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Allegany County Land Bank Board Meeting MINUTES

August 17th, 2020

Members Present: Darwin Fanton, Kier Dirlam
Zoom Members Present: Brian Loucks, Carissa Knapp, Ed Zalar
Excused: Dave Evans
Others Present: Jason Isaman

1. CALL ORDER:

- The committee was called to order at 8:07 am by Chairman Brian Loucks.

2. WELCOME GUESTS/ INTRODUCTIONS

- No guests were present. This meeting was utilizing Zoom.

3. MINUTES

- Regular Board Meeting- July 20th, 2020 were reviewed.
- **On a motion by Ed Zalar and seconded by Darwin Fanton to approve July 20th, 2020 Meeting, Approved**

4. FINANCIAL:

Treasurer's Report

- J. Isaman mentioned that not very much spending occurred since the last meeting and asked if there was any question on the Treasurer's report. No questions were presented.
- **On a motion by Carissa Knapp and seconded by Ed Zalar to approve Treasurer's Report. Approved**

Administrative Invoices:

- 4SS - \$4861.25
- Cunningham - \$600.00
- Pekarek Law - \$35.00
- **On a motion by Ed Zalar and seconded by C. Knapp to pay the 3 invoices, to Fourth Sector, Cunningham Stauring, and Pekarek Law, were approved for a payment. The sum of the three bills was \$5,496.25 - Approved**

5. INFRASTRUCTURE:

Monitoring/ For Sale-

- 51 Clark St., Wellsville- discussion regarding legal and closing issues.
- 178 and 172 E. State St. Wellsville – waiting to hear on grants.
- 19 Maple St. Andover lot- signed the acceptance letter to sell.
- Mill St. Wiscoy – no new information.

- 40 Mechanic St. Angelica - a private offer was made after the Village indicated that they are not interested in the parcel. **On a motion by Kier Dirlam and 2nd by Darwin Fanton the board approved selling the lot to Michael Seaver for \$1,000 plus fees. Approved.**

New Construction-

- 37 King – we are not going to build at 37 King at this time due to financial and logistical constraints. Before the pandemic the LB was going to subsidize two new build projects (37 King and 79 Clark) with Alfred taking the lead. Due to the pandemic Alfred has backed out.
- 79 Clark - A meeting will be held with Alfred State to discuss their capacity to participate in the 79 Clark Street project in the coming weeks. The Land Bank will act as the General Contractor on the house construction project. The cost is estimated at \$150/SF currently.
 1. Development Timeline
 2. Stamped Plans
 3. Budget
- Bolivar/Habitat- \$24,802.15 is set aside out of the our LISC grant. This is the end of those funds and the grant has been closed.

CONTRACTORS:

- On a motion by Darwin and 2nd by Ed Zalar moved to approve all three contractors who had replied to the request for qualifications: LaForge, Cyrco and RRR with provision that RRR will provide umbrella insurance according specifications.

Acquisition/Stabilization Prospective Properties:

- 211 Main St. Bolivar- Lien for Sale (Counter offer of \$10k) We counter offered \$8,000.
- 135 N. Franklin St. Wellsville – August Closing
- 51 Cole St. Bolivar- August Closing

6. TAX SALE:

- Carissa Knapp noted that it was unlikely that there would be a tax sale this year due to COVID-19.

7. COMMITTEES:

- Finance Committee- meets immediately following the Aug 17th regular board.

8. OLD BUSINESS:

- None

9. NEW BUSINESS:

- None

10. GOOD OF THE ORDER:

- Jason Isaman noted that he has taken the Lead Handler class and is now certified.

11. NEXT MEETING:

- The next regularly scheduled meeting will be Monday September 21st, 2020 at 8 am at the Crossroads Center [possibly by Zoom also].

12. ADJOURNMENT:

- On a motion by Ed Zalar and 2nd by Carissa Knapp the meeting was adjourned at 8:59 am.

Notes by Kier Dirlam and Jason Isaman