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Allegany County Land Bank
Board of Directors Meeting
April 20, 2026

Attending: Darwin Fanton, Brian Loucks, Bob Salzar, Ed Zalar
Excused: Dave Evans, Bryan Perrin, Kier Dirlam
Guests: Ashley Smith
Contractors/Other: Jason Isaman, Jonathon Barnes, Kate Williams, Brad Watson (Fourth Sector)

1. **CALL TO ORDER | WELCOME GUESTS | AGENDA:**
   a. The meeting was called to order at 9:00 AM by Chairman Loucks.
   b. Agenda Approval

On a motion by Darwin Fanton and seconded by Ed Zalar, the agenda was Approved.

2. **MINUTES**
   a. Regular Board Meeting: The minutes from the March 16, 2026

On a motion by Bob Salzar and seconded by Ed Zalar the March 16, 2026 regular board of directors meeting minutes were Approved.

3. **TREASURER'S REPORT**

   a. April 2026

LBI Phase 2 – 20230024	$102,291 available to request
LBI Capital – 20240482	$645,302 available to request
LBI Operations – 20250379	$6,577 available to request
General Fund	$135,590 balance

Updated Treasurer's Report format was introduced by Kate Williams. Page one includes a consolidated grant summary, cash summary for each checking account, and tracking of unassigned "Holding Class" expenses. Page two provides a property-level breakdown of dispersed and committed grant funding by project that aligns with figures reported to HCR. Percent spent, percent disbursed, and percent committed were also added to the report to provide a quick snapshot of overall grant progress and funding activity.

On a motion by Ed Zalar and seconded by Bob Salzar, the April 2026 Treasurers report was Approved.

4. **FUNDING**
    a. HCR Land Bank Initiative/ NYS Budget Updates – ACLBC was awarded the $2 Million capital grant that includes $100,000 of program delivery (5% allowance). This eliminates any gaps in funding. When the NYS Budget is approved, it could open up other avenues of LBI funding.
    b. CrossMod® Move-In NY – If Caneadea can come up with a way to build the road, it is almost certain we would get the grant during the next round of CrossMod funding. Jason has a meeting with RVER Group coming up and will ask them to help fill the communication gap. There is also a potential opportunity to partner with the IDA for the CrossMod grant using a large parcel of land that they may purchase (10-12 acres).
    c.
5. **INFRASTRUCTURE**

    a. Board of Directors Projects Report
        i. Current Inventory:

7776 (26) Main St. Almond - New build. New $2M grant has $200K earmarked for this project. Could find a partner to help build.

15 Second St. Andover - Contractors on site. Modification required for drawings because footer wasn't sufficient. Received new drawings from architect 4/15 and currently being reviewed.

111 Main St. Bolivar - Board approved proposal to convey portion of property with the oil well to the Village of Bolivar for their welcome sign. Brad spoke with Jim Ball about the survey and is waiting to hear back from the DEC. Jason will schedule meeting with mayor once more updates are available from the state. Jason would need sale price for the lot from Board to present to Village; if they want the entire lot, it would be a much different sales price than just the strip of land for a Village sign ($1). Jason will bring something back to the Board for a formal vote. Bob Salzar asked Jason to also talk to the mayor about the trees on the corner.

2 Main St. Friendship - Closing transferred to new attorney. Utilities on; National Fuel in LB name, RGE received deposit that was approved in last board meeting.

4-6 Main St. Friendship (Fellows Hall) - Closing transferred to new attorney. Phase II environmental testing will evaluate potential soil contamination in the basement and use radar to confirm that the buried fuel tanks have been removed before stabilization work begins with Westside Construction. Boring samples work pushed to June because EPA forms take 6-8 weeks. Jason needs to talk to HCR about the budget for this property – want to see if we can at least fix the roof while the rest of the work is delayed for environmental.

8 Main St. Friendship - Feasibility study in progress with CBCA. Engineer visit planned for end of April. Asbestos testing will be paid with the EPA brownfield grant.

