

**Cattaraugus County Land Bank Corporation
October 31, 2024 – Meeting Minutes**

1. Roll Call

- a. Dan Martonis called the meeting to order at 9:00am – 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>Aye</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:** EPDT Staff; Kate O’Stricker, Deb Miller, Devon Winters
- c. **On Phone:** Ryan Reed, Keri Kerper, Mayor Bill Aiello

2. Review and Approval of August, 2024 Minutes

- a. Motioned by Rick with a second by Tim. **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>Aye</i>	<i>Helmich, R</i>	<i>Aye</i>	<i>Higgins, F</i>	<i>Aye</i>
<i>Marsh, N</i>	<i>Aye</i>				

3. Old Business

- a. *Rehab Property Updates*

- i. **701 North Union, Olean**

- 1. Kate sent an email to the owner to let him know what needs to be done by August 1st, 2025.
 - 2. Ryan got an update, heating and electric work being done on the inside.

- b. *Side Lots*

- i. **701 Irving St, Olean**

- 1. Kate has heard nothing from Tom Butler, BID packets sent again to adjacent land owners, no response yet. Ryan stated to make sure one gets to the owner of 705 Irving as they may be interested, will send out another packet to them.
 - 2. Snow removal will have to be looked into. Petersons did the yardwork; Kate will send them an email for the snow removal.

- c. *Demos*

- i. Dan brought up possible deal with City of Olean for the vacant home on *118 W Green St. in Olean* which has become a major problem property. Hoping the City will condemn the property and demolish, the land bank could possibly reimburse the City for price of demo and pay as a bill. Ryan stated a pass-through agreement that would dismiss property to the land

bank, the property could then be sold to the adjacent land owner, Matt. Crystal stated that she would like this request in writing with quotes for demo before agreeing to anything, board members were in agreement with this.

4. New Business

a. 2024 Auction Properties –

i. 517 E Connell St, Olean

1. Must go through second property auction. If no bid, goes to Land Bank.

ii. 623 Seneca Ave, Olean

1. Must go through second property auction. If no bid, goes to Land Bank.

- iii. Auction will be held in person, on a weekend date. Dan waiting to hear on date of auction, Matt and his team need to schedule that. Hopefully be able to hold auction before next meeting in December.

b. 2024 Municipal Problem Property Survey

- i. Kate stated that these were sent out and returned - not much input though.
- ii. Crystal asked about coming up with more creative ways to find more properties needing help with problem properties. She would like to send an email out to municipalities to explain.

c. 2024 Zombie Property List

i. Village of South Dayton

1. 50 First Ave. – Commercial Building (Old Carnation/Nestle Plant), Owned by Village, 11260 sq ft
 - a. Work with Village on a restore NY application to fund the demo of the building, town has some ideas to restore property.
 - b. Restore NY due December 20, 2024 but missed the cut off for letter of Intent. May need to apply in the next round which would give us more time to get bids from contractors for demo.
 - c. LBI 2 Funding is available as well. We are able to apply for \$100,000. It is revolving grants, so may be able to get before Restore NY as there are no due dates.

ii. Town of Perrysburg

1. 10317 Peck Hill Rd. – JN Adams, Multiple Buildings
 - a. Staff have spoken to Senator Borrello's office and Assemblyman Giglio's office – both are supportive of moving talks forward with the city of Buffalo and NYS ESD.

iii. Town of Randolph

1. 12760 Bowen Rd. –

- a. Tim Nagel contacted the owners of this property. It sits on 1.6 acres. House needs demolished. Owner willing to sell for \$20,000.
 - i. Home may have an asbestos issue, may increase the cost of demo to take precautions with that. May need to wait on this one.

5. Action Items

- a. Kate will send another BID Packet out to the property owners of 705 Irving about possibly wanting to expand theirs with 701 Irving. She will also send an email to Peterson’s about snow removal for the property.
- b. Obtain contract from the City regarding 118 W Green St. in Olean.
- c. Crystal will send out an email to municipalities regarding problem properties and information on the “Restore NY” process.
 - i. Conversation was made about the presentation with Paul Bishop for municipalities, back in early October. It was a very beneficial meeting and something like that should be done more frequently to help educate our county on topics such as grants and the process to get one.

6. Next Meeting

- a. Combine November/December meetings. **Next meeting will be held on Thursday, December 12th at 9:00am.**

7. Meeting Adjourned at 9:35am.

- a. Motioned by Norm, seconded by Crystal. **Approved.**

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