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

BOARD MEETING
AGENDA
December 20th, 2021

Attending: __Brian Loucks __Darwin Fanton __Dave Evans __Kier Dirlam _Carissa Knapp __Ed Zalar
Excused:
Absent: _____
Contractors: __Jason Isaman
Others Present: __Jodi Adams

1. **CALL TO ORDER:**
   a. The meeting was called to order at _____ by the Chairman.

2. **Welcome Guests/ Introductions**

3. **Minutes:**
   a. Regular Board Meeting- November 15th, 2021
   b. Special Board Meeting- November 18th, 2021

On a motion by_____ and seconded by _____ Approve November 15th regular meeting and November 18th, 2021 special meeting minutes.
__ Approved ___ Not Approved

4. **FINANCIAL:**
   a. Treasurer's Report
   b. Administrative Invoices-

i.	Fourth Sector	$ 4,861.25
ii.	Cunningham	$ 330.00
iii.	Chris Krishner	$ 100.00
iv.	True Value	$ 317.57
v.	Pekarek Law	$ 782.20

Proposed Action: Approve Treasurer's Report. Pay all outstanding invoices.

On a motion by _____ and seconded by _____ to approve December 2021 Treasurer's Report. __ Approved ___ Not Approved

On a motion by _____ and seconded by _____ to pay the bills. __ Approved ___ Not Approved

5. **INFRASTRUCTURE:**
    a. Properties for Sale:
        i. 172 and 178 E. State Street, Wellsville
        ii. 51 Cole St. Bolivar- under contract
            1. Electric Quote
            2. Home Inspection
            3. Abstract of Title/Survey
        iii. 79 Clark, Wellsville- New offer $175,000 w/ same contingencies
            1. Abstract of Title/Survey
            2. Yard Seeding/Rock Raking
        iv. 37 King St. – under contract
        v. Mill St. Wiscoy – Closes Monday December 20th.

    b. New Construction:
    c. Rehabilitation:
    d. Acquisition:
        i. Tax Sale
        ii. Zombie properties

6. **Housing Study/ ARPA Request:**
    a. Tolemi's Iris Survey Software: Purchased. 6-8 weeks of building survey and training. Anticpate March 1 roll out.
    b. AmeriCorp NCCC
    c. Tolemi's Building Blocks
    d. CDBG in Spring: Scope, LB match, County investment, public hearing and letters of support.

7. **Applied Tech Consortium**
    a. Shed: Expected to be complete in January 2022. Trucking? Placement?
    b. Home Depot Grant- $5k: submitted. Should hear back in 6-8 weeks.
    c. Invoice payment authorization.

8. **OLD BUSINESS:**
    a. Administration/Management Contract
    b. Property Maintenance Contract

9. **NEW BUSINESS:**
10. **GOOD OF THE ORDER:** NYLBA NY State budget request.
11. **NEXT MEETING:** Monday, January 10th or Tuesday, January 18th, 2021. 9am at the Crossroads Conference Center.

12. **ADJOURNMENT: On a motion by _____ and seconded by _____, the meeting was adjourned at _____ [Time].**

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Allegany County Land Bank
Meeting Minutes November 15, 2021

Members Present: B. Loucks, D. Fanton, D. Evans, K. Dirlam, C. Knapp, and E. Zalar
Others Present: J. Isaman and J. Adams

Call to Order
The meeting was called to order at 9:00 a.m. by Chairman B. Loucks.

Approval of Minutes
A motion was made by E. Zalar, seconded by D. Evans, and carried to approve the meeting minutes from October 18, 2021.

Financial
Bills presented for payment included Fourth Sector ($4,861.25), Cunningham ($165) and Safeguard checks ($318.56).

A motion was made by D. Evans, seconded by E. Zalar, and carried to approve the November 2021 Treasurer's Report.

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

Infrastructure
Properties for Sale:

172 and 178 E. State Street in Wellsville

- J. Isaman reported he has an interested buyer. However, the buyer is interested in building on the lot and there are zoning concerns that would have to be resolved.

51 Cole Street Bolivar

- J. Isaman said the realtor notified him of a cash offer of $86K for the property with the stipulations that the Land Bank will replace the ceiling upstairs and finish the electrical work. J. Isaman said the electrician that he has consulted with cannot complete the work until January 2022.

A motion was made by E. Zalar, seconded by D. Fanton, and approved to have the realtor counteroffer on the sale of 51 Cole Street for $83,000 "as is condition" with the Land Bank agreeing to complete the electrical repair work and replace the upstairs ceiling.

37 King Street in Wellsville

- J. Isaman reported the sale is pending.

Mill Street in Wiscoy

- J. Isaman reported the sale is pending.

79 Clark Street in Wellsville

- An offer has been made for a cash sale of $177,000 with the Land Bank completing the lawn seeding and haying according to the Snow Hill, Inc. quote and for the work to be completed in spring of 2022.

A motion was made by E. Zalar, seconded by C. Knapp, and carried to have the realtor counteroffer on the sale of 79 Clark Street for $176,500 with the Land Bank committing $500 for the lawn seed work to be completed by Snow Hill, Inc. in spring of 2022.

Acquisition

C. Knapp said the County is hoping to hold a tax sale in March 2019 for the 2019 properties that have been advertised. She said it will most likely be an online bid format. J. Isaman said he is hoping the Land Bank can be a resource to the County with the property tax sale. It was noted the County doesn't take ownership of the properties until the time of the deed transfer to limit liability exposure.

C. Knapp noted the County doesn't make a profit from the tax sales but strives to make the tax payers whole. C. Knapp said there is room for change and she recommended the Land Bank submit ideas for consideration as soon as possible as the bid for the online auction services will be published soon.

K. Dirlam mentioned code violations in the County. D. Evans mentioned there are different code requirements for each town depending on who is in charge of code enforcement. C. Knapp said she is currently working on plans to improve county-wide code enforcement. Considerations include cost perspective, safety perspective, and consistency and equitable enforcement of code requirements.

Housing Study / ARPA Request

J. Isaman reported the cost to purchase Tolemi's Iris Survey software is $5,000 for a 1 year subscription and he plans to submit a CDBG grant application in the spring of 2022 to expand the data software system. K. Dirlam noted the county will purchase the software subscription. He said a lot of the information will be populated using existing real property tax data.

