



6087 State Route 19 North- Suite 300
Belmont, NY 14813
585-268-7472 Extension 7
alleganycountylandbank@gmail.com

Allegany County Land Bank Board Meeting Zoom Meeting Minutes September 21, 2020

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

Excused: N/A

Others Present: J. Isaman and J. Adams

Call to Order

The meeting was called to order at 8:23 a.m. by the Chairman.

Approval of Minutes

On a motion by D. Evans, seconded by D. Fanton, and carried the meeting minutes from August 17, 2020 were approved.

On a motion by D. Fanton, seconded E. Zalar, and carried the meeting minutes from the Special Meeting held on September 3, 2020 were approved.

Financial

J. Isaman discussed the Treasurer's Report and noted temporarily using money from the proceeds of sales account to pay outstanding resulting from timing with the grant payment schedule. He noted the funds will be replenished once the grant funding is received. He stated the \$30k in foundation work should be completed next week. Also, the Land Bank had to pay a final electric bill for a property that was recently sold due to a delay in transferring services to the new owner. The Habitat for Humanity contract has been signed and funding is available upon request.

Invoices presented for payment include 4ss (\$4,861.25), Cunningham (\$390), and Pekarek Law (\$345).

On a motion by E. Zalar, seconded by D. Evans, and carried to approve the Treasurer's Report.

On a motion by D. Evans, seconded by D. Fanton, and carried the bills will be paid as presented.

Infrastructure

New Construction

- 79 Clark and 37 King Wellsville

Phase I and II include prep work for the foundation and pouring concrete and will be completed by the end of the week. The foundation work was completed by Alfred State College students and there was an error in interpreting the site plans and the foundation was dug too deep.

J. Isaman discussed RRR's bid which didn't include framing of interior or exterior walls. Therefore, he would like to continue with Cyrco Construction for Phase III work.

- Bolivar Habitat Project

The contract has been signed and the funding is available when requested.

Acquisition/Stabilization Prospective Properties

The lien for sale offer made for 211 Main Street in Bolivar was denied.

At 135 N. Franklin Street in Wellsville an asbestos survey will need to be ordered. The seller mailed the signature pages on Friday.

J. Isaman noted that asbestos survey and lead testing will likely be reoccurring professional service expenses for stabilization projects. Lead testing is estimated to cost \$1,500-\$1,800.

- **51 Cole Street Bolivar**

The Land Bank is waiting to close on the property. J. Isaman reports the property will needs a new roof, porch work and a few other minor repairs.

On a motion by D. Fanton, seconded by E. Zalar, and carried to authorize the Land Bank Executive Director to contract with LaForge Disposal to clean out 135 N. Franklin in Wellsville for \$5,750 and to order the asbestos survey and lead testing upon completion of the closing process.

On a motion E. Zalar, seconded by K. Dirlam, and carried to move forward with Cyrco Construction completing Phase III of the construction work at 79 Clark Street for \$77,900.

Sub-Committee Updates

- Finance Committee

On a motion by D. Evans, seconded by E. Zalar, and approved to adopt the Allegany County Land Bank's PARIS Organization Budget for fiscal year 2021.

Old Business

J. Isaman reminded new directors to please complete the one time required ABO training. It is being offered on Friday, October 16, 2020 from 9:30-11:00 a.m. and again on Wednesday, October 28, 2020 from 9:30 -11:00 a.m.

Next Meeting:

Monday, October 19, 2020 at 8:00 a.m.

Adjournment

A motion was made by D. Fanton, seconded by K. Dirlam, and carried to adjourn the meeting at 8:58 a.m.

Respectfully Submitted,
Jodi Adams
Assistant to the County Administrator