

**Cattaraugus County Land Bank Corporation
November 30, 2023**

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

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

Also present: EDPT Staff, Deb Miller, Lissa Wilson, and Connor Maxwell.

On Zoom was: Capt. Dave Bauer, Mayor Aiello and Keri Kerper.

2. **Review and Approval of Minutes** from October 26, 2023:
Motion made by Rick Helmich with a second by Dan Martonis to accept the minutes. Approved.

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

3. Old Business

- a) Rehab Property Update:
- 701 North Union, Olean – Developer Rehab. Sale is final. The deadline was extended to August 1, 2025 to satisfy the scope of work. The updated scope of work with extended timeframe was signed and filed in the County Clerk’s office. Mr. Warnes has contracted with a tree company and a roofing company and that work will be completed by the end of December, 2023.
- b) Side Lots:
- 701 Irving Street, Olean – Up for sale, will be put on the county auction if it does not sell. Olean may have someone who is interested. They will make contact to check.
- c) Demos:
- 9119 Otto East Otto Road, Town of Otto – funding from NYS OCR is \$90K toward the project. Completed Programmatic Environmental Review completed July 18th. Accepted by OCR August 22nd. RFP sent out. The original bids were as follows:
Geiter Done - \$188,000 & HH Rauh - \$80,000. HH Rauh backed out of the contract. A new RFP was sent out and new bids were received. The new bids are as follows:
Geiter Done - \$168,000 & HH Rauh - \$177,000.

Motion to accept the new contractor - Geiter Done, was made by Norm Marsh with a second by Dave Koch.

- Air Monitoring for RFQ – 9119/9111 Otto East Otto Road, Otto, NY
 - Neeson Clark - \$1800
 - Northeastern - \$1720

Motion to accept the new contractor – Northeastern Environmental Monitoring, was made by Rick Helmich with a second by Dan Martonis.

Demo 9.0 Update:

- Contract Completed with Geiter Done and NEM are executed.
- Issue with Asbestos Surveys have been resolved and have been given the all clear by NYS Department of Labor to proceed with demos.
- We did extend the contract for all demos to December 15th.

Air Monitoring Bid for Demo 9.0:

	Northeastern	Neeson-Clark
10768 McKinstry Rd, Yorkshire	\$420 per day	\$460 per day
50 Pine Street, Franklinville	\$350	\$460
217 Pine Street, South Dayton	\$420 per day	\$460 per day
304 S. 8th Street, Olean	\$420 per day	\$460 per day

Motion to accept the contract awarded to Northeastern Environmental Monitoring was made by Rick Helmich with a second by Dave Koch.

- **10768 McKinstry Road, Town of Yorkshire** - A full eviction was needed to get the prior owner and his camper off the property (he moved it next door onto his Uncle's property).
 - Asbestos Assessments are completed – could not be assessed because of fire damage. It will be handled as full asbestos.
 - Utilities have been contacted to request disconnection.
 - Pre-demo assessment from Ed has been completed.
 - Waiting for Demo date.
- **16-18 Mill Street, Franklinville**
 - Asbestos Assessments completed – NO Asbestos found.
 - Utilities have been contacted to request disconnection.
 - Pre-demo assessment from Ed has been completed.
 - Quotes for Air Monitoring will be presented at the meeting.
 - Waiting for Demo date.
- **50 Pine Street, Franklinville**
 - Asbestos Assessments completed – Asbestos materials were identified. Fifteen windows of various sizes have window glaze that is asbestos containing.
 - Utilities have been contacted to request disconnection.
 - Pre-demo assessment from Ed has been completed.
 - Quotes for Air Monitoring will be presented at the meeting.
 - Waiting for Demo date.
- **304 S. Eighth Street, Olean**
 - Asbestos Assessments completed – Asbestos materials were identified. Twenty five sq/ft of flooring located in the front door of this home is asbestos containing. Thirty sq/ft of tape located on the furnace and duct work is asbestos containing.
 - Utilities have been contacted to request disconnection.
 - Pre-demo assessment from Ed has been completed.

- Quotes for Air Monitoring will be presented at the meeting.
- Waiting for Demo date.
- **217 Pine Street, South Dayton - Restaurant**
 - Asbestos Assessments completed – Asbestos materials were identified.
 - Pre-demo assessment from Ed has been completed.
 - Utilities have been contacted to require disconnection.
 - Quotes for Air Monitoring will be presented at the meeting.
 - Waiting for Demo date.

4. New Business:

The Land Bank Budget has been approved for \$300,000.

NYSAC is now trying to write the law for the foreclosures and get it approved by the State.

The Insurance has been renewed.

5. Action Items

- Olean to check on possible buyer for 701 Irving Street.
- Reach out to Geiter Done for the Otto property to find out when it will be demolished.
- Tell Northeastern that they got the contract for the air monitoring for the other demos.
- Tell the contractor for the demos that have been on hold to go ahead with the work.

Next Meeting: December 28, 2023 at 9:00 am.

Motion made by Rick Helmich with a second by Norm Marsh to adjourn.

Approved. Meeting adjourned at 9:15 am.

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