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Allegany County Land Bank
Meeting Minutes February 7, 2022

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 9:02 a.m. by Chairman B. Loucks.

Approval of Minutes
A motion was made by E. Zalar, seconded by D. Fanton, and carried to approve the meeting minutes from January 10, 2022.

Financial
Payment requests include Fourth Sector Services ($4,861.25) and Cunningham ($190).

A motion was made by D. Evans, seconded by C. Knapp, and carried to approve the February 2022 Treasurer's Report.

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

Infrastructure
Properties for Sale:

172 and 178 E. State Street in Wellsville- no updates

51 Cole Street Bolivar

- The electric panel has been replaced. The panel was relocated and a third party inspector has completed the inspection of the work. J. Isaman said he is still in the process of completing the other work as necessary to market and sell the property.

37 King Street in Wellsville

- J. Isaman reported the property was supposed to have sold, but he received notification from Attorney Pullen that the buyers have backed out from their purchase offer and have requested a return of the $1,000 deposit. Attorney Ed Pekarek is representing the buyer. The family member residing in the property adjacent to the vacant land bank lot recently died. It is believed that the buyer now plans to sell that property and no longer is interested in purchasing the adjacent lot. Members discussed a breach of contract and the possibility of withholding the deposit (in an escrow account with the attorney). Following further discussion, members will wait for the attorney's advisement concerning this matter and how to proceed. It was noted that expenses have been incurred in preparation for the sale of the property.

79 Clark Street in Wellsville

- J. Isaman said the property has been plowed and the realtor has a scheduled appointment to show the property at 2pm today.

New Construction-No updates.

Rehabilitation Projects-No updates.

Tax Sale

C. Knapp said the county is planning to hold an online tax sale for the 2019 properties this spring. Currently, the county is soliciting bids for this service.

Zombie Properties

C. Knapp said access to the user account for the Zombie property database will require starting from the beginning since we have a new Chairman. She has forwarded the information to Chairman Stockin and Brenda Rigby Riehle and anticipates that Brenda will complete the registration process for the Chairman.

Grant Updates

AmeriCorps NCCC: J. Isaman said Alfred State College has given approval to proceed with plans to house 8-10 AmeriCorps volunteers on campus as in-kind donation.

Applied Tech Consortium: J. Isaman anticipates the shed will be ready to move in February 2022. He reported that the Home Depot grant was not successful. He plans to apply for the funding again in the future. He anticipates the cost for building supplies and materials for the shed around $2,000. The shed dimensions are 8x8 and it has vinyl siding. B. Loucks said the Cuba Beautification Committee is looking to purchase a shed and this may be an option for sale. After further discussion, J. Isaman and E. Zalar will price similar sheds to determine a fair selling price.

Sub Committee Meeting Schedule

Concerning the Governance, Finance, and Audit Committee meetings, members requested J. Isaman resend a doodle poll to determine suitable times for future meetings.

Good of the Order

J. Isaman said he sent annual board evaluation forms to members and requested the forms be completed and returned to him.

Next Meeting

The next Board Meeting will be held on March 21 at 9am. J. Isaman said the accountant will be at the meeting to go over the annual Independent Audit

Adjournment

A motion was made by D. Fanton, seconded by D. Evans, and carried to adjourn the meeting at 9:46 a.m.

Respectfully Submitted,
Jodi Adams
Assistant to the County Administrator