Applied Tech Consortium

A motion was made by C. Knapp, seconded by E. Zalar, and carried to the approve the Land Bank's partnership in the 21st Century Learning Center Grant and to authorize the Chairman to sign a MOU with proof that the Land Bank is listed as additional insured for liability protection.

A motion was made by K. Dirlam, seconded by C. Knapp, and carried for the Executive Director of the Land Bank to submit a Home Depot Funding application in the amount of $5,000 to purchase tools and equipment for future use with home renovation projects.

If funded, the tools purchased with the grant funds will be stored in the Land Bank's utility shed.

Land Bank Committees

A motion was made by C. Knapp, seconded by D. Fanton, and carried to approve the Land Bank Committee Charter to include the Audit, Governance, and Finance Committees.

A motion was made by D. Evans, seconded by D. Fanton, and carried to accept Edward Bysiek, CPA accounting services quote to complete the Land Bank's annual financial report at a cost of $5,000 each year for a three year period.

A motion was made by E. Zalar, seconded by D. Fanton, and carried to accept the committee reports.

Next Meeting

- The next Board Meeting will be held on December 20 at 9:00 a.m. at Crossroads.

Adjournment

- **A motion was made by D. Fanton, seconded by K. Dirlam, and carried to adjourn the meeting at 10:18 a.m.**

Respectfully Submitted,
Jodi Adams
Assistant to the County Administrator

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

Allegany County Land Bank
Special Meeting Minutes November 18, 2021

Members Present: B. Loucks, D. Fanton, C. Knapp, and E. Zalar
Excused: D. Evans and K. Dirlam
Others Present: J. Isaman and J. Adams

Call to Order
The meeting was called to order at 9:01 a.m. by Chairman B. Loucks.

Welcome Guests / Introductions
Dave Pullen, Esq. attended the meeting and introductions were given.

Executive Session
A motion was made by E. Zalar, seconded by D. Fanton, and carried to enter into executive session at 9:04 a.m. to discuss matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.

Immediately following discussion, a motion was made by D. Fanton, seconded by E. Zalar, and carried to end the executive session at 9:48 a.m. and return to the regular meeting.

Infrastructure
A motion was made by E. Zalar, seconded by D. Fanton, and carried for the realtor to counteroffer on the sale of 51 Cole Street for $95,000 including seller concessions of $5,000 for closing costs and $4,000 for appliances and the Land Bank agrees to complete electrical repairs and replace the upstairs ceiling.

A motion was made by E. Zalar, seconded by C. Knapp, and carried for the realtor to counteroffer on the sale of 79 Clark Street for $176,500 with the Land Bank committing $695 for lawn seed work to be completed by Snow Hill, Inc. in spring of 2022.

A motion was made by D. Fanton, seconded by E. Zalar, and carried authorizing Dave Pullen, Esq. to order the abstracts for 51 Cole Street in Bolivar and 79 Clark Street in Wellsville.

Four Sector Services Contract Renewal
A motion was made by D. Fanton, seconded by E. Zalar, and carried to table the Four Sector Services contract until the next meeting.

Next Meeting

- The next Board Meeting will be held on December 20 at 9:00 a.m. at Crossroads.

Adjournment

- **A motion was made by D. Fanton, seconded by E. Zalar, and carried to adjourn the meeting at 9:51 a.m.**

Respectfully Submitted,
Jodi Adams
Assistant to the County Administrator

INVOICE

Fourth Sector Services, LLC
7772 NY-417W
Bolivar, New York 14715
585-808-3143
4thsectorny@gmail.com

Invoice No : 2019-19
Date : 12/20/2021
Customer ID : ACLBC-01

Allegany County Land Bank
6087 NY- 19N
Belmont, New York 14813

Quantity	Description	Term	Amount Due
1	Professional Services and Grant Administration	Nov 15th- Dec 20th, 2021	**$4,861.25**

Subtotal	$	4,861.25
Mileage & Reimbursement	$	-
TOTAL	$	4,861.25

Make all checks payable to Fourth Sector Services, LLC.

THANK YOU FOR YOUR BUSINESS!

CUNNINGHAM, STAURING & ASSOCIATES, INC.

91 WASHINGTON ST
HORNELL, NY 14843
607 324 5293

Date: 12/31/2021

ALLEGANY COUNTY LAND BANK CORP.
JASON ISAMAN
CROSSROADS CENTER
6087 STATE ROUTE 19N, SUITE 300
BELMONT, NY 14813

Date	Type	Reference	Debit	Credit	Balance
10/01/21	Beginning Balance				$210.00
10/21/21	Check	1367		210.00	0.00
10/31/21	Invoice #42350		90.00		90.00
10/31/21	Invoice #42414		45.00		135.00
10/31/21	Invoice #42487		30.00		165.00
11/30/21	Invoice #42537		165.00		330.00
12/31/21	Amount Due				$330.00

12/31/2021	11/30/2021	10/31/2021	09/30/2021	08/31/2021+	Total
0.00	165.00	165.00	0.00	0.00	$330.00

Payment due. A service charge of 2% /month will be assessed for invoices over 60 days.

Please return this portion with payment.

ID: ALL4513
JASON ISAMAN

Date: 12/31/2021

Make payment to:
CUNNINGHAM, STAURING & ASSOCIATES, INC.
91 WASHINGTON ST
HORNELL, NY 14843

Amount Due: $330.00
Amount Enclosed: $_____

For payment by credit card please contact our office.

Chris Krishner Computer Repair
171 1st Street
Bolivar, NY 14715

invoice: 2021-10013

Allegany County Land Bank
6087 Rt 19N, Suite 300
Belmont, NY 14813

December 10th, 2021

HP ProBook 450 G4- S/N# 5CD7165YST HP ProBook 450 G4- S/N# 5CD7165XBJ	Update Windows 10	
HP ProBook 450 G4- S/N# 5CD7165YST HP ProBook 450 G4- S/N# 5CD7165XBJ	Reset to factory settings	
HP ProBook 450 G4- S/N# 5CD7165YST HP ProBook 450 G4- S/N# 5CD7165XBJ	Remove encrypted files	

Total Due: $100.00

Please make checks payable to Christopher Krishner

Thank You!

