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Allegany County Land Bank
Board of Directors Meeting
May 18th, 2026

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

1. **CALL TO ORDER | WELCOME GUESTS | AGENDA:**
   a. The meeting was called to order at 9:01 AM by Chairman Loucks.
   b. Agenda Approval

On a motion by Kier Dirlam and seconded by Ed Zalar, the agenda was Approved.

2. **MINUTES**
   a. Regular Board Meeting: The minutes from the April 20, 2026

On a motion by Darwin Fanton and seconded by Bryan Perrin the April 20, 2026, regular board of directors meeting minutes were Approved.

3. **TREASURER'S REPORT**

   a. May 2026
      Kate Williams reviewed the new report with the Board.

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

4. **FUNDING**
   a. HCR Land Bank Initiative/ NYS Budget Updates – NYS Budget is still pending approval as of this date.
   b. CrossMod® Move-In NY - Syracuse Landbank has started their program. We will continue to work on our project and application efforts.

5. **INFRASTRUCTURE**

Board of Directors Projects Report
   a. Current Inventory:
      i. 7776 (26) Main St. Almond - On hold.

ii. ***15 Second St. Andover*** - Change order received from contractor – asked for itemized version and awaiting update as of 5/13. All other work okay to proceed.

iii. 111 Main St. Bolivar - No updates since last meeting. Brad continues to follow up with the DEC. Jason will schedule meeting with mayor once more updates are available from the state.

iv. ***2 Main St. Friendship*** - Closing transferred to new attorney.

v. ***4-6 Main St. Friendship (Fellows Hall)*** - Closing transferred to new attorney. Phase II environmental testing pushed to June. Jason wants to get some of Westside Construction's contract for stabilization approved as pre-development work with HCR.

vi. ***8 Main St. Friendship*** - Combined with 4-6 Main for ER. Feasibility study in progress with CBCA. Engineer visited on May 1.

vii. ***4-6 Depot St***. - Friendship Board selected HH Rauh quote to move debris for Phase II soil samples in April meeting. Contract signed. Work anticipated to begin in May.

viii. ***12 Depot St. Friendship*** - Working on environmental review checklist. Will use new $2M grant to demolish building.

ix. ***31 Grover St.*** Wellsville - Westside Construction was only bidder for Historic Rehab. Received contract. Budget for project split between current LBI Capital grant and new $2M grant.

x. ***63 Seneca St.*** Wellsville - Jason received CrossMod plans from Clayton Homes to explore options. People Inc. still a partner on this property.

xi. ***172-178 E. State St. Wellsville (lots)*** - Offer from neighbor for $4,000 for the lots plus Land Bank covers fee for title search and survey – to be discussed in old business.

xii. ***607-617 Main St. Whitesville*** - Wetlands permit needed due to proximity to wetlands. Planning for septic and site prep to be prepared for any future development.

xiii. ***5 W Water St. Friendship (antique barn***) - Closing transferred to new attorney. Volunteers from Alfred State cleaned this out and filled two dumpsters. Applied for $2,500 grant from Allegany County Area Foundation for securing building – award pending ownership of building.

b. Partner Properties:

i. ***9761 Thayer St. Houghton*** - $100,000 in assistance set aside in $2M grant; this money may need to be allocated to another project if owner is not able to get it to a point where Land Bank can assist to finish the project.

ii. ***319 Main St. Bolivar (Old Bank)*** - No updates. Owner is working on commercial space first and we would assist with residential

c. Properties of Interest:
   i. ***10 W Main St. Friendship (Hardware) -*** Owner paying taxes as of 5/13 per phone conversation with Jason. Willing to accept $50,000 for property. Offer to be discussed in new business.
   ii. ***10 W Main St. Cuba (next to The Palmer***) - Purchase offer discussed at April meeting; Board wanted to wait on visit from potential developer. To be discussed further in old business.
   iii. ***7910 Rt 417w Bolivar*** - Owner purchased through tax sale and project has stalled due to funding. Good candidate for homeowner repair portion of new $2M grant. Jason asked him to obtain quotes for work.
   iv. ***476 Main St. Whitesville*** - 4,600-SF historic property that Jason visited in May. The owner would like to work with Shane and Firkel on transfer – offered to Land Bank for $1 plus closing costs covered by Land Bank.

