



Allegany County Land Bank

Crossroads Center

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Allegany County Land Bank Board Meeting Minutes April 16, 2018

NOT APPROVED

Committee Members Present: D. Fanton, K. Dirlam, B. Loucks, J. Joyce, D. Scholes, and M. Cook.

Excused: T. Boyde

Others Present: J. Isaman, J. Stager, J. Adams and Peter Wade, Supervisor Town of Rushford.

Media Present: No media present.

Call to Order: The meeting was called to order at 10:00 a.m. by Chairman K. Dirlam.

Approval of Minutes

A motion was made by B. Loucks, seconded by D. Fanton, and carried to approve the amended Allegany County Land Bank Board Meeting Minutes of March 19, 2018.

The amended motion is as follows, “A motion was made by B. Loucks, seconded by J. Joyce, and carried to add Glenn Smith as an authorized preparer in the PARIS system for Allegany County Land Bank reporting.”

Financial

M. Cook reviewed the financial report and statement of activities through March 31, 2018.

A motion to approve the financial report and pay the bills was made by B. Loucks, seconded by J. Joyce, and carried.

Correspondence

Peter Wade, Supervisor for the Town of Rushford requested the Land Bank’s assistance in the town’s revitalization efforts. The plan for the vacant lot includes constructing a park for children in the community.

On a motion made by B. Cook, seconded by D. Fanton, and carried to approve the Town of Rushford’s proposal for the Allegany County Land Bank to assist in the demolition of 9021 Main Street, Rushford, tax map #76.5-1-17, based on an agreed amount of 50% of expense not to exceed \$10,000.

Executive Session

A motion was made by M. Cook, seconded by D. Fanton, and carried to enter into executive session to discuss matters leading to the appointment or employment of a particular person at 10:25a.m. Immediately following discussion at 10:57a.m., a motion was made by D. Fanton, seconded by M. Cook, and carried to end the executive session and return to the regular meeting.

Insurance

J. Isaman reported the cost for liability insurance is \$30,000 annually. He will reach out to the county administrator and other county employees with support from board members to see what options are available for insurance coverage.

Members discussed shared costs and demolition funding to offset costs as possible options.

Authority Budget Office

The independent audit was distributed and reviewed. The auditors reported a satisfactory review with no findings.

On a motion by B. Loucks, and seconded by D. Fanton, and carried to approve the Allegany County Land Bank's 2017 Independent Audit.

Infrastructure

D. Scholes gave a report on the status of county demolition projects. There are no updates to report on the 79 Clark and King Street property.

J. Isaman reported on a meeting held on April 4th attended by K. Dirlam, T. Ross, J. Kelley, J. Adams, and J. Isaman. They reviewed the list of properties of land bank interest. At the meeting, T. Ross stated that she anticipated receiving 3-5 bid forms from the Land Bank from the properties in orange on the interest list by April 12th. After May 4th she anticipates receiving bids from the Land Bank for three to five additional properties. Hopefully, this will assist the land bank in reaching its 8-10 properties acquisition goal. T. Ross noted after the first round of bids she will inform the land bank of properties available. J. Isaman noted the land bank ideally seeks ownership of vacant properties. However, based on what is available, the land bank may have to acquire occupied properties. He stated that multiple considerations were made when selecting the properties listed on the bid list. This includes property location and accessibility to schools, work, grocery stores etc., condition of sewer and water and utilities and the condition of the surrounding properties. T. Ross mentioned that considerations are made on their end to make the county whole and to offset the unpaid taxes. J. Isaman will complete and submit bid forms for three to five properties in orange on the list.

On a motion by M. Cook, and seconded by D. Fanton, and carried to approve submittal of bids on parcels 239.8-1-26 in the Town of Wellsville, 120.80-1-25 in the Village of Angelica, 105.10-1-46 in the Town of Belfast, 216.15-2-59 in the Village of Andover, 16.2-1-42 in the Town of Hume, 16.2-1-49 in the Town of Hume, and 239.10-1-46 in the Village of Wellsville to the Allegany County Legislature to purchase tax foreclosed properties from Allegany County with clarification of pricing.

B. Loucks recommended that J. Isaman reach out to other land banks for information and provide him with the information for property pricing.

Discussion followed concerning linking land bank properties for sale with realtors including Homestar Realty and Middaugh Realty.

On a motion by D. Fanton, and seconded by B. Loucks, and carried to pursue additional bids on properties left over due to a failed bid process to the Allegany County Legislature to purchase the tax foreclosed properties from Allegany County.

J. Isaman noted the land bank Governance Committee may want to meet to review additional tax properties available for bid on Thursday, April 16th. *This meeting was subsequently postponed.*

Next Meeting

The next meeting will be May 21st at 10 a.m. at the Crossroads Conference Center.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 11:43 a.m. following a motion by B. Loucks, seconded by J. Joyce, and carried.

Respectfully submitted,

Jodi Adams
Assistant to the County Administrator