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Allegany County Land Bank
Board of Directors Meeting
July 20th, 2026

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

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 Bob Salzar and seconded by Dave Evans, the agenda was Approved.

2. **MINUTES**
   A. Regular Board Meeting: The minutes from June 15, 2026

On a motion by Darwin Fanton and seconded by Bob Salzar the June 15, 2026, regular board of directors meeting minutes were Approved.

3. **TREASURER'S REPORT**
   A. July 2026

On a motion by Dave Evans and seconded by Ed Zalar, the July 2026 Treasurer's report was Approved.

4. **FUNDING**
   A. HCR Land Bank Initiative
      i. Admin Grant renewal – Submitted for Administration Plan was approved for $150,000 part of our grant.
   B. CDBG/CFA Working with Towns/Villages
   C. CrossMod® Move-In NY - NYS is just starting 1st Round work. Looking toward next round for applying for grant sometime in the future (2027 or 2028).

5. **INFRASTRUCTURE**
   A. Board of Directors Projects Report
   1) Current Inventory:
      a. ***7776 (26) Main St. Almond*** - Brad fixed the sign at this property. Someone reached out to Jason about purchasing, but it seemed like a speculator.

b. ***15 Second St. Andover*** - Change order and plan alterations have increased project timeline by 60 days. Sept 15 target finish date. As of July 15: 30% of project complete
c. ***111 Main St. Bolivar*** - Fill project ongoing.
d. ***2 Main St. Friendship*** - Should be closed on purchase by 7/24 per attorney. There is an interested party who reached out about purchasing property turnkey. Jason directed her to our purchase form on website.
e. ***4-6 Main St. Friendship (Fellows Hall)*** - Should be closed on purchase by 7/24 per attorney. Closing transferred to new attorney. Phase II environmental testing tentatively scheduled for end of July. Draft National Register Nomination for Friendship commercial district is at 50% competition.
f. ***8 Main St. Friendship Combined with 4-6 Main for ER.*** - Feasibility study in progress with CBCA – approx. 55% complete. Existing condition plans for first and second floor completed, along with existing site plan and a proposed demolition diagram. Strongly think this should be one building with 10 W Main St for architectural and engineering purposes.
g. ***4-6 Depot St. Friendship Building demolished.*** - Working on installation of better fence to secure lot to meet code. Soil borings tentatively scheduled for end of July.
h. ***12 Depot St. Friendship - Waiting*** on ER approval. Bids for asbestos removal and demolition were due 7/16 – to be opened during meeting.
i. ***5 W Water St. Friendship (antique barn)*** - Land Bank-owned Finishing safety and security updates to spend out remaining ACAF grant.
j. ***31 Grover St. Wellsville*** - Contract signed. Working on schedule of values / project timeline with Westside Construction.
k. ***63 Seneca St. Wellsville*** - People Inc. was receptive to siting CrossMod on this property as long as the numbers work. Developing Sources and Uses table for construction. Wetlands determination reversed.
l. ***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. Neighbor would like to build on this lot – they are pricing out materials and working on a plan to discuss with Jason.

2) Acquisition:
   a. ***10 W. Main St. Friendship (Hardware) - Owner*** paid back taxes so property did not go to tax sale. Under contract.

b. ***10 W Main St. Cuba (next to The Palmer)*** - Under contract.
c. ***476 Main St. Whitesville - Under*** contract.

3) Disposition:
   a. ***172-178 E. State St. Wellsville (lots) - Brian*** signed purchase offer from buyer. Attorneys working on closing. Buyer's attorney is Shane & Firkel.

4) Partner Properties:
   a. ***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.
   b. ***9761 Thayer St. Houghton*** - No updates.
   c. ***319 Main St. Bolivar (Old Bank) - No*** updates.

5) Properties of Interest:
   a. ***2 W Main St, Cuba*** - Same owner as 10 W Main St, Cuba; he is also interested in selling this property.
   b. ***Cuba Uni-Mart Tax-sale property.*** - Would be useful as parking for W. Main St. property. Owner paid taxes- no longer available. Will be removed from properties of interest.
   c. ***1953 Rt 19, Willing (new)*** - Problem property for the town. Across from past-land bank project. Staff will research and report in Aug. This is a new property that has an elderly owner that is looking to removing this property from their ownership.

On a motion by Darwin Fanton and seconded by Dave Evans to offer $1.00 for the 1953 Rt 19, Willing property was approved.

6. <u>HOUSING STUDY</u>

A. The Final Report is expected within the next week.

7. <u>BROWNFIELDS</u>

A. Phase II site environmental work at our Friendship locations is expected to start during the next month.

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

A. Major Achievements

1) See Board Monthly Report
2) RFP for 12 Depot asbestos abatement and demo
3) Submitted env approval packet to HCR (12 Depot)
4) Submitted Administrative Plan to HCR for Property Services grant

B. Goals for Next Month

1) Start 31 Grover rehab
2) Close on remaining Friendship properties
3) Close on Wellsville lots
4) Intake new properties
5) Get a tax sale leftover list to review

C. Barriers To Meeting Goals

1) Approvals from HCR
2) Title work/surveys/etc.

9. OLD BUSINESS

A. Directors' and Officers' insurance renewal is due.
B. Tax Sale updates – the auction is closing this week. Landbank did not participate in the auction this year.

10. NEW BUSINESS

A. Open Bids - 12 Depot asbestos abatement & demolition – only one bid was received from Durable Demolition, Lockport, NY for $38,000.

On a motion by Ed Zalar and seconded by Darwin Fanton to refuse all bids was approved.

On amotion by Ed Zalar and seconded by Darwin Fanton to RFP the project separately as one for Asbestos Abatement and another for the Demolition of the structure was approved.

B. General Fund Bank Account with FCCB – discussed at length the new method of funds allocation and management.

On a motion by Darwin Fanton and seconded by Ed Zalar to write all checks from the Land Bank Initiative Account x02, restrict the General Fund Account x03 to formal transfer authorizations only, and update relevant policies to reflect this new account structure was approved.

C. 2 W. Main St. Friendship purchase offer was discussed but no action taken.
D. Administrative Invoices

Fourth Sector	$ 18,750.00
Glenn Smith	$ 262.50
Abrams Fensterman LLP (3)	$ 4,176.85
Lawrence Dye – D&O Ins.	$ 1,830.00

On a motion by Kier Dirlam and seconded by Bob Salzar to pay administrative invoices in the total amount of $ 25,019.35 was Approved.

E. Capital Invoices

Peter L. Morse (2)	$ 4,810.00
Clinton Brown (2)	$ 9,431.25

On a motion by Dave Evans and seconded by Ed Zalar to pay capital invoices in the total amount of $ 14,241.25 was Approved.

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

A. Strategic Performance Goals (yearly) - we will start doing this work during the fall committee meetings.

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

A. Next Board of Directors meeting will be one week later than normal: August 24, 2026, at 9AM

13. <u>ADJOURNMENT:</u>

On a motion by Ed Zalar and seconded by Bob Salzar the meeting was adjourned at 10:30 am.