



2014 Annual Report

March 30, 2017

3/30/2017

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March 8th, 2017

Mission of the Cattaraugus County Land Bank Corporation

The mission of the Cattaraugus County Land Bank Corporation (CCLBC) is to restore and build value in the community by returning underutilized properties to dynamic and productive use, preserving and creating quality housing, enhancing the quality of life within neighborhoods, and encouraging private sector investment in cooperation with stakeholders who value responsible land ownership.

The primary objective of the CCLBC is to proactively address distressed properties and intervene in the cycle of blight that threatens otherwise vibrant neighborhoods within the towns, villages, and cities across the County. Acting as a strategic partner with local governments, the CCLBC will accomplish this by:

- Lessening the burden on local governments within the County by strategically acquiring, developing, improving, assembling, and selling distressed, vacant, abandoned and/or tax delinquent properties, which will
 - return improved properties to the tax roll and productive use
 - increase homeownership and affordable housing opportunities
- Combating community deterioration and urban decay caused by vacant, abandoned, tax-delinquent, and tax foreclosed properties by taking remedial action to eliminate the physical, economic, and social causes of such deterioration
- Planning and implementing programs, projects and activities designed to create or stimulate economic and community development

Board of Directors:

- Daniel Martonis, Chair- Director Cattaraugus County Real Property
- Joseph Keller- Treasurer- Cattaraugus County Treasurer
- Crystal Abers- Secretary- Director, Cattaraugus County Department of Economic Development, Planning and Tourism.
- Susan Labuhn- Board Member- Legislator
- Richard Helmich- Board Member- Legislator
- Joseph Snyder- Board member- Legislator

Staff:

- Deb Miller, Junior Accountant
- Kate O'Stricker, Development Specialist

Funding Overview:

Cattaraugus County

\$35133 for the establishment of the Cattaraugus Land Bank

NYS Office of Attorney General (from Mortgage Settlement Fund)

Awarded \$100,000 Capacity Building and Start-up Activities
(CCLBC has only drawn \$50,000 through 2016)

Major Milestones in 2016

- Completed the filing of incorporation papers with NYS Department of State
- Operationalized the CCLBC by restructuring staff within the CCEDPT to include a .50 FTE position to coordinate implementation, with supervision of the Director
- Joined the NYLBA
- Sought professional services with the Center for Community Progress
- Established PAAA compliance program that includes policies and procedures for Board Governance and Fiscal Oversight

Activities Narrative

Since its incorporation in March 2016, the CCLBC has worked with the Cattaraugus County Legislature, County Department of Economic Development, Planning and Tourism (CCEDPT), County Office of Real Property, County Attorney, and County Treasurer to create a Board of Directors. The CCLBC Board consists of four elected County Legislators appointed by the Chairman of the Legislature; and County Treasurer, Director of Real Property (currently serving as Chairman of the CCLBC Board), and Director of CCEDPT.

CCLBC operates under the supervision of the Director of CCEDPT with staff support to the organization provided by the same Department.

The CCLBC Board recognizes that prior to any acquisition a Strategic Plan must be completed, which will be a priority focus for the first half of 2017. In addition to the Strategic Plan, the CCLBC will develop a committee structure to invite the input and expertise of those most closely connected to the real estate market, including realtors, developers, lenders, and contractors, as well as municipal code enforcement officials. Utilizing the broad expertise of these individuals will strengthen the overall knowledge base and foundation of the CCLBC's committees for governance, property selection/disposition, and audit control.

Cattaraugus County Land Bank Corporation

Year in Review

Not-For-Profit Corporation Law § 1612

- (c)...the land bank, through its chairperson, shall annually deliver, in oral and written form, a report to the municipality. Such report shall be presented by March fifteenth of each year to the governing body or board of the municipality. The report shall describe in detail the projects undertaken by the land bank during the past year, the monies expended by the land bank during the past year, and the administrative activities of the land bank during the past year. At the conclusion of the report, the chairperson of the land bank shall be prepared to answer the questions of the municipality with respect to the projects undertaken by the authority during the past year, the monies expended by the municipality during the past year, and the administrative activities of the municipality during the past year.

Members

- 4 Legislators (appointed by Chairman, coincide with term)
 - Richard F. Helmich
 - David M. Koch
 - Susan Labuhn
 - James Joseph Snyder, Jr.
- Real Property Tax Director
 - Daniel T. Martonis
- Economic Development, Planning & Tourism Director
 - Crystal J. Abers
- Cattaraugus County Treasurer
 - Joseph G. Keller

Mission Statement

- The mission of the Cattaraugus County Land Bank Corporation (CCLBC) is to restore and build value in the community by returning underutilized properties to dynamic and productive use, preserving and creating quality housing, enhancing the quality of life within neighborhoods, and encouraging private sector investment in cooperation with stakeholders who value responsible land ownership.

