AM

13. ADJOURNMENT:

On a motion by _____and seconded by _____the meeting was adjourned at __:__ AM.