

Cattaraugus County Land Bank Corporation

November 29, 2018

1. Roll call: Chairman Martonis called the meeting to order at 9:02 am – the following board members answered roll call

Name		Name		Name	
Martonis, D	Aye	Keller, J		Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	
Labuhn, S					

Also present: Deb Miller: EDP&T Staff, Kate O'Stricker: EDP&T Staff, Eric Firkel: County Attorney

2. Review and Approval of Minutes:

Motion Made by Crystal Abers with a second by Dave Koch to Accept the Minutes as written for October
th: Approved

Name		Name		Name	
Martonis, D	Aye	Keller, J		Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	
Labuhn, S					

3. Old Business

- a. Website:

- i. Hits to the website- Kate handed out the report of the hits to the website. Currently there are only two three properties for people to purchase for rehab. There will be side lots after Round 2 of Demos.

- b. Demolition / DPW update:

- Mr. Joseph Keller entered the meeting.
 - i. Randolph: Request made to look into 56 Main Street for demo. Currently being held in a trust by a bank. Bank is paying taxes on the property. As the Land Bank, we may be able to ask that the Bank turn it over to us for it to be demoed. Kate will contact the bank.
 - ii. Full Asbestos Demo RFP ROUND 2 Bids have been accepted:
 1. 215 West Green Street Olean: Empire Building Diagnostic, Inc.
 2. 211 Adams Street, Olean: Wargo Enterprises
 3. 214 East Pine Street, Olean: Empire Building Diagnostic, Inc.
 4. Hazelmere Ave, Machias: Wargo Enterprises
 5. 535 Main Street, Carrollton: Empire Building Diagnostic, Inc.
 6. Toad Hollow Road, Mansfield: Wargo Enterprises
- Wargo has asked for a contract extension to complete Hazelmere and Toad Hollow Due the snow fall and the amount of debris that is on the properties. John Neeson, the Contractor for the Asbestos Monitoring agrees and says that he cannot sign off on the project if the property is covered with snow.

Rick Helmick made a motion to amend the contract to include schedule of values (no more than four phases) and extend the contract until May 31, 2019 with Wargo.

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- Mr. Bill Aiello entered the meeting

- Crystal Abers discussed with Mr. Aiello that she will send a letter to him with the list of all of the upcoming demos in Olean so that he can make sure the Land Bank is not charged for any utility bills. Mr. Aiello asked that the letter be copied to Bob Ring as well.
- Kate O'Stricker asked Mr. Aiello to thank the Code Enforcement Officer for his help with the utility companies and the shut offs for the upcoming demos in the City.

iii. Round 3 Demos: RFP is at DPW for approval

1. 5 Dean Street, Randolph
2. 1506 Henley Street, Olean
3. 713 West Sullivan, Olean
4. 3081 Coldspring Rd Randolph
5. 3069 Route 39 Yorkshire
6. 1 Pine Street Franklinville
7. 6197 Shady Lane Lyndon

c. Rehab Property Update:

- i. 19 Empire Street in Franklinville:
- ii. 266 Main Street Randolph:
- iii. 109 7th Street Little Valley: Kate distributed the specs from Community Action.

Kate suggested that partnering can be done with Community Action to do the work and the Land Bank will reimburse them for the work. LISC has been asked if this will work. Kate will reach out to CCA to start the discussion on how this can work. A meeting will be set up with CCA and the Land Bank to talk about timelines, contingencies, etc.

- iv. 421 Court Street was signed over. CCA was there the next day to start the rehab.

The Land Bank currently has rehab dollars that need to be spent.

d. Side Lot Bids:

- i. Fulton Street: Paperwork is ready and they will be disposed of in the next couple weeks.

e. Complete List of Properties

The color coded list was given to members as an update of all property activity

4. New Business

- e. Otto Masonic Lodge: The lodge created an association, so that the Lodge will not go back to the Grand Lodge. The name of the last person actively in charge of the Lodge. EDPT will look in to contacting them to see what the intent is with the building. It will be on the foreclosure list for 2019. Crystal will look into the getting some of the Land Bank members in to the building to see what shape it is in.
- f. Enterprise Grant EDPT is working on all of the paperwork for the new grant. Depending on our success, the Land Bank may be able to apply for more funding in the fall of 2019.
- g. Motion was made by Dan Martonis to pass a Resolution to accept the Enterprise Grant with a second from Rick Helmick.

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5. OTHER:

- a. Dan Martonis discussed information he obtained from a code enforcement officer about the Zombie Law. If a bank is not responding to the land Bank, they can be fined \$500 daily. Need to go to DFS and they will help to get contact with the bank.
- b. Kate Discussed the National Community Stabilization Trust that has been developed by Mr. Cooper and other banks that need to get Zombie homes back into use. Kate has

completed the paperwork and has applied to be a “purchaser” of the Zombie properties.
Mr. Cooper bought out the old HSBC properties in the area.

6. Action Steps:
 - a. Kate will work with Eric’s staff to Amend the Demo contract with Wargo
 - b. Kate will research 56 Main Street Randolph
 - c. Work with Community Action to work on the Rehab projects
 - d. Crystal will reach out to the last person that was active with the Masonic Lodge to see what the intentions are for the building.
 - e. Kate will complete the Application process for the National Stabilization trust.

7. Adjournment: Motions to adjourn Dave Koch with a second from Rick Helmick at 9:36am

Next Meeting December 27th, 2018 @ 9am. Third Floor Large Committee Room