

Cattaraugus County Land Bank Corporation
October 29, 2020

1. Roll call: Chairman Dan Martonis called the meeting to order at 9:00am – the following board members answered roll call

Name		Name		Name	
Martonis, D	Aye	Keller, J		Abers, C	Aye
Koch, D		Helmich, R	Aye	Higgins, F	Aye
Marsh, N	Aye				

Also present EDP&T Staff- Kate O’Stricker, City of Olean (by phone) - Bill Aiello, Ryan Reed, Kathy Monroe and Town Officials representative- Charlie Davis.

2. Review and Approval of Minutes from September , 2020:
Motion made by Joe Keller with a second by Rick Helmich to accept the minutes as written: Approved

Name		Name		Name	
Martonis, D	Aye	Keller, J		Abers, C	Aye
Koch, D		Helmich, R	Aye	Higgins, F	Aye
Marsh, N	Aye				

3. Old Business

a. Demolition:

- 326 South Barry Street Olean- Contract executed and insurance received and approved by Brown & Brown and Enterprise- Kate needs to contact NYSEG to cut the gas service. Geiter Done was not able to. After the demo company completed the abatement October 9th the neighbor to the right broke in and removed several of the windows and a bathtub. Since the abatement was already complete, the Stohl refused to complete the post removal asbestos survey until Geiter Done came back and did another abatement which will cost at least \$1100 for labor for the demo company. The investigator has spoken to the neighbor that took the windows and the neighbor who filed the initial complaint, and they both told him that one of the employees from Geiter Done gave Mr. Ickes permission to take whatever he wanted from the 326 S Barry Property. The investigator was also told that the Geiter Done employee told Mr. Ickes that whatever he took from the property was going to save Geiter Done money because they would not have to pay to haul it and the dump fees. The investigator has send his findings to the DA’s office and we will be getting the final report from there. It is up to the DA’s office if there are any charges that can be brought on Mr. Ickes, but due to the evidence, he does not think there is because Geiter Done had given permission, and they were working as an agent of Cattaraugus County Land Bank.
- Demo to be completed on November 2nd.

- Motion made by Crystal Abers with a second by Rick Helmich to notify Geiter Done that the Board will not pay the extra man hours for the second clean up:
Approved

Name		Name		Name	
Martonis, D	Aye	Keller, J		Abers, C	Aye
Koch, D		Helmich, R	Aye	Higgins, F	Aye
Marsh, N	Aye				

- 27 Temple Street Portville- Contract executed and insurance received and approved by Brown & Brown and Enterprise- Demoad on 10/27/2020

ii. 2020 Demo Properties- Round 6.0 are on their way

208 Worden Avenue Olean: Regular Removal

312 12th St North Olean: Need to get it condemned for a *non-friable* controlled demo- **City of Olean Condemned**

20 Pine Street Franklinville – Waiting for 56 Services

21 St. Johns St Gowanda: Regular Removal

5736 School Street Ischua: Need to get it condemned for a *friable controlled demo*. Working with Code enforcement

115 13th South Olean: Need to get it condemned for a *friable controlled demo*. **City of Olean Condemned**

1350 Portville- Olean Rd Portville- Waiting for 56 Services

- Photos have of all properties, inside and out for the RFP.
- Five of the seven Properties have Pre- Demo Asbestos Survey completed. Just waiting on the other two.
- Will put out RFP for 5 properties asap.

b. Rehab Property Update:

16 South Main Franklinville

- The gas and electric is on we
- Installed new waterline
- We also started tearing off of the roof Wednesday
- We have a new furnace system ordered

316 N 9th Olean

- We have completely replace the roof
- Clean and sealed interior basement walls
- We are waiting for replacement windows...
- We have some exterior painting done
- Possible Buyer
- One Rehab is still needed. Kate has identified three properties of interest that are in close proximity to other rehabs we have done.
 - 419 Court Street, Little Valley- Joe Keller will check on this. NOT AVAILABLE THROUGH THE COUNTY.
 - 25 Empire Street, Franklinville- \$46,900- Partially Rehabbed inside.
 - 38 Maple Ave Franklinville- \$39,900