6. <u>HOUSING STUDY</u>

a. Updates – the housing study is nearing completion. The draft report will be presented to the Committee of the Whole meeting of the County Legislature on May 27, 2026, in the morning. The board can watch the presentation on the County YouTube channel.

7. <u>BROWNFIELDS</u>

a. Phase II site environmental work at our Friendship locations delayed until June

8. <u>EXECUTIVE DIRECTOR REPORT</u>

a. **Major Achievements**
   i. See Board of Directors Monthly Report on buildings in previous section
   ii. Change order for 15 Second rehab
   iii. Depot St. demo under contract
   iv. New grant executed
   v. Barn cleanup with Alfred State students

b. **Goals for Next Month**
   i. Demo 4-6 Depot St. Friendship
   ii. Start 31 Grover rehab
   iii. Close on Friendship properties
   iv. RFP for 12 Depot asbestos abatement
   v. Southern Tier West Conference in Houghton (June 4th)

c. **Barriers To Meeting Goals**
   i. Approvals from HCR
   ii. New DEC Wetlands Regulations

9. <u>OLD BUSINESS</u>

a. Tax Sale agreement with the county- Draft MOU and procedural framework was discussed. At this time, it does not appear that we will be able to work this out in time for the County Tax Sale in July. We will have to continue this effort in preparation for the next tax sale.

On a motion by Dave Evans and seconded by Bob Salzar to go into Executive Session to discuss the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof at 9:53 AM was approved.

On a motion by Ed Zalar and seconded by Bryan Perrin for the board to come out of Executive Session at 10:14 AM was approved.

b. 10 Main St. Friendship offer

On a motion by Ed Zalar and seconded by Darwin Fanton to authorize Jason Isaman to negotiate deal with the attorney to purchase 10 Main St. Friendship is approved.

c. 10 W. Main St. Cuba

On a motion by Kier Dirlam and seconded by Bob Salzar to purchase 10 W. Main St. Cuba for $1.00 (to include all seller's closing costs, survey, title search and outstanding bills) was Approved.

d. 476 Main St. Whitesville

On a motion by Dave Evans and seconded by Bryan Perrin to make an offer to purchase 476 Main St. Whitesville for $1.00 (to include all seller's closing costs, survey, title search and outstanding bills) was Approved.

10. <u>NEW BUSINESS</u>

a. Administrative Invoices

Fourth Sector	$ 18,750.00
Glenn Smith	$ 105.00
Abrams Fensterman LLP (2 months)	$ 8,782.04
Southern Tier West (conference fee)	$ 300.00

On a motion by Ed Zalar and seconded by Bryan Perrin to pay administrative invoices in the total amount of $ 27,937.04 was Approved.

b. **Capital Invoices**

Clinton Brown (2)	$ 5,887.50
Cyrco Rolloff Services	$ 1,359.60
Belmont Hardware	$ 66.97

On a motion by Ed Zalar and seconded by Darwin Fanton to approve capital invoices in the total amount of $ 7,314.07 was Approved.

Westside Construction $155,000.00 - approval only, do not pay immediately

On a motion by Ed Zalar and seconded by Bob Salzar approve payments for Westside Construction and pay accordingly as the project is underway the amount up to $155,000.00 was Approved.

c. **172-178 E. State St. Wellsville**

On a motion by Ed Zalar and seconded by Kier Dirlam to sell two (2) lots [172 and 178 E. State Street Wellsville] for $2,000 per lot ($4,000 total) to Timothy Hennard, without title search or survey was Approved.

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

111 Main Street – Bolivar – it was mentioned that public works are doing a lot of work and that perhaps they would be interested in dispose of the fill at this location. 4th Sector Services will check in with them on this topic.

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

Next Board of Directors meeting: June 15, 2026, at 9AM

13. <u>ADJOURNMENT:</u>

On a motion by Bryan Perrin and seconded by Bob Salzar the meeting was adjourned at 10:26 AM.

Notes as taken by Kier Dirlam