Belmont Lumber and Hardware Co
12 Schuyler St
Belmont, NY 14813
585-268-5788 Fax: 585-268-7407
www.truevalue.com

STATEMENT

For the period: 11/1/2021 to 11/30/2021

Terms: NET EOM

Account #: 301

Allegany County Land Bank Corp
6087 Route 19N
Suite 300
Belmont, NY 14813

Date	Reference	PO / REF	Due Date	Credit	Debit
11/1/2021	**Previous Balance**				**$0.00**
11/29/2021	A293012		12/31/2021		$248.68
11/30/2021	A293065	SHED	12/31/2021		$68.89
			Totals:	**$0.00**	**$317.57**
			Current Activity:		**$317.57**

Account Summary

Previous Balance:	**$0.00**
Payments, Credits	**$0.00**
Purchases, Charges	**$317.57**
New Balance:	**$317.57**

Aging Report by Due Date

PAST DUE:	**$0.00**
Current:	$317.57
1 to 30 Days:	$0.00
31 to 60 Days:	$0.00
61 to 90 Days:	$0.00
Over 90 Days:	$0.00

New Balance:

$317.57

RECEIVED
DEC 06 2021
BY

Invoices on Reverse Side

Belmont Lbr & Hardware
12 Schuyler
Belmont, New York 14813
585-268-5788

Transaction#: A293012
Associate: ROMIIO
Date: 11/29/2021 Time: 08:28:16 AM

Due Date: 12/31/2021

*** SALE ***

Bill To:
Customer # 301
Allegany County Land Bank Corp
6087 Route 19N
Suite 300
Belmont, NY 14813

DRIVERS - 2
4.00 EACH @ $1.59 N $6.36
MISC FASTNERS -
9.00 EACH @ $1.39 N $12.51
BULK DECK SCREWS -
5.00 EACH @ $4.99 N $24.95
4X4X10' TREATED - 4X4X10
2.00 EACH @ $18.99 N $37.98
2X4X8 TREATED STUDS - 2X4X8T
9.00 EACH @ $7.99 N $71.91
3/4 osb tg blue edge -
2.00 EACH @ $44.99 N $89.98
10OZ Subfloor Adhesive - 153147
1.00 EACH @ $4.99 N $4.99

Subtotal: $248.68
TAX EXEMPT
TOTAL: $248.68

INVOICE: $248.68
CHANGE: $0.00

A Minimum Finance Charge of
$1.00 or 1.5% per month
applies to all past due balances

(X)
Authorized Signature

Thank You!
Start Right Start Here !
"Give us a call, We have it all"

Belmont Lbr & Hardware
12 Schuyler
Belmont, New York 14813
585-268-5788

Transaction#: A293065
Associate: RAY
Date: 11/30/2021 Time: 08:15:08 AM

Due Date: 12/31/2021

*** SALE ***

PO: SHED

Bill To:
Customer # 301
Allegany County Land Bank Corp
6087 Route 19N
Suite 300
Belmont, NY 14813

2X4X12 prem spruce - 2X4X12
7.00 EACH @ $6.99 N $48.93
2X4X8 prem studs - 2X4X8F
4.00 EACH @ $4.99 N $19.96

Subtotal: $68.89
TAX EXEMPT
TOTAL: $68.89

INVOICE: $68.89
CHANGE: $0.00

A Minimum Finance Charge of
$1.00 or 1.5% per month
applies to all past due balances

(X)
Authorized Signature

Thank You!
Start Right Start Here !
"Give us a call, We have it all"

PEKAREK
Law Group, P.C.
218 East Dyke Street, Wellsville, NY 14895-1616

855.735.2735 toll free
585.596.1127 facsimile
mail@pekareklaw.com

December 6, 2021

PRIVILEGED AND CONFIDENTIAL

ACLBC 221
6087 Route 19 N. 3361
Suite 300
Belmont, NY 14813

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Feb-21-21	Draft sett contract & send to client	0.60	90.00	EP
Feb-23-21	Draft sett contract & send to client	0.50	75.00	EP
	Call w/ Client	0.30	45.00	EP
Mar-15-21	Revise sett contract & send to client	0.30	45.00	EP
Mar-16-21	Call w/ Kier	0.30	45.00	EP
	Totals	2.00	$300.00	

Total Fee & Disbursements	**$300.00**
Previous Balance	150.00
Interest due	$2.20
Balance Now Due Please Pay This Amount	**$452.20**

PEKAREK
Law Group, P.C.
218 East Dyke Street, Wellsville, NY 14895-1616

855.735.2735 toll free
585.596.1127 facsimile
mail@pekareklaw.com

December 6, 2021

PRIVILEGED AND CONFIDENTIAL

ACLBC
6087 Route 19 N.
Suite 300
Belmont, NY 14813

221
3362

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Nov-02-20	RP Art 11 / RP 420 issue w/ sale to France	0.20	35.00	EP
	Property tax email to C Knapp	0.10	17.50	EP
Nov-06-20	Email to C Knapp re: France	0.10	17.50	EP
Mar-02-21	Call from buyers counsel (France) re: taxes	0.30	52.50	EP
	Research property taxes & write to E.D.	0.20	35.00	EP
Jul-13-21	Call from atty Pullen re: France taxes	0.20	35.00	EP
	Email from J. Isaman re: 420a form	0.20	35.00	EP
	Call from J. Isaman re: 420a form	0.10	17.50	EP
	Write to assessor re: 420a form / France	0.10	17.50	EP
	Totals	1.50	$262.50	
	Total Fee & Disbursements			**$262.50**
	Interest due			$0.00
	Balance Now Due Please Pay This Amount			**$262.50**

PEKAREK
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218 East Dyke Street, Wellsville, NY 14895-1616

855.735.2735 toll free
585.596.1127 facsimile
mail@pekareklaw.com

December 6, 2021

PRIVILEGED AND CONFIDENTIAL

ACLBC
6087 Route 19 N.
Suite 300
Belmont, NY 14813

221
3363

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Feb-18-21	Email from client re: restrictive covenant	0.10	15.00	EP
Jun-08-21	Emails to / from J. Isaman re: 135 & GVHFH	0.20	35.00	EP
	Emails to / from client	0.10	17.50	EP
	Totals	0.40	$67.50	
	Total Fee & Disbursements			**$67.50**
	Interest due			$0.00
	Balance Now Due Please Pay This Amount			**$67.50**

