

**Cattaraugus County Land Bank Corporation**  
**October 30, 2025 – Meeting Minutes**

**1. Roll Call**

a. Dan Martonis was absent, Rick Helmich called the meeting to order at 9:36am – the following board members answered roll call.

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

b. **Also present:** EDPT Staff; Kate O'Stricker, Deb Miller, and Devon Winters.  
c. **On Phone:** Ed, Kerri, and Ryan with the City of Olean.

**2. Review and Approval of *September, 2025 Meeting Minutes***

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

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

**3. Old Business**

a. **Rehab Property Updates**

i. **701 North Union, Olean**

1. Two new decks on entries, which was the last thing to be done. No one has been at or working on the property for a few weeks. The upper deck on the front of the home needs to be addressed with contractor or owner as it is not in a stable condition and could give way at any time. Ryan had spoken to them the last time they were there about it. Ed and Kate will reach out.

ii. **Demos - 623 Seneca Ave & 517 E Connell – both now complete!**

**4. New Business**

a. **Left to Demo**

i. **City of Olean –**

1. 316 Laurel Ave

- a. Demo in process by *Geiter Done*, came down nicely after a few trouble areas where its debris started to fall towards the roadway but all was managed well. The demo team has started hauling debris away with their last haul being

today. The team had made a “driveway” over the sidewalk so that their equipment did not hurt the sidewalk. The last step is to fill in the basement. Air-monitoring done for this property. Ed stated that the team is very efficient and quick, they take debris off site (except rock/stone). The team does the proper paperwork for asbestos removal and such to go to landfill. Kate stated that all paperwork goes to her and the attorney’s office to then be signed by Dan and then contracts can be signed. This is a buildable lot.

- b. Team going to park equipment in the neighboring yard of County property for the time between demos, Matt said that is okay.
- 2. Lot 39-40 332 N Tenth St
  - a. Next to demo
- 3. 311 S Third St
  - a. Next to demo

*ii. Side Lot Bids- for all demo properties –*

- 1. 517 E Connell St.
  - a. BIDS: Aaron Pavelock – BID \$800 (+\$250 with closing), shares driveway with property.
  - b. *Move made to approve BID by Rick.*
    - i. Motioned by Crystal with a second by Tim.

**Accepted.**

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

- 2. 623 Seneca Ave
  - a. BIDS: Possible BID through “No Limit Construction”, a neighbor who had contacted Ryan. Ryan will have them reach out to Kate. Awaiting decision.
- 3. 316 Laurel Ave
  - a. BIDS:
    - i. *Neighbor 1, Paul Jones - \$750*, has maintained lot for 10 years, would Questioning eminent domain regarding property as he has taken care of it for so long.
    - ii. *Neighbor 2, Paula Ferry - \$3,500*, has plans for multiple uses - beautification of neighborhood,

gardens and play yard for grandchildren and possibly adding a tiny home to property.

iii. *Move made to approve BID for Paula Ferry at \$3,500 by Rick.*

1. Motioned by Frank with a second by Tim.  
**Accepted.**

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

4. 311 S Third St.

- a. BID packets sent out to nearby residents. One being Ann Cogdon with \$750.
  - i. *Move made to approve BID by Rick.*
  - ii. Motioned by Crystal with a second by Matt.  
**Accepted.**

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

5. Lot 39-40 332 N Tenth St.

- a. Not buildable lot – may combine with other properties as the county owns and will be getting a few properties around that area. Matt stated that some people may bid on the properties singularly as the taxes are not that time. Dan had removed from the tax rolls, so no maintenance needed. Possibly have Land Bank purchase those conjoining properties instead. – awaiting descision.
- b. Possible BID of \$1,000 by Ed Conheiser, owns two houses down and would like for apartment parking which the current lot may be too small for – awaiting decision.

iii. **Other –**

1. Upcoming possibilities

- a. *Habitat for Humanity Project – Erie County*
  - i. Interested in building a home on an open buildable lot given from the County. They do the funding and add a home to our tax rolls.
  1. Crystal/Kate will reach out to Habitat for Humanity to see how serious they are.

- 2. Kate stated that she can get a grant app out to possibly purchase the open area properties around Lot 39-40 332 N Tenth St.
- b. If Habitat for Humanity is not viable options, Kate stated that the board could go ahead with grant funding for the Cross-Mod homes to show that we are doing more than just demos.
- c. Two open grant applications that are open now
  - i. "Move in New York"
    - 1. 10 lots, same neighborhood that are all linked to sewer and water. Houghton currently applying.
  - ii. Construction of New Build
    - 1. Possible cross-mod building options for 300% low-mod income. We would not own, we would sell.
    - 2. Kate to look into all the details for cost and such to apply if decided.
    - 3. Possible properties to check into (Olean) –
      - a. Parcel near old "St. Francis Hospital", per Olean was approved for housing.
      - b. Parcel across from St. Bonnies
- 2. Crystal asked about possible upcoming property to add; 108 Pine St, South Dayton. The owner passed and was in bankruptcy. Wait until spring for more information as Village needs to push issue with this property.

#### 5. Action Items

- a. Ed / Kate – reach out to 701 N Union Owner about updates.
- b. Crystal / Kate
  - i. Check into Habitat for Humanity – possible home building project
  - ii. Check into grant funding details to decide on which to apply

#### 6. Next Meeting

- a. Next meeting will be held on **Thursday, November 20<sup>th</sup> at 9:00am** at the **LV School, EDPT Conference Room**.

#### 7. Meeting Adjourned at 10:16am

- a. Motioned by Norm seconded by Matt. **Approved.**

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