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Allegany County Land Bank
Special Meeting
Meeting Minutes March 10, 2023

Members Present: B. Loucks, K. Dirlam, D. Fanton, C. Knapp**,** E. Zalar, and D. Evans

Others Present: J. Isaman and J. Adams

1.CALL TO ORDER

The meeting was called to order at 9:0a a.m. by the Chairman.

2.INFRASTRUCTURE

Properties for Sale:

- 898 County Rd. 19 Whitesville: J. Isaman said if the property can be sold using a quick claim deed the cost will be $900. However, if the sale of the property requires a survey the cost will most likely be $2,000. He estimates $3,500 as a break-even amount. After discussing the history of the property, members agreed in the intent of full disclosure to the buyer to verbally state we have been told the property has an underground gas tank but we have not verified this information and cannot confirm or deny this information.
- 79 Clark Street Wellsville: Members discussed the purchase offer of $150,000 with $7,600 as a down payment and a request for a three-month rental agreement at a monthly rate of $800. After further discussion, members agreed to decline the purchase offer and that it is in the best interest for the Land Bank to avoid any landlord and tenant situations. The property is currently appraised at $162,000.

A motion was made by E. Zalar, seconded by D. Fanton, and carried for Attorney Seth Pullen to draw up property sale documents for 898 County Rd. 19 in Whitesville for $4,000.

A motion was made by E. Zalar, seconded by C. Knapp, and approved to decline the purchase offer for 79 Clark Street in Wellsville.

3. TAX SALE INFORMATION

C. Knapp said Governor Hochul's proposed changes to the Real Property Tax Law will have a significant impact on future county tax foreclosure sales. She said it would most likely grind the property tax sale as we know it to a halt.

Members discussed the need to screen every property prior to purchasing to ensure the Land Bank properties are not located in a flood plain.

J. Isaman said the Land Bank should plan to acquire eight properties at the county tax auction. Members discussed the importance of providing the Treasurer and County Legislators with the anticipated outcomes for each property that is being requested. J. Isaman said for the next phase of grant funding it will be helpful to have a few properties in inventory that require demolition. Demolition work required to remove blight and improve community safety is favorable to HCR.

A motion was made by K. Dirlam, seconded by D. Fanton, and approved for J. Isaman to prepare a property request list for the Allegany County Treasurer and Legislator consideration to include the following properties from the tax sale list: 15 Second Street, Andover, 211 N. Main Street, Bolivar, 118 Wellsville Street, Bolivar, 69 Olive Street, Bolivar, 73 Olive Street, Bolivar, 32 Chestnut Street, Wellsville, 10 Spring Street, Cuba, Lot 40 Williams Avenue, Wellsville, Lot 81 Williams Avenue, Wellsville, Lot 114 Williams Avenue, Wellsville and Lot 117 Williams Avenue, Wellsville.

4. FUNDING

- **HCR Land Bank Initiative**

J. Isaman said the HCR Phase II Work Plan is due March 13, 2023. It is a competitive grant open to all existing Land Banks in NYS. The ACLB is requesting $747,600 and anticipates demoing four homes and completing predevelopment and stabilization work for an additional nine homes. Predevelopment and stabilization work includes environmental testing and abatement, winterization, and critical repairs to homes such as repairing a leaking roof.

A motion was made by K. Dirlam, seconded by E. Zalar, and approved for J. Isaman to submit the HCR Land Bank Initiative Phase II Work Plan.

5. NEXT MEETING

The next Board Meeting will be held at the Crossroads Conference Center in Belmont on March 27 at 9:00 a.m.

6. ADJOURNMENT

A motion was made by D. Fanton, seconded by D. Evans, and carried to adjourn the meeting at 10:12 a.m.

Respectfully,
Jodi Adams
Assistant to the County Administrator