Allegany County Land Bank Corp. (ACLBC)
Treasurers Report
As Of: 12/14/2021

	Capital Projects Fund	Admin	Total Cash On Hand All Grants
Proceeds from Sale of Properties-Revenues	$237,720.00		**$237,720.00**
Proceeds from Sale of Properties-Expenditures	-$202,673.14		**-$202,673.14**
Proceeds from Sale of Properties-Net	**$35,046.86**	**$0.00**	**$35,046.86**
OAG/CRI-2018 _47260-0003	$20,302.15		**$20,302.15**
Allegany County Budget 2019		$12,377.81	**$12,377.81**
Cash On Hand	**$55,349.01**	**$12,377.81**	**$67,726.82**
Less: Accounts Payable	$0.00	$0.00	**$0.00**
Net Cash Available	**$55,349.01**	**$12,377.81**	**$67,726.82**
Add: Applied Tech Program	$10,000.00	$0.00	**$10,000.00**
Net Cash Available After Projected Expenditures	**$65,349.01**	**$12,377.81**	**$77,726.82**
Add: Anticipated Receipts before next board meeting	$0.00	$0.00	**$0.00**
Net Cash Available After Projected Receipts	**$65,349.01**	**$12,377.81**	**$77,726.82**
Total Expenditures To Date	**$1,033,583.76**	**$470,589.42**	**$1,504,173.18**
Grant Funds Received To Date	$873,600.00	$460,050.00	**$1,333,650.00**
Proceeds from Sale of Properties	$202,512.50	$35,737.50	**$238,250.00**
Grant Funds Remaining To Be Received	$0.00	$0.00	**$0.00**
Total Grants & Proceeds	**$1,076,112.50**	**$495,787.50**	**$1,571,900.00**

Allegany County Land Bank Corp. (ACLBC)
Treasurers Report
Grant: Allegany County Budget 2019
As Of: 12/14/2021

	Program Delivery	Accounting	Legal	Misc Admin	TOTAL ACTIVITIES
Grant Award Amount	**$20,000.00**	**$30,000.00**	**$15,000.00**	**$15,000.00**	**$80,000.00**
Total Expenditures To Date	**$32,013.52**	**$19,840.04**	**$2,474.00**	**$13,294.63**	**$67,622.19**
Projected Expenditures Remaining	**-$12,013.52**	**$10,159.96**	**$12,526.00**	**$1,705.37**	**$12,377.81**

Meeting your Need through Community Based Service Learning Projects

Projects are team-based, typically lasting 6-8 weeks of full-time service. Sample Projects include:

Natural and Other Disasters, which includes disaster preparedness, response, recovery, and mitigation **Greater consideration will be given to projects with a large disaster emphasis.**

- Facilitating disaster education and safety programs
- Staffing shelters, emergency phone banks, and donation distribution centers
- Conducting needs assessments
- Home repair post-disaster
- Clean-up of public lands
- Restoration of natural habitat that protects people from hazards (e.g. green spaces along rivers)

Energy Conservation:

- Community energy assessments and audits
- Weatherization projects
- Facilitating energy conservation education programs

Environmental Stewardship and Conservation:

- Facilitating environmental education programs
- Trail building and maintenance
- Planting trees

Infrastructure Improvement:

- Constructing wheelchair ramps
- Assembling playgrounds
- Repairing public facilities
- Preserving historical buildings or artifacts

Urban and Rural Development:

- Building/renovating homes for low-income citizens
- Supporting after-school or STEAM programs and other activities for youth
- Assisting with community revitalization through blight elimination, addressing housing challenges or conducting needs assessments

Need Extra Hands to Meet Your Critical Needs?

Apply now for a team of 8-12 to serve on your community based service learning project that focuses on: **Natural and Other Disasters, Energy Conservation, Environmental Stewardship, Infrastructure Improvement, and Urban and Rural Development**

Apply Now to Meet Your 2022 Needs

Available Project Dates	Concept Form Due	Application Due
A: Mar 4 — Apr 28	Nov 2, 2021	Dec 1, 2021
B: May 5 — Jun 21	Jan 4, 2022	Feb 7, 2022
C: Jul 11 — Sep 10	Mar 1, 2022	Mar 31, 2022
Aug 12 — Oct 13	Mar 1, 2022	Mar 31, 2022
D: Sep 16 — Nov 9	May 3, 2022	Jun 7, 2022
Oct 20 — Dec 16	May 3, 2022	Jun 7, 2022

Step 1: Submit a Concept Form
Step 2: Submit an Application upon invitation

For More Information:

IL, ME, NH, VT, WI
Alana Svensen Hults
Assistant Program Director
202-409-6797
asvensen@cns.gov

IN, MI, OH, PA
Jeff Moeur
Assistant Program Director
202-528-3785
jmoeur@cns.gov

NE, NY, ND, SD
Anna Yeagle
Assistant Program Director
202-507-0037
ayeagle@cns.gov

IA, MN
JJ Trotta
Assistant Program Director
202-491-0310
jtrotta@cns.gov

Jody Burns,
Deputy Region Director for Programming
202-409-6556
jburns@cns.gov

Strengthening communities and developing leaders through direct, team-based national and community service

AmeriCorps

NCCC North Central Region

Request for Proposals

APPLY NOW *FOR A TEAM OF 8-12 TO SERVE WITH YOUR AGENCY ON SELF-IDENTIFIED PROJECTS THAT MEET YOUR NEEDS THROUGH COMMUNITY BASED SERVICE LEARNING PROJECTS*

Class 28, 2022

Illinois ★ Indiana ★ Iowa | Maine ★ Michigan ★ Minnesota | Nebraska ★ New Hampshire

ABOUT THE PROGRAM

AmeriCorps National Civilian Community Corps (NCCC) is a federal team-based national service program for young adults between the ages of 18 and 24. Members serve a full-time, ten-month term, serving on projects, typically 6-8 weeks in length, to meet community needs in five main service areas: natural and other disasters, energy conservation, environmental stewardship and conservation, infrastructure improvement, and urban and rural development.

WHO WE SERVE

Those eligible to apply are nonprofit organizations, government entities (federal, state or local), educational institutions, neighborhood associations, Native American Tribal Councils, and community-based or faith-based organizations.

NCCC MEMBERS ARE

- Recruited nationally and are from different social, cultural, socioeconomic, and educational backgrounds. They are 18-24 with varying education levels ranging from working on their high school equivalency to college graduates.
- Assigned to a team of approximately 8-12 Members who are supervised by a Team Leader.
- Provided one 15 passenger van per team with fuel covered by AmeriCorps NCCC.
- Trained in leadership, team building, diversity, service learning, disaster response, and much more!
- Insured by the Federal Tort Claims Act & Federal Employees' Compensation Act.