Basically

- Fix up houses
- Tear down houses
- Clean up the side lot issues
- Help with blight

Recent Activities

- Incorporated in March 2016
- Received a LISC grant in June 2016 for training
- Held meetings on:
 - August 10th
 - August 17th
 - September 7th
 - October 12th
 - November 2nd
 - January 11th
 - February 9th

Policies

- Code of Ethics
- Conflict of Interest
- Whistleblower
- Compensation and Reimbursement
- Defense and Indemnification
- Acquisition/Disposition (working on)

Conferences

- September – Baltimore, Maryland
 - Land Banking 101
 - Reliable, Recurring Funding for Land Banks
 - Adapting Land Banks to Address Brownfields and Economic Development
- October – Syracuse, New York
 - 2 days worth of nothing but local Land Bank topics
- March – Here
 - Meet with Center for Community Progress
 - Go over where we are
 - Meet with the City of Olean
 - Meet with all Municipal Leaders

Grant

- Applied for \$1 million over 2 years
- Expect to hear something soon

2017 Milestones (from Grant)

- March
 - Develop Property database
- April
 - Identify properties to acquire
- May
 - Acquire first property
- June-September
 - Rehab/Reconstruct or Demo property
- October
 - Dispose of property

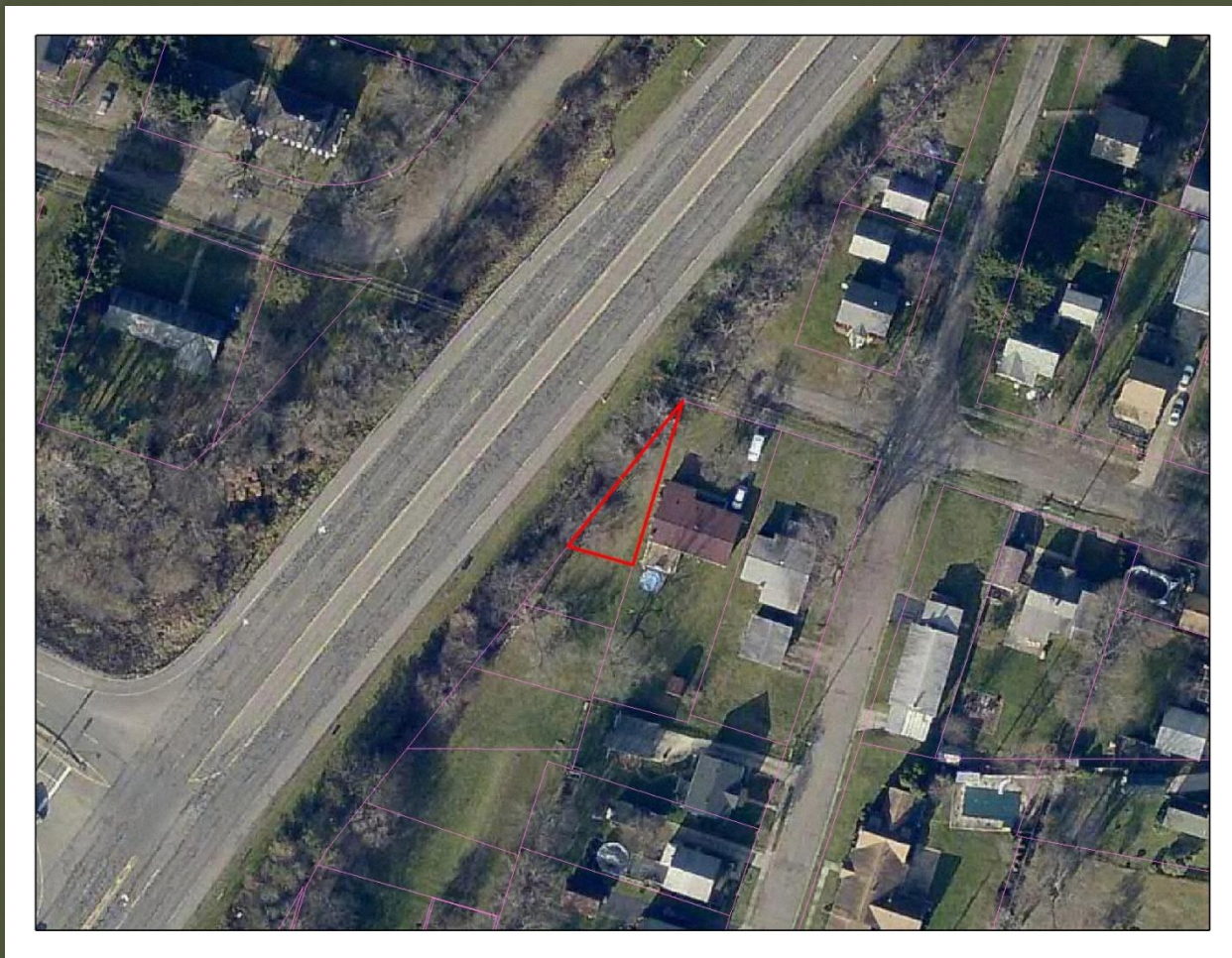
Properties

- If we get the full grant amount we:
 - Plan to acquire 17 parcels over the next 2 years
 - Rehab 13
 - Demolish 4
 - Take care of at least 4 side lot properties

Properties, How to Choose

- Follow the Policy
 - Look at the list
 - Owner? Back taxes?
 - Identify the neighborhood
 - Identify the market

Properties, Example of Side Lot



Properties, Example of Rehab



Properties, Example of Demo



