

**Cattaraugus County Land Bank Corporation**  
**December 18, 2025 – Meeting Minutes**

**1. Roll Call**

- a. Dan Martonis called the meeting to order at 9:01am – the following board members answered roll call.

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

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

**2. Review and Approval of October, 2025 Meeting Minutes (No meeting in November)**

- a. Motioned by Rick with a second by Crystal. **Approved.**

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

**3. Old Business**

**a. Rehab Property Updates**

**i. 701 North Union, Olean**

- 1. Ed sent updated photos with work that was done on the front of house and new deck. The latest they have done since November. Now is completed, Ryan and Ed stated that it looks well and the structural integrity is good and has four points of contact. No issues with complaints from the neighbors except for one about the shoveling of the property from the first snowfall. Rick questioned if the project was going to painted? Not needed right now and not in the specs of the property plan.

**ii. Demos**

- 1. All have been completed
  - a. 623 Seneca Ave & 517 E Connell St – Land Bank paid about \$44K.
  - b. 316 Lauren Ave, Lot 29-40 332 Tenth St N, & 311 S Third – Partnered with Olean, paid about \$70K.
- 2. 311 S Third St, finished just getting rid of debris and need basement filled in.

#### 4. New Business

##### a. 2025 Auction Properties – Side Lot Bids

- i. City of Olean
  1. *SOLD* – 517 E Connell St & 316 Laurel Ave
  2. *Waiting on Appointments* – 623 Seneca Ave & 311 S Third
  3. *On Hold* – Lot 39-40 322 Tenth St N, waiting for other properties to try and sell together.

##### b. Plans/Thoughts for Next Year

- i. Possible **Cross-Mod project** – discussions need made on where to place it, if going forward. Kate will send everyone out info on the Cross-Mods so they can ponder on it in the coming new year. Have a possible property to use on a City lot, 439 Martha Ave – Olean, but not sure if that would be a good fit.
- ii. Internet auctions are staying on line, being done about April or May. Matt has a copy in his office that is open to the public to come and check out and make copies if they need.
- iii. Rick brought up that he would like to see more Land Bank projects being done in the Northern parts of Cattaraugus County. The problem always come down to needed access to such properties. Every year a letter is sent to municipalities about problem properties in the area, never getting much response.
  1. Crystal suggested a **meeting for the municipalities (about April)** to let them know what the Land Bank is for and how the Land Bank can really help areas of Cattaraugus County with problem properties. Rick agreed and stated that the Legislatures could help lead municipalities to these meeting to push participation.
- iv. Getting new properties – possibly go about buying them right from the foreclosure list, get to them before the auction, or just encourage more municipality participation. Kate asked Ryan to send over a list of problem properties that he may have.
- v. Rick also questioned why the Arbor Housing & Development is so much more successful in covering more ground with Land Bank work. Kate and Crystal explained that they have more staff and more time to dedicate to such projects, grants, and properties compared to our department. They are more successful in bigger, busier areas such as Buffalo and Syracuse for such reasons, we unfortunately just can't compare being such a small area. So many grants are focused on bigger areas with more properties, not small rural groups like ours. Maybe in the future this can change.
- vi. Kate stated that the **Housing Study** that is currently underway should really help with current property problems in knowing what is needed where, within the next 5-10 years.
- vii. Discussions on tax-rates and how they related to available properties as well and how they differ within the municipalities.

**5. Next Meeting**

- a. Next meeting will be held on **Thursday, January 29 at 9:00am** at the **LV School, EDPT Conference Room.**

**6. Meeting Adjourned at 9:54am**

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

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>Aye</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>---</i>
<i>Marsh, N</i>	<i>Aye</i>				