

Cattaraugus County Land Bank Corporation
12/19/19

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

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

Also present: Deb Miller: EDP&T Staff, Kate O’Stricker: EDP&T Staff, Danna Scharf: EDP&T Staff, and Ryan Reed: City of Olean

2. Review and Approval of Minutes:

Motion made by Crystal Abers with a second by Rick Helmich to accept the minutes as written for November: Approved

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

3. Old Business

a. Website Report: No new information

b. Demolition / DPW update:

i. 6 demos were bid on:

1. Geiter Done of WNY, INC.:

- 22 Cobb Avenue, Delevan (\$18,500)
- 121 North Seventh Street, Olean (\$16,300)
- 139 North Seventh Street, Olean (\$16,300)

2. H. H. Rauh Contracting:

- 808 North Union Street, Olean (\$54,150)
 - Kate will have Bill ask why this bid is so expensive and will get a list of scheduled values
- 88 First Street, South Dayton (\$18,700)
- 108 Mill Street, South Dayton (\$19,300)

Sue Labuhn motioned to accept the bids with a second by Frank Higgins.

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

c. Rehab Property Update:

i. 2 Contractors, one from Holland and the other from Sardinia, are interested in the Franklinville and Little Valley rehabs.

1. Kate sent out over 100 invites to local contractors, using part of Ryan’s list and sent posters to Sixt Lumber.
2. The same 2 contractors were the only ones who showed up to open house at both rehabs, Tuesday, December 17.

3. Accepting bids till December 30th.

ii. Main St., Randolph- Sold

d. 2019/2020 Rehabilitation Projects

i. 16 South Main St Franklinville-

- A family of 3 looked at the house but they're not a low income household. Has to make less than \$52,448 if sold to them.
- Have to sell to family that's 100% AMI or lower.
- Kate will ask enterprise how it would work if only selling to her in order for them to qualify.
- Dan wants it to look nice before it's sold which will consist of a new roof, siding, electric, plumbing and foundation work on one side.

Motion made by Rick to send the RFP with a second by Dave.

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

- ii. 20 Main Street Delevan- Got the approval from enterprise to go ahead and sell with a scope of work. Motion made by Sue to accept the bid with a second by Dave.

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

- iii. 316 North Ninth Street, Olean- Clean out was finished. Kate will order the home inspection and after completed she will send out the RFP to contractors.
- Sue recommends that this house would be perfect for a complete rent out. Great neighborhood, only a couple blocks from Main Street, and houses surrounding are nice.

iv. Bids to Act on: Kate sent out side lot bids for all of the demos.

1. Received: 121 N 7th Street, Olean. Standing at \$1500. Motion made by Frank with a second by Rick. Approved.
2. 88 First Street, South Dayton- Standing at \$2000.
 - Bid came from the adjacent owner.
 - It was discussed that this property is big enough for building opportunities. Has sewer and water.

Motion made by Sue with a second by Joe. Approved.

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

3. 808 N Union Street, Olean- Standing at \$9500.

- WNY Anesthesiologist owns the house on the left hand

side. Wants to put in a garage and green space.
 Motion made by Sue with a second by Frank. Approved.

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

4. Coldspring Rd, Randolph- Standing at \$1500.

- Aaron Wind leases land across the road and wants to build a second home on this property. He mentioned he wants to take down the silos.
- Received the bid through the website. Kate called and had him put in a regular application.
- He leases 700 acres next to this property already.

Motion made by Sue with a second by Rick. Approved.

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

e. Properties transferred:

1. 1 Empire, Franklinville- Lot
2. 213 Adams St, Olean- Lot

- 211 and 213 were supposed to go together. Only got the paper work for 211, had to do the paperwork for 213 and then they'll be put together as one lot.

ii. Summary of all properties and what we have completed.

1. Acquired Total: 40 properties
2. Disposed Total: 21 properties
 - Demos sold as lots- 16
 - Rehabs with cope of work- 4
 - Vacant lot- 1
3. For sale: 2 Rehabs (both have offers pending rehab completion)
6 Lots- (one offer that was approved)
4. Remaining: 8 Demos, 3 Rehabs

4. New Business:

- a. Deb showed the updated spreadsheet for enterprise grant with \$449,000 remaining.
 - Majority is coming out of the rehab line (close to \$200,000)
 - Dan mentioned that this should be enough to get the Franklinville and Olean house done.
- b. Have to find 1 more rehab off of this year's auction list.
- c. Find 7 more demos in 2020.
 - Kate is going to double check on this number.
- d. Make quarterly budget updates was suggested and agreed on.

5. Action Steps:

- a. Mail out the packets/contracts to the demo companies so they can start on the 6 demos

- b. Send out RFP for 16 S Main, Franklinville
- c. Home inspection for 316 North Ninth Street, Olean
- d. Finish/sign deeds for all bids that were accepted

Motion made by Sue Labuhn to Adjourn with a Second by Joe Keller.

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

Next Meeting January 30, 2020 Large Committee Room, 3rd Floor