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Allegany County Land Bank
Meeting Minutes December 20, 2021

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

Approval of Minutes
A motion was made by E. Zalar, seconded by D. Evans, and carried to approve the meeting minutes from November 15, 2021.

A motion was made by D. Fanton, seconded by D. Evans, and carried to approve the special meeting minutes from November 18, 2021.

Financial
Bills presented for payment included Fourth Sector ($4,861.25), Cunningham ($330), Chris Krishner ($100), True Value ($317.57), and Pekarek Law ($782.20).

The payment to Chris Krishner is for laptop computer repairs. The payment to True Value is for supplies needed for the students to build a utility shed. The payment to Pekarek Law is for legal services provided in 2020 and 2021 and represents their final bill for services rendered.

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

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

Infrastructure
Properties for Sale:

172 and 178 E. State Street in Wellsville

- J. Isaman said he plans to talk to new highway superintendent Dean Arnold and see if there is a way these properties can be used for training and complete the needed demolition work.

51 Cole Street Bolivar

- The abstract and title search has been ordered and a home inspection was completed. J. Isaman said he hasn't seen the home inspection report. He is waiting on electrical repair quotes. During the meeting, the realtor notified J. Isaman that the prospective buyer rescinded their purchase offer.

37 King Street in Wellsville

- J. Isaman reported the sale is pending.

Mill Street in Wiscoy

- J. Isaman reported the sale is pending and is expected to close on Monday, December 20.

79 Clark Street in Wellsville

- The abstract and title search have been ordered. A counter-offer has been made for a cash sale of $175,000 requiring the Land Bank to pay for the lawn seed work according to the Snow Hill, Inc. quote in the spring of 2022.

A motion was made by D. Fanton, seconded by E. Zalar, and carried to decline the counter offer on 79 Clark Street in Wellsville.

New Construction

No updates.

Rehabilitation Projects

No updates.

Acquisition

- Tax Sale

K. Dirlam said that most likely the County will not have a tax sale in 2022.

- Zombie properties

J. Isaman said that he doesn't have any information because the database with the information contains confidential and protected information.

Housing Study / ARPA Request

J. Isaman reported the Planning Department purchased the Tolemi Iris software for $5,000 (1-year subscription). This will include 6-8 weeks toward building the housing survey and providing staff training. He anticipates rolling this out in March 2022. Plans include having staff and AmeriCorps volunteers conduct drive by assessments. CDBG grant funding will be used to expand the data software system. It was mentioned that internet access is necessary to complete the survey. Another option is completing paper forms and then uploading the information in the system at a later time.

J. Isaman said the AmeriCorps NCCC North Central Region Application is due January 4 for a start date of May 5 through June 21. The LB will be submitting a concept form on March 1st and application March 31st for a AmeriCorp service period of July 11th through Sept 10th, 2022. He is currently working with Alfred State College for housing and meals for volunteers with a successful application. The plan is to have the AmeriCorps volunteers complete housing surveys.
The CDBG application is expected to be available in spring of 2022.

Applied Tech Consortium

The utility shed is expected to be completed January 2022. For future consideration, we need to think about transporting the shed and semi-permanent placement. K. Dirlam recommended J. Isaman discuss placement with Craig Clark. If the Home Depot funding application is funded, tools will be purchased with the grant funds and will be stored in the utility shed.

A motion was made by K. Dirlam, seconded by D. Fanton, and carried to authorize the Land Bank Chairman to approve payments for utility shed supplies up to $2,500.

A motion was made by K. Dirlam, seconded by D. Evans, and carried approving the Executive Director of the Land Bank to submit an AmeriCorps NCCC application.

Old Business

A motion was made by K. Dirlam, seconded by D. Fanton, and carried to table the Land Bank Administrative Management Contract Renewal and the Property Maintenance Contract discussion until next meeting.

Good of The Order

J. Isaman reported the NYLBA indicated it is likely the NYS budget will include funding for Land Banks. The request is for all 28 land banks to compete for $100m over 5 years.

Next Meeting

- The next Board Meeting will be held on Monday, January 10 at 9am.
- The following Board Meeting will be held on Monday, February 14 at 9am.

Adjournment

- **A motion was made by K. Dirlam, seconded by D. Evans, and carried to adjourn the meeting at 9:53 a.m.**

Respectfully Submitted,
Jodi Adams
Assistant to the County Administrator