YOUR ORGANIZATION PROVIDES

- Project supplies and materials
- Technical support and direction
- Schedule of work
- Meals* or Kitchen
- Lodging (if further than an hour from Vinton, IA)**

NCCC PROVIDES

- Meals*
- Lodging (if less than an hour from Vinton, IA)**
- Transportation
- Basic Personal Protective Equipment

*For cities more than an hour from NCCC's Vinton, IA campus, access to a kitchen is required if meals are not provided. The team will purchase and cook their own food.

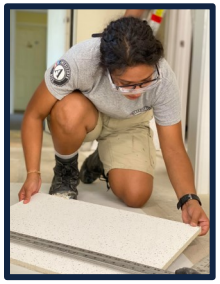
**Lodging examples: camp or park cabins, churches, vacant school facilities, youth hostels, YMCA/YWCA facilities, vacant apartments in public housing facilities, college campuses, military facilities, etc.

——There is no direct fee for service.——

HOW TO APPLY

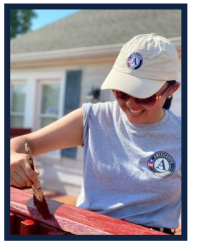
Step 1: Submit a Concept Form by due date
Step 2: Upon invitation, submit an Application

See back for available project dates and deadlines.



PROJECT APPLICATIONS MUST

- Address compelling community needs
- Have clearly stated and well-planned tasks which ensure timely availability of materials, tools, technical expertise, and sponsor support
- Provide opportunities for members' growth and development that includes orientation and training and service learning opportunities
- Involve the community throughout the project including local volunteer support
- Have a plan for sustainability after AmeriCorps NCCC members complete their work



THINGS TO HIGHLIGHT

If your project involves any of the following areas of interest, be sure to elaborate in your Project Concept Form and Application.

- Energy Conservation or Infrastructure Improvement
- Coordinating or recruiting volunteers
- Service recipients are Veterans or Military Families
- Project addresses priorities identified by state leaders
- Community exposure for the team (e.g. media, inviting elected officials, etc.)
- Opportunities to recruit future NCCC Members

New York ★ North Dakota | Ohio ★ Pennsylvania ★ South Dakota | Vermont ★ Wisconsin

Fourth Sector Services, LLC
7772 Route 417 W
Bolivar, NY 14715

Allegany County Land Bank
6087 State Route 19N, Suite 300
Belmont, New York 14813

RE: Proposal for Property Maintenance Services

November 17, 2021

This is a proposal for property maintenance services to be provided to the Allegany County Land Bank by Fourth Sector Services, LLC.
Fourth Sector Services has been contracted for over two years to provide administrative/consulting services. Locating, vetting, and hiring third party providers to perform property maintenance to land bank properties is included in the duties provided by Fourth Sector under the administrative agreement.
The land bank has struggled to retain contractors to provide basic duties required to stabilize and get properties ready for sale in a timely manner.
Pricing and invoicing would be on a property-by-property basis and pre-approved by the land bank board of directors. Fourth Sector will project costs by providing the land bank with prices of materials plus an estimated labor hour total.

Housing Stabilization:
Newly acquired properties will be secured, sampled for asbestos, cleaned outside and inside to remove refuse and allow safe access. The property will be inspected by a certified home inspector and a scope of work for repairs or rehabilitation will be drafted. A property appraisal that reflects the project specifications will be conducted to assess value. Stabilization deliverables will be charged on a per property basis for Asbestos Surveys, Scope of Work/ Project Specifications .will be submitted to ACLBC directors for approval before beginning stabilization work.

Maintenance:
Houses/properties held in ACLBC inventory require minor maintenance and upkeep. Light carpentry, minor repairs- i.e. installing smoke/O2 sensors, handrail repair, faucet replacement, etc., and final clean out needed to get property real estate ready for sale on the housing market. Project Specifications will be submitted to ACLBC directors for approval before beginning maintenance work.

Real Estate Readiness:

Houses/properties that are listed on the housing market will get home inspection. Home inspections may highlight findings that require remediation that is minor in nature. Examples of this can be a leaky faucet, improper slope on drain pipes, etc. Major infractions, those of critical health/safety concern, and other remediation outside of the scope of this proposal will be provided by a licensed and insured contractor. Project Specifications will be submitted to ACLBC directors for approval before beginning final real estate ready work.

Initial Clean-Out= $35/hr plus materials/ container rental, etc.
Final Clean-Out= $35/hr plus materials/ container rental, etc.
Carpentry/Maintenance/Repairs= $35/hr plus materials
Scope of Work/ In-house Estimate/ Feasibility Statement = $1,500-$2,500
Home Appraisal= $350-$500 (third party) (estimate)
Home Inspection= $350-$500 (third party) (estimate)
Asbestos Survey=$1,500- $2,500 (third party) (estimate)
Lead Survey= $1,500-$2,500 (third party) (estimate)
Code/Safety Assessment= $250-$500 (third party) (estimate)

Acceptance of this proposal will not replace any other Land Bank/Fourth Sector Services agreement for administrative land bank services, but may act as a standalone agreement for professional property maintenance services or included as an addendum to a previous contracted for land bank services provided by Fourth Sector Services, LLC to the Allegany County Land Bank.

---ADDITIONAL TERMS AND CONDITIONS---

A. TERMINATION

This Agreement may be terminated by either party by seven days written notice in the event of substantial failure to perform in accordance with the terms hereof by one party through no fault of the other party. If this Agreement is so terminated, Fourth Sector Services shall be paid for services performed on the basis of a reasonable estimate for the portion of work completed prior to termination. In the event of any termination, Fourth Sector Services shall be paid all terminal expenses resulting there from, plus payment for additional services then due. Any primary payment made shall be credited toward any terminal payment due the Fourth Sector Services. If, prior to termination of this Agreement, any work designed or specified by Fourth Sector Services during any phase of the work is abandoned, after written notice from the client, Fourth Sector Services shall be paid for services performed on account of it prior to receipt of such notice from the client.

B. OWNERSHIP OF DOCUMENTS

All documents, including original drawings, estimates, specifications, field notes and data, are to remain the property of the Land Bank. Fourth Sector Services may, at their expense

retain the reproducible copies of drawings and copies of other documents.

C. INDEPENDENT CONTRACTOR

Fourth Sector Services agrees that in accordance with its status as an independent contractor, it will conduct itself with such status, that it will neither hold itself out as nor claim to be an officer or employee of the client, by reason hereof, and that it will not by reason hereof make any claim, demand or application to or for any right or privilege applicable to an officer or employee of the client, including, but not limited to, Workmen's Compensation coverage, unemployment insurance benefits or Social Security coverage.

