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Allegany County Land Bank
Meeting Minutes June 20, 2022

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

Others Present: J. Isaman and J. Adams

Call to Order
The meeting was called to order at 9:14 a.m. by Chairman B. Loucks.

Approval of Minutes
It was noted the secretary didn't attend the Land Bank May 16 meeting.

Financial
J. Isaman said funds from the sale of the Cole Street property should be deposited in the bank this week and will allow the land bank to continue its operations through the end of the year.

Bills presented for payment included: Fourth Sector Services ($4,861.25) and Cunningham ($120).

A motion was made by E. Zalar, seconded by K. Dirlam, and carried to approve the June 2022 Treasurer's Report.

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

Funding
J. Isaman discussed a NYS HCR funding opportunity with applications due the end of July. He distributed and discussed a power point slide presentation highlighting the funding objectives and anticipated outcomes. It was mentioned the notice of funding availability occurred in May and Board of Legislator approval and the public hearing requirements will give less than 24-hour notice for presentation at tomorrow's committee meeting. C. Knapp voiced her concerns regarding the last-minute planning and denied support. Members agreed.

2023- 2024 Land Bank Budget
Members remarked when planning for future grants the need to account for inflation which is anticipated to be as much as 20-25%.

Members scheduled the next Finance Committee Meeting for July 18 at 10:00 a.m. immediately following the regular Land Bank Board Meeting.

J. Isaman said there is a need for the Land Bank to have an inventory of property available to demonstrate the ability to rehab property with a successful funding application.

Infrastructure
172 and 178 E. State Street in Wellsville- No updates.

51 Cole Street Bolivar

- **The property is sold.**

79 Clark Street in Wellsville
J. Isaman noted the tax assessment was adjusted from $198,400 to $150,000.

A motion was made by K. Dirlam, seconded by D. Fanton, and carried to accept Joseph Scurti's offer purchase offer of $173, 000 for the 79 Clark Street property in Wellsville. The anticipated closing date is August 31, 2022.

J. Isaman confirmed 85% of the proceeds from sales must be reinvested in bricks and mortar for future land bank projects and 15% can be used for administrative costs.

J. Isaman discussed in-kind contributions and record keeping. C. Knapp mentioned the need and cost benefit justification will need to be determined.

C. Knapp said it likely the Zombie Property Data System will require new credentials next year. She recommended J. Isaman get a list of current tax sale properties from the County Clerk's Office for initial inventory and screening purposes. J. Isaman said he would follow up on her recommendation.

J. Isaman gave an overview of things he learned from attending the NYCOM event in Syracuse in June.

He said Legislator Ricci's reached out to him and stated one of his main concerns in to assist with blight and poor housing stock in Allegany County.

New Business
Members gave consent for J. Isaman to have the Land Bank computer repaired.

New Construction-No updates.

Rehabilitation Projects-No updates.

Acquisition
AmeriCorps NCCC: J. Isaman said the application wasn't accepted for funding.

Applied Tech Consortium: J. Isaman reported the college will sell raffle tickets for the utility shed and will reimburse the Land Bank for the materials purchased to build the shed when school is back in session in the Fall.

Next Meeting
The next Board Meeting will be held on June 18 at 9:00 a.m. in person at the Crossroads Conference Center in Belmont. The Finance Committee will meet immediately following the Land Board Meeting at approximately 10:00 a.m.

Adjournment
A motion was made by E. Zalar, seconded by K. Dirlam, and carried to adjourn the meeting at 10:26 a.m.

Respectfully Submitted,
Jodi Adams
Assistant to the County Administrator