

Cattaraugus County Land Bank Corporation

September 27, 2018

1. Roll call: Chairman Martonis called the meeting to order at 9:04 am – the following board members answered roll call

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	
Labuhn, S					

Also present: Deb Miller: EDP&T Staff, Kate O’Stricker: EDP&T Staff, Eric Firkel: County Attorney, Keri Kerper: City of Olean, Bill Fox: DPW

2. Review and Approval of Minutes:

Motion Made by Crystal Abers with a second by Joe Keller to Accept the Minutes as written for August 30th: Approved

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	
Labuhn, S					

Motion Made by Dan Martonis, second by Dave Koch to Accept the Minutes as written for the Special meeting held on September 5th, 2018 Approved

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	
Labuhn, S					

3. Old Business

- a. Website:

- i. Hits to the website- Jeremy was not able to get the numbers due to a computer malfunction. Will send them out when they are available.

- b. Demolition / DPW update:

- i. Full Asbestos Demo RFP will be going out with six properties:

1. 215 West Green Street Olean
2. 211 Adams Street, Olean
3. 214 East Pine Street, Olean
4. Hazelmere Ave, Machias
5. 535 Main Street, Carrollton
6. Toad Hollow Road, Mansfield

- ii. Asbestos Reports will be complete next week on

1. 5 Dean Street, Randolph
2. 1506 Henley Street, Olean
3. 713 West Sullivan, Olean
4. 3081 Coldspring Rd Randolph

- iii. Discussion Needed:

1. 1 Pine Street, Franklinville: Unable to get in but is not a candidate for rehab. Not sure if it is a controlled demo (building is unsafe to do an asbestos survey so the whole property has to be assumed they are all asbestos) There is an abandoned car and a lot of junk. Barn is partially collapsed.
2. 6197 Shady Lane, Lyndon: 2 Structures. Barn needs to come down, no mortar left. We are not required to do an asbestos survey due to the

age. House does not seem to be in very bad shape. Needs new roof and skylights. The property in front of this is interested in purchasing it. Needs a new sewer system. Check with the Health Department.

3. 3081 Coldspring Road, Randolph: Old Barn, number of structures. Asbestos survey needed. There is a barn that is half burned out, two huge concrete silos. (60-80ft tall) The fire department has offered to burn the house. Kate will check with the fire department for what they are willing to do for the Land Bank. House is completely gutted. There are eight acres to the property. Property is right next to Route 86. Need to also get rid of multiple tires. Need to get a price on disposal of the tires.
4. West Henley St Olean: Bill Fox from the DPW reported that No evidence of structural issues on the outside, home is cleaned out, but was not able to assess the inside. It needs a new roof. Garage is good shape, but vines have grown inside along the floor.
 - a. Action Plan: Need to examine the inside to see what the inside report is. Nuisance report for no mowing. Will wait for a report from Bill and decide to go to the Legislature to ask to rehab it instead of demo it.

c. Rehab Property Update:

- i. 3069 Route 39, Yorkshire: This house does not seem to be salvageable. Bill and Kate will be visiting this property to determine if an asbestos study needs can be completed. Will report back.
 - ii. 9652 NY Route 240 in Ashford will be disposed of today.
 - iii. Community Action insurance is taken care of.
 - iv. Court Street Little Valley- the bank posted a foreclosure note on the wrong house. Joe Keller has contacted the foreclosing bank to make sure they get the posting on the correct house
- d. Review of Projects Timeline: Property list was given out to Board members. Last week there were 4 dispositions, this week is two and will work to get another two next week.
- e. Zombies: Training Recap
- f. Side Lot Bids: RR Rauh has finished up with the sidewalks and cleaned up. Kate will work on getting the paperwork to the Attorney's office. N Sixth Street received two side lot bids.

Rick Helmick made the motion to accept the highest bidder, Dave Koch seconded the motion. Approved

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
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- g. Toad Hollow Road, Mansfield needs to have the oil pit suctioned out, cleaned and disposed. DPW has gotten bids from three companies. The Bid was awarded to Sun Environmental Corp. Kate will work with the company to get the work completed.

Motion was made by Rick Helmich with a second Crystal to accept the bid. Approved

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4. New Business

- h. Otto Masonic Lodge: Town of Otto having issues with bricks falling. They were at the Zombie Training and are hoping the Land Bank can help. The Masonic Lodge and Clinton

Paige-Berian are listed as the owners. Mr. Helmich believes that the New York State Masonic Lodge is the current owner and will look into it. Kate will get the information to him. Kate will also contact the Otto Town Clerk to tell her we will look into it.

- i. Discussion of when new owners start to pay taxes: If the property is disposed at this time of year, the school taxes will be forgiven. The County Treasurer suggested that with the next round of tax foreclosure properties, a Certificate of prospective Cancellation be completed on the properties that will go to the Land Bank. This will take the properties off the tax rolls. At that time the County will write off the delinquent taxes. The new property owners will then begin paying the taxes in the next tax cycle.
 - j. Insurance: Crystal will look into the insurance we have to see if we would be covered if the houses are turned over to the Land Bank at the beginning of the rehab or demo process.
 - k. Enterprise Grant was submitted. The ask was for \$1,000,000 to demo twenty properties and rehab ten properties over 2019-2020
5. Budget Line: The Land Bank Board asked that the Department add a line item to the budget and ask for dollars to be allocated to the Land Bank. It was agreed that CCEDPT will ask for \$300,000.
6. Action Steps:
- a. Crystal will look into Insurance Issues
 - b. Kate will talk to Coldspring Fire Department about the Coldspring Rd Property.
 - c. Kate will send out the Facebook and Website hit report.
 - d. Kate will report on the property visits that were performed in September.
 - e. Request line item from the 2019 Budget
 - f. Rick Helmich will look in to the Masonic Lodge ownership
 - g. Kate will work with Sun Environmental
 - h. Move Fulton, Gilmore, N Sixth Street
7. Adjournment: Motions to adjourn, Joe Keller with a second from Rick Helmick