

Cattaraugus County Land Bank Corporation
January 30, 2025 – Meeting Minutes

1. Roll Call

- a. Dan Martonis called the meeting to order at 9:06am – the following board members answered roll call.

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>----</i>	<i>Abers, C</i>	<i>Aye</i>
<i>Nagle, T</i>	<i>---</i>	<i>Helmich, R</i>	<i>Aye</i>	<i>Higgins, F</i>	<i>Aye</i>
<i>Marsh, N</i>	<i>Aye</i>				

- b. **Also present:** EDPT Staff; Kate O’Stricker, Deb Miller, Devon Winters
c. **On Phone:** Ryan Reed, Keri Kerper

2. Review and Approval of December 12, 2024 Minutes

- a. Motioned by Norm with a second by Rick. **Approved.**

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>----</i>	<i>Abers, C</i>	<i>Aye</i>
<i>Nagle, T</i>	<i>---</i>	<i>Helmich, R</i>	<i>Aye</i>	<i>Higgins, F</i>	<i>Aye</i>
<i>Marsh, N</i>	<i>Aye</i>				

3. Election of Officers

- a. Kept positions the same.

b. Motioned by Norm with a second by Frank. Approved.

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>----</i>	<i>Abers, C</i>	<i>Aye</i>
<i>Nagle, T</i>	<i>---</i>	<i>Helmich, R</i>	<i>Aye</i>	<i>Higgins, F</i>	<i>Aye</i>
<i>Marsh, N</i>	<i>Aye</i>				

4. Old Business

- a. *Rehab Property Updates*

i. 701 North Union, Olean

1. Kate got response back from owner. Plumbing, drywall, and insulation to be done by March. Frank mentioned he would like to see the yard get cleaned up a bit as he has concerns from neighbors of the property.

b. Side Lots

- i. 701 Irving St, Olean – SOLD!

c. Demos

- i. 623 Seneca Ave – Asbestos Quote
- ii. 517 E Connell St – Asbestos Quote

iii. RFP’s went out for quotes above – North Eastern was chosen, vote taken to approve. Motioned by Crystal with a second from Dan. Approved.

NAME		NAME		NAME	
<i>Martonis, D</i>	Aye	<i>Keller, M</i>	----	<i>Abers, C</i>	Aye
<i>Nagle, T</i>	---	<i>Helmich, R</i>	Aye	<i>Higgins, F</i>	Aye
<i>Marsh, N</i>	Aye				

5. New Business

a. Housing Study Funding Request

i. The department of EDPT was denied on their request for a Housing Study application due to the number of applications and not having enough support for pro housing, which is hard in rural counties like ours. The Department is asking the Land Bank to fund the study. Discussion was made throughout the board. The end product of the study would keep a list of priorities for the land bank and show housing needs per community. RFP’s would be sent out to architecture companies, who would complete the study. The big cost would be this initial study, but from them on it would just be updated from time to time and would be done over a 5-year span. A vote was made to accept this request.

ii. Motioned by Norm, with a second by Frank. **Approved.**

NAME		NAME		NAME	
<i>Martonis, D</i>	Aye	<i>Keller, M</i>	----	<i>Abers, C</i>	Aye
<i>Nagle, T</i>	---	<i>Helmich, R</i>	Aye	<i>Higgins, F</i>	Aye
<i>Marsh, N</i>	Aye				

b. 2025 Auction Properties

- i. Kate handed out list. The following municipal problem properties were the ones the Land Bank will be keeping an eye on the tax foreclosure list:
 1. 53 Washington, Old Church – Cattaraugus
 2. 4385 Bear Hollow Rd – Great Valley
 3. 730 Bishop St – Olean
 4. 13 Maple Ave – Gowanda

- c. 2025 Planning for Properties: A new white paper will be sent to Land Banks from the NYS Land Bank Association Attorney discussing options for acquiring properties of the foreclosure list. Kate will distribute once we receive it.
- d. LBI – Round 2 funding available to apply for to be used for a *special project*. Environmental component is hard to get through with this one. Possible property in South Dayton (Old Carnation/Nestle Plant) or the old school in Cattaraugus. Waiting for a clear cut of plans or demo quotes on both properties to make a further decision.

6. Action Items

- a. Matt and Ashley working on plans with 118 R Green St
- b. Waiting on clear plans of Old School in Cattaraugus and Old Nestle Plant in South Dayton.
- c. Kate will be sending out more information on the Housing Study and the RFPS with that.
- d. Updated list of Auction Properties will be coming.

7. Next Meeting

- a. Next meeting will be held on **Thursday, February 27 at 9:00am, being held in the LV-EDPT Conference room on the second floor.**

8. Meeting Adjourned at 9:51am

- a. Motioned by Frank, seconded by Rick. **Approved.**

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>---</i>	<i>Abers, C</i>	<i>Aye</i>
<i>Nagle, T</i>	<i>---</i>	<i>Helmich, R</i>	<i>Aye</i>	<i>Higgins, F</i>	<i>Aye</i>
<i>Marsh, N</i>	<i>Aye</i>				