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BOARD OF DIRECTORS MEETING
October 16th, 2023

Attending: _Brian Loucks _Kier Dirlam _Jenna Kelley _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**- New Member: Jenna Kelley

3. **Minutes:**
   a. Regular Board Meeting- September 25, 2023**

A motion by_____ and seconded by _____ to approve the September 25, 2023 regular board of directors meeting minutes is
__ Approved ___ Not Approved

4. **Treasurer's Report**
   a. August 2023 (Tabled)**
   b. September 2023 (Tabled)**
   c. October 2023**

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

5. **Finance Committee Report**
   a. 2024 Organizational Budget**

6. **Administrative Invoices**

i.	Fourth Sector	$ 5,083.33**
ii.	Cunningham	$ 360.00**

A motion by _____, and seconded by, _____, to pay 2 administrative invoices in the total amount of $5,443.33 is
__Approved __Not Approved.

7. **Executive Director Report:**
   a. October 2023**

8. **FUNDING:**
   a. HCR Land Bank Initiative:
      i. Phase Two
         1. Non-capital work approved.
         2. Need SEQR for capital projects to begin (post env testing results).

9. **HOUSING STUDY**
   a. Survey taker position
   b. Updates: 41% complete

10. **INFRASTRUCTURE:**

Current Inventory:

79 Clark St. Wellsville – Sold (not closed)
898 Route 19 Whitesville – Sold (closed 10-12-23) (buyer to demo)
172 E. State St. Wellsville –Demo
2361 Stannards Road Wellsville- Demo
10 Spring St. Cuba- Demo
7283 Route 20, Friendship-Demo
62 O'Connor St. Wellsville –Stabilization
26 Main St. Almond – Stabilization (2 units)
31 Grover St. Wellsville – Stabilization
15 Second St. Andover- Stabilization
211 Main St. Bolivar- Stabilization
32 Chestnut St. Wellsville- TBD (occupied)
73 Olive St. Bolivar- TDB (occupied)

Disposition Updates:

a. Properties for Sale:
    i. 79 Clark St. Wellsville- CLOSED 10/12/23
    ii. 898 Rt19 Whitesville (T. Independence)
b. Demo: Four Properties Slated
    i. Asbestos Surveys
        1. 4 of 4 asbestos tests complete [waiting on results for 2]
    ii. 2/4 Demos already have received asbestos abatement and demo bids**
    iii. Spending approval needed for:
        1. Four (4) Asbestos Surveys = $6,000
c. Stabilization: Five Properties slated (6 units)
    i. Scopes of Work: 1 of 5 complete
    ii. Environmental: Lead/Asbestos/Mold
        1. 5 of 5 Asbestos Surveys complete [waiting on results from 2]; 0 of 5 Lead; 5 of 5 Mold Assessments complete [waiting on all reports]
    iii. Spending approval needed for:
        1. Five (5) Mold Risk Assessments- $600/test; $300/clearance = $4,500
        2. Five (5) Scopes of Work- $300/report = $1500
        3. Five (5) Lead Risk Assessments- 2 Quotes Attached**
            a. Needs Chairman's signature
    iv. Occupied Properties:
        1. Occupancy Agreement
        2. Eviction?
        3. Sell "as is" ?
    v. 211 Main St. Bolivar Scope of Work Review**
        1. Price Point and Budget
        2. Enforcement Note
        3. Funding assistance

11. <u>OLD BUSINESS:</u>

a. Fair Housing Policy**
b. RFQ for Legal Services**

12. <u>NEW BUSINESS:</u>

a. Approved Contractor Application
    i. Peligan Excavation & Renovations, LLC**

13. <u>GOOD OF THE ORDER:</u>

14. <u>NEXT MEETING:</u>

a. November, 20th 2023. 9am at the Crossroads Conference Center.

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