D. SUCCESSORS AND ASSIGNS

The Land Bank and Fourth Sector Services each binds itself and partners, successors, executors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Agreement; except as above, neither the Land Bank nor Fourth Sector Services shall assign, submit or transfer his interest in this Agreement without the written consent of the other.

E. TIMELY PAYMENT OF BILLS FOR SERVICES

All Fourth Sector Services bills for services will be due and payable within 30 days of their date of issuance. Amounts unpaid after that date shall be subject to interest charges computed at the rate of 5% per month for all unpaid amounts.

F. NOT AN EMPLOYEE

Fourth Sector Services agrees not to hold itself out as an officer, employee or agent of the Land Bank, nor shall he make any claim against the Land Bank as an officer, employee or agent thereof for such benefits accruing to said officers, employees or agents.

G. INDEMNITY AND INSURANCE

Fourth Sector Services agrees:

(a) that except for the amount, if any, of damage contributed to, caused by or resulting from the negligence of the Land Bank, Fourth Sector Services shall indemnify and hold harmless the Land Bank, its officers, employees and agents from and against any and all liability, damage, claims, demands, costs, judgments, fees, attorneys' fees or loss arising directly or indirectly out of the negligent acts or omissions hereunder by Fourth Sector Services or third parties under the direction or control of the Fourth Sector Services; and

(b) to provide defense for and defend, at its sole expense, any and all claims, demands or causes of action directly or indirectly arising out of the acts or omissions referred to in Paragraph (a) and to bear all other costs and expenses related thereto.

This agreement for Property Maintenance Services dated_____, _____ between Fourth Sector Services, LLC and the Allegany County Land Bank Corporation shall begin on the date of signing and continue under provisions set in the accompanied proposal.

X _____ Date:

Brian Loucks
Chair, ACLBC

X _____ Date:

Jason P. Isaman
Owner, Fourth Sector Services, LLC

2021-2022 Proposal for Land Bank Services

---EXECUTIVE STATEMENT---

Fourth Sector Services, LLC is a New York corporation having an address for the transaction of business at 7772 Route 417W, Bolivar, NY 14715.
Fourth Sector Services offers professional services and consulting for public, nonprofit, and private organization with a specialization in Land Bank operations.

---TERMS---

START DATE:
Immediately upon approval of this service contract.

TERM LIMIT:
Services will be for one year with the possibility to renew the contract annually.

COMPENSATION:
Administration- The base cost of Land Bank administrative services is $61,835 per year, paid monthly installments. Invoices will be sent to Land Bank for approval the second week of each month so that the Land Bank can disburse payment following their regularly scheduled board meeting, the third Monday of each month.

---SCOPE OF SERVICES---

CLERK OF THE BOARD:
Authorities Budget Office/PARIS compliance, Board of Directors trainings and compliance, Board and all subcommittee meetings lead, accounts payable, clerical filing and records retention, Board member point of contact, webpage administration. Organize board member policy review, training, and meeting scheduling. Drafts, distribute and make public the meeting minutes. Review report on possible Land Bank policy changes and revisions.

PROGRAM DEVELOPMENT:
Drafting and soliciting requests for proposals for property rehabilitation, demolition, and professional services such as accounting, legal and independent audit. Procuring contractors, purchasing properties, facilitating the rehabilitation or demolition of properties. Overseeing working projects, partnership building, code and legal oversight and compliance. Drafting rehabilitation specifications with an in-house estimate Assessing potential properties for acquisition. Real estate and policy research. Working with the County Treasurer's office and Legislators. Recommend amendments and changes to policy and procedures.

MARKETING AND SALES:

Posting property for sale, managing Land Bank "Side Lot Program", liaison between buyer, real estate agent and Land Bank attorney. Create and maintain advertising and signage- including website.

GRANT ADMINISTRATION:

Reporting to grant providers, budget oversight and control, overseeing accounting ledger, manage and periodically revise Land Bank work plan and budget. Providing data and support to any third party grant writer.

PROPERTY MANAGEMENT:

Hiring, scheduling, and overseeing grounds up keep and utility services. Work with home inspectors, appraisers, asbestos professionals, and code enforcement on inspections or oversight. Maintain property insurance policies for each Land Bank property.
** NOT TO INCLUDE "PROPERTY MAINTENANCE** (services available under separate contact)

---DELIVERABLES---

REPORTING:

Executive Report- A monthly report of operations to include achievements, goals, expected outcomes, and challenges will be submitted to the Land Bank Board chairman prior to each monthly Land Bank meeting and upon request.
Treasurers Report- Will work with accountant to provide the treasurer with a monthly profit/loss statement with itemized and categorized revenue and expenditures.
Real Property/Asset Report- An up to date log of all Land Bank assets will be created on behalf of the audit committee and the contract officer. A real property report will be submitted annually to the NY Authorities Budget Office as part of the annual report.
Public Authority Reporting Information System (PARIS) Reports- The NY Authorities Budget Office requires an annual report to be submitted by 90 days from the end each fiscal year. A budget report is required 60 days before the end of each fiscal year. The annual independent audit is due 90 days from the end of each fiscal year. A Procurement Report of all purchases obtained each fiscal year is due 90 days from the end of each fiscal year.

MEETING ATTENDANCE:

Board of Director's meeting- once a month.
Executive Team meeting with chair/directors- once a month and as needed.
New York Land Bank Association- Monthly teleconference and twice per year association events.
Governance Committee- at least twice per year.
Audit Committee- at least twice per year.
Finance Committee- at least twice per year.
Finance Meeting- accountant and/or treasurer once per month and as needed.
Partnerships- Counties, municipalities, stakeholders, and/or other partners as needed.
Contractors- prior to the start of any project, site monitoring, and at substantial completion of a project.
Clients/Property Purchasers- as needed.

