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## **Allegany County Land Bank Board Meeting Zoom Meeting Minutes May 17, 2021**

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

**Others Present:** J. Isaman and J. Adams

### **Call to Order**

The meeting was called to order at 8:40 a.m. by Chairman B. Loucks.

### **Approval of Minutes**

- **A motion was made by D. Fanton, seconded by D. Evans, and carried to approve the meeting minutes from April 19, 2021.**

### **Financial**

- J. Isaman summarized the May 2021 Treasurer's Report. He noted it will be a tight budget until sale of property is complete. Hopefully, the land bank will receive the CDBG grant which will assist with administrative funds going forward. The invoices presented for payment included: 4ss (\$4,861.25) and Cunningham (\$210).
- **A motion was made by E. Zalar, seconded by K. Dirlam, and carried to approve the May 2021 Treasurer's Report.**
- **A motion was made by D. Evans, seconded by E. Zalar, and carried to pay the bills.**

### **Infrastructure**

#### **Properties for Sale:**

##### ***172 and 178 E. State Street, Wellsville***

- J. Isaman said there are no updates to report at this time. The interest in the property seems to have waned. He noted there is a blue building on the 172 State Street property that will need to be removed. He is hoping to bundle this project with another project in the future.

##### ***79 Clark Street in Wellsville***

- The property was appraised at \$150,000. The Land Bank has contributed \$267,000 in remodeling funds to this property. Less than \$88,000 was spent from Land Bank's previous sales proceeds; most of the funds spent were grant money. Members would like the property to be listed for sale as soon as possible. J. Isaman will ask LaForge Excavating to complete the lawn seeding and grading work as previously approved in the scope of work. J. Isaman will report back to members regarding the realtor and the property's listing price prior to next meeting. Members agreed a special meeting may be necessary to finalize these decisions and get the property listed as soon as possible.

### ***135 N. Franklin Street in Wellsville***

- J. Isaman reported the property has been sold and the closing date is set for June 11, 2021.

### **Bolivar Habitat Project**

- J. Isaman reported the Habitat for Humanity will receive payment from the Land Bank once ground work is underway for the new build project in Bolivar. Members discussed if Habitat for Humanity decides to postpone this project until next year, we may have to rescind offer. J. Isaman said he will know more following their meeting next week.

### **Rehabilitation**

#### ***51 Cole Street in Bolivar***

- J. Isaman reported the appraisal for the property is \$49,000. There have been several suggestions to improve the appraised value including new cabinets, countertops, carpets, and windows. J. Isaman will complete a scope of work for future consideration.

### **Applied Tech Consortium**

- J. Isaman reported the collaborative Southern Tier West Grant initiative involving Alfred State College's Building & Trades, Genesee-Valley and Wellsville Schools, and the Allegany County Land Bank is expected to start in September 2021. He noted the Land Bank will assist by providing building supplies and properties and/or community based projects for completion. He briefly discussed a partnership with Lynn Oyer from the Office for the Aging to assist with community based projects for the elderly (ramps, railings, minor property repairs).
- C. Knapp reported that the county has not received allotment of CARES funding yet. Currently, the county is soliciting bids for auditing firms to oversee the federal funding and to assist the county with utilizing the funding in best possible way to maximize the resources.

### **Other Business**

- D. Fanton let members know that the Land Bank's Community Bank Account due to multiple user accounts and passwords is charged a \$15 monthly fee. Members agreed that a shared account is needed and will eliminate this ongoing monthly expense.
- K. Dirlam mentioned there is a lot of COVID-19 disaster recovery funding available. He noted administrative duties for Land Bank are a priority going forward. For the past few years, the focus has been on bricks and mortar and we are at a point when we need to change the focus.
- J. Isaman reported concerning the CDBG Planning Grant application he doesn't anticipate receiving any information until June 2021. With a successful funding application, a county-wide housing inventory assessment will be completed.
- J. Isaman will send an email with information on potential federal and state funding that was discussed at the last NYLBA meeting.
- J. Isaman reported 130 S. Main Street Belfast, NY property has potential party interested in buying the property and converting property to hotdog stand and boat launch. He discussed in the future the land bank might be able to assist the party with achieving their goals. D. Fanton discussed LWRP mapping efforts along the Genesee River and stated the Belfast area is included in the priority area for grant funding.

- **A motion was made by E. Zalar, seconded by D. Evans, and carried to change the Community Bank Account to a shared password system.**

**Next Meeting:**

- June 21, 2021 at **8:30 a.m. via Zoom**

**Adjournment**

- **A motion was made by D. Fanton, seconded by E. Zalar, and carried to adjourn the meeting at 9:33 a.m.**

Respectfully Submitted,

Jodi Adams

Assistant to the County Administrator