4-6 Depot St. Friendship – Closed on this property. Received HCR approval to move debris for Phase II soil samples as pre-development activity. Got quotes for work.

12 Depot St. Friendship - Working on environmental review checklist. Will demo separately from 4-6 Depot because we don't have approval to do so now.

31 Grover St. Wellsville - Bids for rehab received April 15th. Budget for project split between current LBI Capital grant and new $2M grant.

63 Seneca St. Wellsville - Demo completed in March. Press release published. Silt tubes will remain on site through construction for wetlands. We were planning to build a CrossMod home on this lot but didn't get the grant. May be able to modify architectural plans from an accessible home in Youngstown that People Inc. is currently building. Exploring grant funding with People Inc. through HCR's NYS HOME program. $100K in new grant for this property.

172-178 E. State St. Wellsville (lots) - Haven't heard back from the municipality. Neighbor still wants the lot. Provided updated verbal offer to Jason of $2,000 per acre. Jason will request a formal offer for next month's meeting.

607-617 Main St. Whitesville - Jason spoke with neighbor's son who is interested in building two new homes here; exploring co-development agreement. Neighbor will look into construction loan.

5 W Water St. Friendship (Antique Barn) - Once we close, we will hopefully get a $2,500 grant from Allegany County Area Foundation for securing the building. Coordinating an Alfred State volunteer clean out project with their wrestling team.

ii. Partner Properties:
9761 Thayer St. Houghton – no updates
319 Main St. Bolivar (Old Bank) – no updates

iii. Properties of Interest:
10 W Main St. Friendship (Hardware) – Land Bank attorney looking into ways we can get this before it goes to the tax sale. Last day for owner to redeem is May 18th. Surplus needs to be held in escrow held for 6 months because this is an investment property. Chairman Loucks asked if the Land Bank would be landlords if we acquire the building since there is a restaurant currently there. Could potentially move the restaurant to TC's Diner building while the Land Bank does work on Hardware store.

10 W Main St. Cuba (next to The Palmer) - Jon Barnes walked through with owner and took videos; received offer to convey for $1. To be discussed later in the agenda.

7910 Rt 417w Bolivar – Owner purchased this through tax sale and project has stalled due to funding. Could potentially shift money to this project that was set aside for Disco Barn which isn't progressing the way that it should be.

Discussed formal administrative program that will be set up with HCR to assist properties in this way. Ideal properties for application criteria: vacant or rental, past tax sale property, and/or historical component. Individuals will have to provide financials / some type of money in escrow.

476 Main St. Whitesville - Owner called Jason about donating this 4,600-SF historic property to the Land Bank. Currently being used for storage. Large enough to be a multi-unit apartment.

6. HOUSING STUDY

a. Updates – surveys have been sent around by consultant group.

7. BROWNFIELDS

a. Phase II site environmental work at our Friendship locations delayed until June. Phase I testing at 8 W Main St also delayed.

8. EXECUTIVE DIRECTOR REPORT

a. **Major Achievements**
   i. See BoD Monthly Report
   ii. Change order for 15 Second rehab
   iii. Received bids for 31 Grover
   iv. 63 Seneca St demolition completed – received good feedback from article that was published.
   v. Presentation at Historic Preservation Conference 4-16-26 – met a lot of professionals, including Mayor of Cooperstown. Presentation was well received.
   vi. Awarded $2M grant

b. **Goals for Next Month**
   i. Demo 4-6 Depot St. Friendship
   ii. Get 31 Grover rehab under contract
   iii. Execute new LBI grant – have 15 days from grant award to turn in paperwork.
   iv. Close on Friendship properties – Brian will likely need to sign documents from the attorney soon.

c. **Barriers To Meeting Goals**
   i. Approvals from HCR
   ii. New DEC Wetlands Regulations – law was changed in 2022 and now wetlands has to be designated by a professional. This bottlenecked the SEQR process and a group sued NY and won, so the process is currently in flux.