TECHNOLOGY:
Monthly updates to Land Bank webpage content and layout. Regularly scheduled computer file backup. Antivirus and computer security. Project management software will be used to track and organize tasks and duties on Land Bank projects. Monitoring of Land Bank email account.[1]

---ADDITIONAL TERMS AND CONDITIONS---

A. TERMINATION

This Agreement may be terminated by either party by seven days written notice in the event of substantial failure to perform in accordance with the terms hereof by one party through no fault of the other party. If this Agreement is so terminated, Fourth Sector Services shall be paid for services performed on the basis of a reasonable estimate for the portion of work completed prior to termination. In the event of any termination, Fourth Sector Services shall be paid all terminal expenses resulting there from, plus payment for additional services then due. Any primary payment made shall be credited toward any terminal payment due the Fourth Sector Services. If, prior to termination of this Agreement, any work designed or specified by Fourth Sector Services during any phase of the work is abandoned, after written notice from the client, Fourth Sector Services shall be paid for services performed on account of it prior to receipt of such notice from the client.

B. OWNERSHIP OF DOCUMENTS

All documents, including original drawings, estimates, specifications, field notes and data, are to remain the property of the Land Bank. Fourth Sector Services may, at their expense retain the reproducible copies of drawings and copies of other documents.

C. ESTIMATES

Fourth Sector Services has no control over the cost of labor and materials, or over competitive bidding and market conditions, the estimates of construction cost provided for herein are to be made on the basis of experience and qualifications, but Fourth Sector Services does not guarantee the accuracy of such estimates as compared to the Contractors bid or the project construction cost.

D. INDEPENDENT CONTRACTOR

Fourth Sector Services agrees that in accordance with its status as an independent contractor, it will conduct itself with such status, that it will neither hold itself out as nor claim to be an officer or employee of the client, by reason hereof, and that it will not by reason hereof make any claim, demand or application to or for any right or privilege applicable to an officer or employee of the client, including, but not limited to, Workmen's Compensation coverage, unemployment insurance benefits or Social Security coverage.

E. SUCCESSORS AND ASSIGNS

The Land Bank and Fourth Sector Services each binds itself and partners, successors, executors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party, in respect to all

[1] *Fourth Sector Services will not seek compensation for phone services used to conduct Land Bank business.*

covenants of this Agreement; except as above, neither the Land Bank nor Fourth Sector Services shall assign, submit or transfer his interest in this Agreement without the written consent of the other.

F. NOT RESPONSIBLE FOR SAFETY PROVISIONS

Fourth Sector Services is not responsible for construction means, methods, techniques, sequences or procedures, time of performance, programs, or for any safety precautions in connection with the construction work. Fourth Sector Services is not responsible for the Contractor's failure to execute the work in accordance with the Contract Drawings and/or Specifications.

G. TIMELY PAYMENT OF BILLS FOR SERVICES

All Fourth Sector Services bills for services will be due and payable within 30 days of their date of issuance. Amounts unpaid after that date shall be subject to interest charges computed at the rate of 5% per month for all unpaid amounts.

H. FEES REQUIRED FROM JURISDICTIONAL AGENCIES

Fourth Sector Services is not responsible for nor does the Compensation Schedule established in the Agreement include fees or payments required of jurisdictional agencies. The Land Bank herein agrees to pay all application, entrance, recording and/or service fees required by said agencies.

I. NOT AN EMPLOYEE

Fourth Sector Services agrees not to hold itself out as an officer, employee or agent of the Land Bank, nor shall he make any claim against the Land Bank as an officer, employee or agent thereof for such benefits accruing to said officers, employees or agents.

J. INDEMNITY AND INSURANCE

Fourth Sector Services agrees:

(a) that except for the amount, if any, of damage contributed to, caused by or resulting from the negligence of the Land Bank, Fourth Sector Services shall indemnify and hold harmless the Land Bank, its officers, employees and agents from and against any and all liability, damage, claims, demands, costs, judgments, fees, attorneys' fees or loss arising directly or indirectly out of the negligent acts or omissions hereunder by Fourth Sector Services or third parties under the direction or control of the Fourth Sector Services; and

(b) to provide defense for and defend, at its sole expense, any and all claims, demands or causes of action directly or indirectly arising out of the acts or omissions referred to in Paragraph (a) and to bear all other costs and expenses related thereto.

K. FEE STRUCTURE

All time, including travel hours, spent on the project by professional, technical, and clerical personnel will be billed.

Unless otherwise stated, any cost estimate presented in a proposal is for budgetary purposes only, and is not a fixed price. The client will be notified if there appears to be a chance of

going over the estimated charges for the contract.

L. REIMBURSABLE EXPENSES

a) Travel expenses necessary for the execution of the project, including air, rental vehicles, highway mileage in company or personal vehicles, which may be charged at the IRS Rate.

b) The following expenses will be billed at direct cost if required during the course of the project:

- Accommodations, all meals at cost.
- Telephone/fax charges.
- Postage and shipping services.
- In-house printing and reproduction.
- Other project expenses: photocopying, laser printing, et cetera.
- Website Hosting

New York Land Bank Association

New York Land Banks: A Tool for Equitable Economic Recovery in 2022

Land banks are New York State's most effective tool for reclaiming vacant properties and revitalizing communities. New York's land bank program was established in response to the 2008 Foreclosure Crisis and has grown exponentially since its inception in 2012. From Buffalo to Long Island, New York's 26 land banks serve 70% of the state's population outside of New York City. In the past decade New York State has become a national leader in land banking, collectively leveraging over $72 million in bank settlement funds provided by the State of New York to generate over $250 million in private investment, demolish nearly 1,200 blighted structures and return over 2,400 properties totaling more than $100 million in assessed value back to productive use. Every dollar invested in land banks generates a positive return for local governments, enhances surrounding property values and grows the tax base, and improves the quality of communities, making New York a more attractive place to live and for employers to do business. However, the grant funds that supported this crucial work have been exhausted.

Land banks are widely acknowledged as one of the most crucial community development tools and will be critical for an equitable post- COVID economic recovery. New York State created land banks as nimble, quasi-governmental entities, enabling them to reclaim vacant, abandoned, and tax-foreclosed properties and cost-effectively achieve outcomes not possible for local governments or the private real estate market. Land banks work with local governments and investors and adapt to local needs, demolish severely blighted buildings, stabilize structures to stop further deterioration, engage in historic preservation, stabilize, and beautify commercial properties, renovate, or build new affordable housing to mitigate displacement and foster more equitable opportunities during the economic recovery. New York's land banks have proven their value and capacity to build stronger, healthier, more sustainable communities and address long-standing imbalances and inequities.

