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BOARD OF DIRECTORS MEETING
July 24th, 2023

Attending: _Brian Loucks _Kier Dirlam _Carissa Knapp _Ed Zalar _Dave Evans __Darwin Fanton
Excused:
Absent: _____
Contractors: __Jason Isaman
Others Present: AmeriCorps NCCC Willow 2 Team

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- June 19, 2023**

A motion by_____ and seconded by _____ to approve the June 19th, 2023 regular board of directors meeting minutes is
__ Approved ___ Not Approved

4. **Treasurer's Report**

   a. June 2023**- tabled
   b. July 2023**

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

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

5. **Administrative Invoices-**

i.	Fourth Sector	$ 5,083.33**
ii.	Cunningham	$ 450.00**
iii.	D and O Insurance	$ 1,990.43**
iv.	Cyrco Rolloffs	$ 3,025.00**

A motion by _____, and seconded by, _____, to pay __ administrative invoices in the total amount of $10,548.76 is

__Approved __Not Approved.

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

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

8. **HOUSING STUDY**
    a. New staff member
    b. Updates: nearly 15% complete

9. **AMERICORPS NCCC SUMMER OF SERVICE**
    a. Meet the team
    b. Progress report

10. **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 – Slated for Demo
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
    ii. 898 Rt19 Whitesville (T. Independence)
b. Demo:
    i. HCR environmental compliance
c. Stabilization:
    i. Scope of Work/ Schedule of Values
    ii. Environmental

iii. Lead/Asbestos/etc abatement
iv. Occupied Properties

11. OLD BUSINESS:

a. Equal Housing Policy

12. NEW BUSINESS:

a. Schedule Board Member Site Visits
b. Schedule Finance Committee Meeting re: 2024 Budget

13. GOOD OF THE ORDER:

14. NEXT MEETING:

a. Aug 21st 2023. 9am at the Crossroads Conference Center.

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