

**Cattaraugus County Land Bank Corporation**

**January 25, 2024**

1. **Roll call:** Dan Martonis called the meeting to order at 9:03 am – the following board members answered roll call:

Name		Name		Name	
Martonis, D	Aye	Keller, M		Abers, C	Aye
Nagle, T	Aye	Helmich, R	Aye	Higgins, F	Aye
Marsh, N	Aye				

Also present: EDPT Staff, Deb Miller, Kate O’Stricker

On the phone was from the City of Olean Mayor Aiello, Ryan Reed, Keri Kerper

OVERVIEW of Land Bank Mission: Dan Martonis spoke on the Mission of the Land Bank and what work has been done over the last five years. He explained how the Land Bank is able to acquire properties and how the Land Bank is funded through County Funds and Grant Funds through the NYS and Office of Community Renewal.

2. **Review and Approval of Minutes** from January 25, 2024:

Motion made by Rick Helmich with a second by Norm Marsh to accept the minutes.

Approved.

Name		Name		Name	
Martonis, D	Aye	Keller, M		Abers, C	Aye
Nagle, T	Aye	Helmich, R	Aye	Higgins, F	Aye
Marsh, N	Aye				

3. **Election of Officers:** Nominations were opened and are as follows:

**Chairman: Dan Martonis**

**Vice Chairman: Rick Helmich**

**Secretary: Crystal Abers**

**Treasurer: Matthew Keller**

Motion for full slate of Officers by Rick Helmich with a second my Norm Marsh. Approved

Name		Name		Name	
Martonis, D	Aye	Keller, M		Abers, C	Aye
Nagle, T	Aye	Helmich, R	Aye	Higgins, F	Aye
Marsh, N	Aye				

4. **Old Business**

**a) Rehab Property Update:**

- **701 North Union, Olean** – Developer Rehab Mr. Mark Warnes updated the Land Bank on 1/8/2024- the roof contractor received the permit but is running behind schedule but should be completed in the next couple weeks. **WORK HAS BEGUN!**
- The tree company has completed the trimming and one large tree was taken down. Demo on the inside has started- with one apartment completed as of 1/8/2024

**b) Side Lots:**

- **701 Irving Street, Olean** – Up for sale, will be put on the county auction. Ryan talked to the person who possibly wanted to buy it and doesn’t think it’s going to happen.

**c) Demos:**

- **9119 Otto East Otto Road, Town of Otto** – Geiter Done - \$168,000
- Funding from NYS OCR - \$90,000 towards the project
- Cattaraugus County - \$50,000
- Town of Otto - \$28,000
- Total Funding - \$168,000
- The Board decided to transfer the property the Town of Otto following the demo.
- The neighbor to the left of the property has not moved his junk yet. Kate has called him and sent him two letters that state that he has until January 5<sup>th</sup> to move his stuff out of the way. Kate is working with the County Attorney to update the contract with an indemnity clause for the company in case they damage anything on the next-door property. This property owner has been holding up the demo by not moving the scrap and old vehicles.

**Side lot bids are open until 2:00 pm today, January 25<sup>th</sup>.**

- **10768 McKinstry Road, Town of Yorkshire – COMPLETE.** Side lot bid received from Duane Tingue for \$10,000
- This property is not big enough to put a new home and septic system on it. Crystal Abers mentioned that when we pick properties we need to look at the size of the property and the zoning / health department regulation and make a disposition plan before we agree to take them. There are different criteria for each town and the health department for whether there is or is no municipal water / sewer.

Discussion was had concerning the side lot disposition and how they are handled. Crystal Abers said that The Land Bank has learned a lot over the last 5 years and it may be time to look at the by-laws to see if there needs to be changes. Rick Helmich asked if she would write new by-law changes up and she agreed. Mr. Helmich asked process for by-law changes and Ms. Abers said that the changes need to be proposed, then advertised and passed at a later meeting.

A motion made by Frank Higgins with a Second by Dan Martonis to accepted the bid from Mr. and Mrs. Tingue contingent on if there are any other bids received by 2pm. Approved

Name		Name		Name	
Martonis, D	Aye	Keller, M		Abers, C	Aye
Nagle, T	Aye	Helmich, R	Aye	Higgins, F	Aye
Marsh, N	Aye				

- **16-18 Mill Street, Franklinville - COMPLETE.** The Village of Franklinville sent a letter asking the Land Bank to Transfer the Lot to the Town for future development. Dan Martonis asked that Kate reach out to see what the future development may before there is a vote.
- **50 Pine Street, Franklinville – COMPLETE.** NO bidders at this time
- **304 S. Eighth Street, Olean – COMPLETE.** Bid for \$100 was received by adjacent Land Owner. Discussion was had by the board that this does not meet the minimum bid. They asked that Kate reach back out to see if he would consider paying the \$500 minimum bid. This is not a buildable lot. The lot size does not meet zoning codes.

- **217 Pine Street, South Dayton - COMPLETE.** Crystal Abers discussed that this is a commercial lot and we should look into selling it to someone who is looking to use it as a commercial space to bring new business to the village. She will talk to the Village and to see if they know if anyone who is interested in the lot. The Village Clerk called Crystal to thank her for having this demolished and what a great job the contractor did. Kate mentioned that we may need to look at the by-laws to make sure that we do not have to offer to an adjacent landowner first.

**4. New Business:**

Crystal wants to hold a meeting in 2024 with the municipalities to let them know everything the Land Bank has done for them and the money spent for each of their municipalities. It will be a good education for them and may get them to start helping the land bank with maintenance issues.

- Crystal Abers asked about the Foreclosure process in Cattaraugus County and what is being done to make sure that we are following the Supreme Court decision. This affects the Land Bank as well for acquiring the properties before the auction.
- NYSAC does have a bill that was produced that will have a hold back of funds that will be kept in an account incase the owners come back for the proceeds. It has not passed as of yet.
- If the county does give the Land Bank a property before the auction, the Land Bank will be liable for the excess proceeds per the NYS Land Bank Association Attorney.
- The Demos are different because we spend a lot more than we make, and the rehabs we are usually in the hole for.
- The Land Bank may look at getting appraisals done on the properties.
- Restore NY funds are going to open soon. The county can be an applicant, but the Land Bank cannot. The Municipality do not have to own the building but they need to have permission from the owner to apply for rehab/ demo funds. Other funding from NYS were discussed

**5. Action Items**

- Kate will send out an email with the final side lot bids for the Board to vote.
- Crystal will work on the language for the by law change for side lots.
- Kate will reach out to a neighbor who is interested in buying the lot on 304 S. Eighth Street in Olean.
- Crystal will ask the Village of South Dayton if they have any ideas for a buyer for 217 Pine Street in South Dayton.

**Next Meeting: February 29, 2024 at 9:00 am –**

Motion made by Norm Marsh with a second by Crystal Abers to adjourn. Approved.  
Meeting adjourned at 9:47 am.

Name		Name		Name	
Martonis, D	Aye	Keller, M		Abers, C	Aye
Nagle, T	Aye	Helmich, R	Aye	Higgins, F	Aye
Marsh, N	Aye				