"Over the last eight years, New York has become one of the nation's most compelling demonstrations of how land banks can support equitable and inclusive development. But it didn't happen by chance. It was because local, county, and state leaders understood the value in investing public dollars in the long-term goal of reversing decades of disinvestment and transforming vacant and blighted properties into assets that serve neighbors and neighborhoods. New York has earned a reputation of being an incubator of innovative land banking practices and partnerships, and we hope state leaders can continue their strong investment in land banks and the equitable outcomes they're producing all over the state."

– Dr. Akilah Watkins, President and CEO of the Center for Community Progress

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Funding for New York's land banks has been exhausted at a time when they are becoming most needed. It is anticipated that the influx of vacant or abandoned properties in the aftermath of the pandemic may exceed that caused by the 2008 Financial Crisis in both scope and scale. In addition, most communities served by land banks are disproportionately impacted by the COVID-19 Pandemic and are still struggling to recover from the devastating combined effects of the 2008 Foreclosure Crisis, suburban migration, and legacy of "redlining." Disinvestment in urban neighborhoods and racial and economic segregation persist and contribute to today's racial wealth gap. An overwhelming volume of blighted and abandoned properties remain throughout New York – over 300,000 abandoned housing units and an unknown number of commercial/industrial properties – in part because land banks weren't established in New York until 2012 and missed out on Hardest Hit funds that many other states used to "right-size" their inventory of housing stock.

New York Land Bank Association

New York's land bank program is at a crucial inflection point

To date, New York's land banks have been funded through financial misconduct settlement funds secured by the NYS Attorney General's Office and administered through the Community Revitalization Initiative. Community Revitalization Initiative funds provided over $75 million in flexible funding to New York's land banks to support the property acquisitions, stabilizations, demolitions, lot improvements, and building rehabilitation projects required to return vacant properties back to productive use to strengthen communities and revitalize neighborhoods.

All Community Revitalization Initiative funds have been exhausted and there are no further funds identified to support the ongoing work of New York's land banks. Furthermore, pandemic related eviction moratoriums have resulted in a significant decrease or complete reduction in the number of properties New York's land banks have acquired.

The combination of the Global Pandemic and full depletion of grant funds will result in a severe reduction in the number of properties that land banks can reclaim and threatens the existence of several of New York's land banks at a time when the number of vacant and abandoned properties is expected to reach historic levels.

2022 New York State Budget Request

To build upon the tremendous success that New York's land banks have achieved over the past decade and equip our communities with the tools they need to combat New York's vacant property crisis, the New York Land Bank Association respectfully requests a budget allocation of $100 million.

Funding dedicated to land banks formed under NYS law through a multi-year grant program administered by a NYS agency and modeled after the incredibly successful Community Revitalization Initiative. Eligible activities include, but are not limited to:

- ✓ **Acquisition of vacant, abandoned or tax-foreclosed properties**
- ✓ **Demolition of deteriorated buildings**
- ✓ **New construction of affordable homeownership and rental housing, including infill development on vacant lots**
- ✓ **Stabilization of compromised structures to prevent future demolition and enable return to productive use**
- ✓ **Assemblage and maintenance of real property to facilitate larger redevelopment projects ("land banking")**
- ✓ **Full rehabilitation or new construction of buildings to create affordable housing**
- ✓ **Vacant lot clean ups and improvements**
- ✓ **Testing, abatement and/or remediation of known or potentially environmentally contaminated properties**
- ✓ **Creation and establishment (start-up) of new land banks with the State of New York**
- ✓ **Strategic planning, technical assistance, capacity building and program support, delivery, and reporting**

New York Land Bank Association

Vacant and abandoned properties affect communities in every corner of the state. In rural areas suffering from poverty and income inequality, land banks help low- to moderate-income families achieve the dream of homeownership, build wealth, and revitalize small-town main streets facing vacancies and disinvestment. Many rural towns and villages lack the resources to address problem properties. New York's rural land banks have proven they can build the capacity of small municipalities to help combat vacant properties and have become a vital resource. New York's land banks are using innovative strategies to remediate abandoned brownfields and breaking the vicious cycle of predatory actions like absentee landlordism and property speculation. Across New York, land banks are prioritizing community goals and closing the racial wealth gap by creating affordable homeownership opportunities for underserved populations and helping to build wealth and stabilize distressed communities by fostering local, responsible buyers and investors.

Other states are making significant investments in land banks and reclaiming vacant properties. The state of Ohio included $500 million in its FY21 budget for the clean-up, remediation and revitalization of brownfields, and the demolition of vacant and abandoned commercial and residential sites around the state. This is in addition to the Delinquent Tax Assessment Collection (DTAC) reoccurring funding mechanism that Ohio legislated to support their land banks. DTAC provides millions of dollars of direct, flexible funding to support land banks annually and is considered the "gold standard" for funding land banks in the United States. Across the country, other states are investing millions of American Rescue Plan Act funds in reclaiming vacant properties to revitalize communities, with an emphasis on expanding affordable housing choices in low-income qualified census tract neighborhoods disproportionately impacted by the public health crisis, poverty, and historic inequities. Our urban and rural communities cannot afford to have New York State to fall behind.

Climate change is expected to drive vacant and abandoned properties to historic numbers over the next decade. As the climate crisis continues to grow and the impacts of climate change worsen, flooding, fires and increased temperatures are expected to increase the number of vacant and abandoned properties to historic levels over the next decade. The same systematic and discriminatory disinvestment in New York's historically redlined communities that has resulted in disproportionate concentrations of vacant and abandoned properties and enormous racial and economic housing disparities has also rendered lower income communities of color more susceptible to climate change events. Land banks can help rebuild the housing infrastructure of communities left behind to help combat climate change and its current and anticipated disproportionate impacts.

Land banks create opportunities to expand the skilled trades and get people back to work in support of rebuilding our communities. The tens of thousands of vacant buildings plaguing our communities present an opportunity to foster interest in the building trades, create career pathways for members of underserved communities, help New York meet its unmet demand for people — especially minorities — in the skilled trades while building new, affordable homes. These partnerships are already underway or being explored by land banks in places like Albany and Rochester; across the state land banks are also working with community colleges, BOCES programs, and technical schools to reclaim vacant properties and prepare the next generation of NY's workforce.

New York's land bank program is effective and scalable. As more and more communities struggle to combat tremendous numbers of vacant properties and brace for the wave expected to wash over communities in the wake of the pandemic, land banks are being pursued to fight back and equip communities with the tools they need to build back better. Investing in New York's land bank programs will enable New York to remain at the forefront of building more equitable, inclusive, healthy, and resilient communities.