

CATTARAUGUS COUNTY LAND BANK CORPORATION



CCLBC Annual Report

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3/14/2018

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
- Frank Higgins- Board member- Legislator

Staff:

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

Funding Overview:

NYS Office of Attorney General (from Mortgage Settlement Fund):

- Awarded \$764,250 for two year period.

Major Milestones in 2017

- Adopted Policies and Procedures.
- Adopted Land Bank Acquisition/ Disposition Policies.
- Identify properties to acquire.
- Acquire nine properties through County Foreclosure Auction.
- Completed assessment and Scope of Work on two properties.
- Partnered with Cattaraugus County Department of Public Works to complete the RFP process to demolish 7 properties.
- Identified Priority Areas.
- Maintain and make available a complete inventory of all properties owned by the Land Bank, a complete inventory of all real property dispositions by the land bank.
- Determine listing prices based on competitive market analysis.

Expected Outcomes	Proposed	Acquired	Remaining
#of Parcels acquired	16	7	9
# of Residential Units Rehabbed	3	2	1
# of Residential Units Demoed	9	5	4

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
 - Frank Higgins
- 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

- Building our Partnership Base
 - Village Officials
 - Town Officials
 - City Officials
 - Community Based Organizations
- Held meetings on:
 - April 5
 - May 25th
 - June 22
 - July 27
 - August 31
 - September 28
 - October 26
 - November 30
 - December 28

ACTIVITIES

- Completed all of the required policies and procedures
- Developed www.Cattlandbank.org
- Completed survey of municipalities to build problem property data base
- Reached out to Banks who own Zombie houses in the county

Grant

- Applied for \$1 million over 2 years from NYS Attorney General Funding through LISC
- Received Grant from LISC for \$764,250
 - Will be used to
 - Acquire 16 properties over two years
 - Rehabilitate 3 properties
 - Demolish 9 properties
 - Create 4 side lots/ greenspaces
 - Complete Comprehensive Property Data Base

2017 Milestones (from Grant)

- Awarded 2RFP's: Data Base Development and Construction Technician
- Acquired 9 properties from County Auction
 - 7 Demos
 - 2 Rehabs
- Partner with DPW to complete RFP for Demos
- Rehabs were assessed and scope of work created for each
- Rehabs available for sale on www.cattlandbank.org

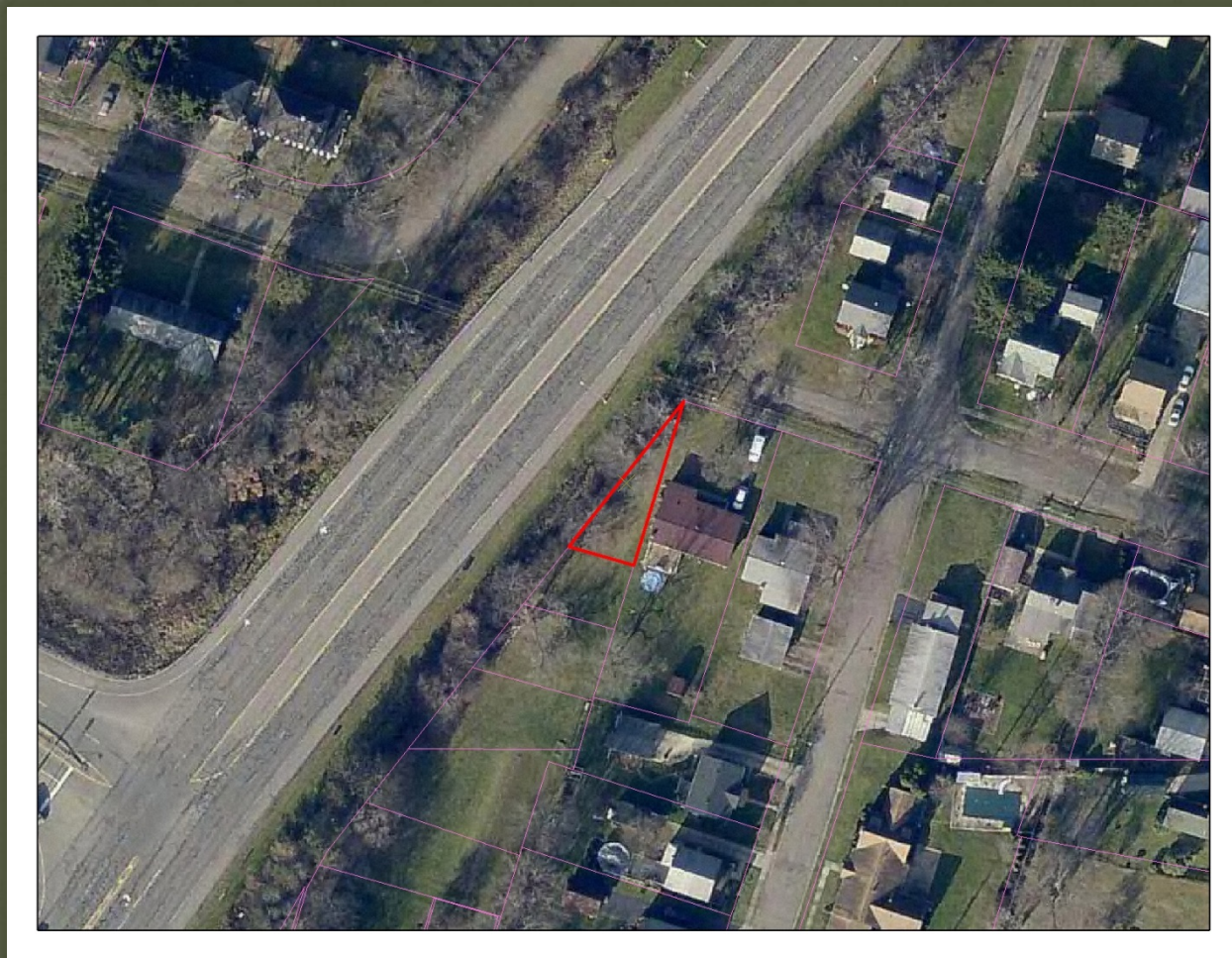
Milestones

- Collaboration with Cattaraugus Community Action to apply for Rehabilitation Funding for an additional 10 properties.
- Identified Priority Areas (i.e. Properties that address the County Comprehensive Plan for revitalizing communities, Municipal Problem Property)

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



Questions?