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BOARD OF DIRECTORS MEETING
August 21st, 2023

Attending: _Brian Loucks _Kier Dirlam _Carissa Knapp _Ed Zalar _Dave Evans __Darwin Fanton
Excused:
Absent: _____
Contractors: __Jason Isaman
Others Present:

1. **CALL TO ORDER:**
   a. The meeting was called to order at _____ by the Chairman.
2. **Welcome Guests/ Introductions**
3. **Minutes:**
   a. Regular Board Meeting- July 24, 2023**

A motion by_____ and seconded by _____ to approve the July 24, 2023 regular board of directors meeting minutes is
__ Approved ___ Not Approved

4. **Treasurer's Report**

   a. August 2023

On a motion by _____, and seconded by, _____, the August 2023 treasurers report was __Approved __Not Approved.

5. **Administrative Invoices-**
   i. Fourth Sector $ 5,083.33**
   ii. Cunningham $ 330.00**

A motion by _____, and seconded by, _____, to pay 2 administrative invoices in the total amount of $5,413.33 is
__Approved __Not Approved.

6. **Executive Director Report:**
   a. August 2023**

7. **FUNDING:**
    a. HCR Land Bank Initiative:
        i. Phase Two
        ii. Phase One renewal.

8. **HOUSING STUDY**
    a. New staff member
    b. Updates: nearly 30% complete
    c. Early highlights- 32 appear fully vacant, 11 partially vacant. (Out of first 700). USPS data identified 20 vacant out of 2,379 samples.

9. **INFRASTRUCTURE:**

Current Inventory:

79 Clark St. Wellsville – Under Contract
172 E. State St. Wellsville – Slated for Demo
2361 Stannards Road Wellsville- Slated for Demo
62 O'Connor St. Wellsville –Stabilization
26 Main St. Almond – Stabilization (2 units)
31 Grover St. Wellsville – Stabilization and convert to a duplex
898 Route 19 Whitesville – Under Contract (buyer to demo)
10 Spring St. Cuba- new
15 Second St. Andover- new
7283 Route 20, Friendship-new
211 Main St. Bolivar-new
32 Chestnut St. Wellsville- new (occupied)
73 Olive St. Bolivar- new (occupied)

a. Properties for Sale:
    i. 79 Clark St. Wellsville- early occupancy/ survey and title abstract
    ii. 898 Rt19 Whitesville (T. Independence)
b. Demo:
    i. HCR environmental compliance revised
c. Stabilization:
    i. Scope of Work/ Schedule of Values
    ii. Environmental
    iii. Lead/Asbestos/etc abatement
    iv. Occupied Properties
d. Undetermined:
    i. 211 Main St. Bolivar- interested cash buyer
    ii. 10 Spring St. Cuba- demo?
    iii. 15 Second St. Andover- demo or rehab?
    iv. 62 O'Connor St. Wellsville- rehab
    v. 26 Main St. Almond- mold

10. OLD BUSINESS:

a. Equal Housing Policy
b. Board Member Site Visits
c. Finance Committee Meeting re: 2024 Budget

11. NEW BUSINESS:

a. Board member changes.

12. GOOD OF THE ORDER:

13. NEXT MEETING:

a. Need to reschedule- September 18th 2023. 9am at the Crossroads Conference Center.
b. Finance Committee to follow BoD meeting.

14. ADJOURNMENT: On a motion by _____ and seconded by _____, the meeting was adjourned at _____ [Time].