9. OLD BUSINESS

a. Tax Sale July 7th to 21st -last redemption date moved to May 18th. List in mid-June
b. 10 Main St. Friendship offer – Hardware Store in Friendship. Chairman Loucks expressed his belief that the only way this works is to get a verbal agreement in place with the owner to purchase and the owner pays the taxes to redeem the property. There won't be enough time for attorney review before May 18th.
c. National Land Bank Network Learning Exchange – applied for a July date; should hear back soon.

d. 10 W. Main St. Cuba – Building next to the Palmer Opera House. We would want to do structural stabilization and residential redevelopment on the upper floor. Jon Barnes showed the Board videos of the property during the meeting and discussed its condition. The gas station behind this property will be in the tax foreclosure auction. Someone reached out to Jason about sharing the parking.

A motion by Ed Zalar and seconded by Bob Salzar to go into Executive Session at 10:42 AM pursuant to New York State Open Meetings Law §105(1)(h) "to discuss the proposed acquisition, sale or lease of real property…when publicity would substantially affect the value thereof" was approved.

A motion by Ed Zalar and seconded by Bob Salzar to come out of Executive Session at 10:48 AM was approved.

The Board returned from Executive Session at 10:48 AM. No motions were entertained in the Executive Session. The Board will hold on accepting the purchase offer for $1 for 10 W Main St. Cuba until a walk-through in May with a potential developer partner for the commercial space.

10. <u>NEW BUSINESS</u>

a. Tax Sale agreement with the county- Draft MOU and procedural framework developed for a tax sale agreement with the county, outlining roles, responsibilities, and a process to transfer properties to the Land Bank in lieu of auction, pending attorney review.

A motion by Ed Zalar and seconded by Bob Salzar to present the Tax Sale Agreement to the County pending approval or changes by the Attorney was Approved.

b. 476 Main St. Whitesville – historic property discussed earlier in agenda. Owner did not make any stipulations for transfer. Jason is arranging time to see property in person. Return to the May agenda.
c. Controlled Demo of 4-6 Depot St. Friendship – received two quotes after requesting four. This is specifically for controlled demo to gain access for the required boring samples for environmental testing.
   Westside Construction, Churchville, NY - $276,500
   HH Rauh, Jamestown, NY - $109,600

A motion by Darwin Fanton and seconded by Ed Zalar to accept the quote for controlled demo for 4-6 Depot St, Friendship from HH Rauh for a total of $109,600 was approved.

d. Open 31 Grover St Historic Rehab Bids – only one bid received from Westside Construction out of Churchville, NY for $620,000 base price (without alternates). $20,000 additional for alternates. Some items can be negotiated; for example, the specs call for cast iron in kind but can be PVC.

A motion by Ed Zalar and seconded by Darwin Fanton to award the historic rehabilitation contract for 31 Grover St, Wellsville to Westside Construction not to exceed $620,000 was approved pending negotiations.

e. Administrative Invoices

Fourth Sector	$ 19,589.72
Glenn Smith	$ 731.45
Centerstate CEO – NYLBA dues	$ 2,000.00
Matt Rosenbaum	$ 280.00

A motion by Ed Zalar and seconded by Bob Salzar to pay administrative invoices in the total amount of $22,601.17 was Approved.

f. **Capital Invoices**

Clinton Brown (2)	$ 1,631.25
Peter L. Morse	$ 3,480.00
NEM	$ 2,400.00

A motion by Bob Salzar and seconded by Ed Zalar to pay capital invoices in the total amount of $7,511.25 was Approved.

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

12. <u>NEXT MEETING:</u>
Next Board of Directors meeting: May 18, 2026 at 9AM

13. <u>ADJOURNMENT:</u> On a motion by Darwin Fanton and seconded by Ed Zalar the meeting was adjourned at 11:07 am.