6087 State Route 19 North- Suite 300
Belmont, NY 14813
585-268-7472 Extension 7
alleganycountylandbank@gmail.com

Allegany County Land Bank
Board Meeting
Meeting Minutes November 21, 2022

Members Present: D. Fanton, C. Knapp, E. Zalar, and D. Evans

Excused: B. Loucks and K. Dirlam

Others Present: J. Isaman and J. Adams

1.CALL TO ORDER
The meeting was called to order at 9:00 a.m. by the Vice-Chairman Ed Zalar.

2.APPROVAL OF MINUTES
A motion was made by E. Zalar, seconded by D. Evans, and carried to approve the minutes from October 24, 2022.

3.FINANCIAL
J. Isaman discussed the newly formatted Treasure's Report which now shows the annual budget, YTD expenditures, monthly expenditures, and the YTD projections for forecasting. C. Knapp said she likes how the new format includes budget projections. D. Fanton suggested having two budgets one for grant money and the other budget for the proceeds from sales. He noted a discrepancy as the budgets should balance on the spreadsheet and they don't. J. Isaman said that he will work with the accountant to find the error and then make the correction.

A motion was made by E. Zalar, seconded by D. Evans, and carried to table November 2022 Treasurer's Report until the December Meeting.

A motion was made by D. Evans, seconded by C. Knapp, and carried to pay the bills.

4. FUNDING
J. Isaman reported the HCR Land Bank Initiative Phase 1 disbursement request is pending and said the Phase II application should be released soon.

5.INFRASTRUCTURE
Properties for Sale:
- 172 & 178 E. State Street Wellsville: No updates to report.
- 79 Clark Street Wellsville: J. Isaman said home buyers are looking at the property but are unable to get a loan for $174,900. The house is currently appraised at $150,000. J. Isaman will ask the realtor for a new comparative market assessment to increase the appraisal to $160,000 as she indicated its current

worth. Members discussed the pros and cons of continuing with the current listing price versus reducing the listing price. No action was taken and the listing price will not change at this time.

Acquisition:

- Tax Sale: J. Isaman shared the outcome of the tax sale bids. He anticipates the transfer of the properties will take place sometime before the New Year.
- 2561 Rte. 19: C. Knapp recommended J. Isaman talk to County Attorney A. Carrow and see if she would be interested in assisting with the eviction. J. Isaman reported that S. Pullen is not interested in working with evictions.
- 898 CR 19 Whitesville: J. Isaman reported the MOU for the buyer is with Attorney Seth Pullen for review and approval.
- 130 S. Main Belfast: J. Isaman said he reached out to the Town of Belfast Supervisor and hasn't received a return call yet.

Stabilization:

Testing and Cleanout: J. Isaman will get vendor quotes for cleanout and environmental assessments and surveys as required for property stabilization. Discussion followed concerning environmental reviews and D. Edwards said generally asbestos abatement work would involve a separate quote.

6. OLD BUSINESS

- Request for County AARPA Funds: No updated to report.
- RFP for Anticipated Services: J. Isaman said he will schedule a meeting to work on this task.
- Administration Contracts: J. Isaman said the contracts for the Land Bank Executive Director, Accounting, Legal, and other administrative functions will soon end. He will schedule a meeting to work on renewals for the administrative services contracts.
- Allegany County Board of Legislators Presentation: Members discussed B. Loucks presenting to the Board after the New Year and agreed the presentation should focus on positive anticipated outcomes for the properties that were recently acquired.
- Marketing Plan for the new programs: J. Isaman said he is waiting to hear back from Home Headquarters and will begin compiling a waiting list for vetted home buyers.

11. NEXT MEETING

The next Board Meeting will be held at the Crossroads Conference Center in Belmont on December 19 at 9:00 a.m.

12. ADJOURNMENT

A motion was made by D. Evans, seconded by C. Knapp, and carried to adjourn the meeting at 10:09 a.m.

Respectfully Submitted,
Jodi Adams

Assistant to the County Administrator