

Cattaraugus County Land Bank Corporation
February 26, 2026 – Meeting Minutes

1. Roll Call & Introductions

- 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>	Aye	<i>Keller, M</i>	---	<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, Devon Winters
- c. **On Phone:** Amy Sherburne (Mayor), Ed, Ryan and Keri with the City of Olean.

2. Review and Approval of January, 2025 Meeting Minutes

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

NAME		NAME		NAME	
<i>Martonis, D</i>	Aye	<i>Keller, M</i>	---	<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. No new changes to add at the moment. Olean concerned of debris outside, Kate will send a reminder to owner to keep property clean.

ii. Demos

- 1. **All Completed:** 623 Seneca Ave, 517 E Connell St, 316 Laurel Ave, Lot 39-40 322 Tenth St N, and 311 S Third St – will be removed from next agenda.

b. 2025 Auction Properties – Side Lot Bids

i. City of Olean

- a. **All Sold:** 316 Laurel Ave, 311 S Third, 623 Seneca Ave, 517 E Connell – will be removed from next agenda.
- b. **On Hold:** Lot 39-40 322 Tenth St N – waiting to combine with adjacent properties.

c. New Business

i. 2026 Auction Properties

1. Olean
 - a. 615 Homer (buildable/side lot)
 - b. 1026 Buffalo Rd
 - c. 1558 E State St
2. Hinsdale (both manufactured housing, look into septic, very rural area – maybe under 2acres)
 - a. 3946 McMahon Rd
 - b. 3400 Union Valley Rd
3. County Owned – Ashford
 - a. 9390 Route 240
- ii. 2026 Problem Properties (From Municipalities – also on foreclosure list)
 1. New Albion
 - a. 9969 New Albion Rd
 2. South Dayton
 - a. 222 Pine St
 - b. 108 Pine St
 - c. Possibility: Old Nestle Plant
 - i. Environmental (Phase I & II) expected to have already been completed
 - ii. Very large project, would need to go through a grant. It would be a great property for the BOA (Brownfield) Grant.
- iii. *The County Foreclosure Auction will run May 20th – June 3rd, Online.*
- iv. Kevin Callahan contacted Kate, he purchased had land adjacent to 181 S Main Portville, which we had demoed and he purchased. He has now purchased two other adjacent lots and would like to combine into one property with plans to build something in that area. The Land Bank would need to terminate our “Right to First Refusal” on the property he had purchased from us to be able for him to combine. A move was made by Dan to approve this, seconded by Matt. **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>				

- v. Housing Study
 1. Kate stated that the emails were sent out for the scheduled meetings as well as in-person interviews.
 2. Received over 300 responses from the Housing Study Survey, being reviewed at the moment.
- vi. Tim mentioned issues with the Randolph Manor property, may be a future problem property. The building has a 2 years unpaid taxes and water damage. Owner is most likely going to let this property go. The

property is currently for sale at 1.8 Million, not very certain it will sell at that price. Will most likely be on next years auction list.

d. Action Items

- i. Keep an eye out on the Auction Properties, awaiting a list from Matt after he and Dan go around to look at the properties.
- ii. Kate will take care of the termination of the “Right of First Refusal” for 181 S Main in Portville.

4. Next Meeting

a. Next meeting will be held on **Thursday, March 26th at 9:00am** at the **LV School, EDPT Conference Room.**

b. Tentative 2026 Schedule

- April 30
- May 28
- June 25
- July 30
- August 27
- September 24
- October 29
- November 19
- December 17

5. Meeting Adjourned at 9:45am.

a. Motioned by Norm seconded 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				