- Kate and Crystal will also talk to Cattaraugus County Bank and see if they have any properties that they would like to sell/ donate to the Land Bank
- Ryan reed from the City of Olean will send Kate a list of sites to look for bank owned properties being auctioned.
- **138 North 17th Olean- (WILL BE SOLD TO DEVELOPER TO REHAB)** Home Inspection completed and has been forwarded to Board members- Scope of work and rehab budget are being developed with the buyers. Will forward to Board and Enterprise when completed.
- **209 South Main Cattaraugus-**Home inspection to be completed on 9/18/2020- Lead and Asbestos completed- waiting for report
- **215 South Barry Olean-** Home Inspection completed and has been forwarded to Board members- Lead and Asbestos completed- waiting for report. Frank Higgins asked to have the inspection report sent to him to talk to potential investors.
- **11844 Buffalo St Perrysburg-** Transfer Completed- The Board discussed the on-line vote that allowed the new owner, Wendy Maines to have a mortgage on the property. The Result of the On-line vote are:

Motion made by Rick Helmich with a Second by Joe Keller reiterating the Land Bank approves Wendy Maines to get a mortgage on the **11844 Buffalo St Perrysburg property. Approved**

Name		Name		Name	
Martonis, D	Aye	Keller, J		Abers, C	Aye
Koch, D		Helmich, R	Aye	Higgins, F	Aye
Marsh, N	Aye				

- - c. **Properties for Sale:** Kate is working with Auctions International to have an on-line Auction for the following lots with minimums.

535 Main Street Carrollton: \$15,000 minimum-Crystal will contact prospective buyer before auction
 214 Pine Street Olean: \$500 minimum- Ryan Reed will look at property and see if there is interest in adjacent owners willing to buy
 713 West Sullivan Olean \$500 minimum
 6197 Shady Lane Lyndon- \$100 minimum

- d. Kate will move forward with getting all information to Auctions International

Completed Rehabs for Sale-

19 Empire Franklinville:

- CCLBC is working with Five Star Bank and the buyer to secure the mortgage- Buyer is back to work and has been working with the bank for the mortgage. Kate will reach out within the next week to see where the buyer is in the process and get a timeline.

4. New Business:

- BUDGET 2021 Board Members discussed that the Land Bank asked the Cattaraugus County Legislature for \$200,000 as a Contracted Services Application. At this time, it is still at \$200,000.
- Crystal discussed working with Brown and Brown, the Insurance agency to try to get a better rate for our insurance. Our Rate is now \$26,000 which is about \$10,000 less than the year before.
- Kate is working on the presentation to the Legislature. IT was decided to talk to the Chiarman and see if he would prefer the presentation be in March 2021.
- Home inspections will be sent to the board members.
- Kate will work with auctions international for four lots.

- Kate will check with 19 Empire Street Buyer.

4. New Business:

- Debit Card for the Land Bank Account: A debit card is needed to make purchases such as the QuickBooks software needed. The signatory will be Deb Miller.

A motion was made by Dan Martonis with a Second by Norm Marsh to allow Joe Keller, the Treasurer to request a debit card for the Land Bank account with the signatory being Deb Miller. Approved

Name		Name		Name	
Martonis, D	Aye	Keller, J		Abers, C	Aye
Koch, D		Helmich, R	Aye	Higgins, F	Aye
Marsh, N	Aye				

5. Action Items

- Kate complete the RFP for 5 demos
- Kate will Frank Higgins the inspection for 215 S Barry.
- Kate will send Ryan Reed the inspections and information for 138 N 17th Street.
- Kate and Crystal will also talk to Cattaraugus County Bank and see if they have any properties that they would like to sell/ donate to the Land Bank

Next Meeting- November 19th, 2020 at 9am

Joe Keller motioned to adjourn with a second made by Norm Marsh. Approved.

Name		Name		Name	
Martonis, D	Aye	Keller, J		Abers, C	Aye
Koch, D		Helmich, R	Aye	Higgins, F	Aye
Marsh, N	Aye				