

Cattaraugus County Land Bank Corporation
March 27, 2025 – Meeting Minutes

1. Roll Call

- a. Dan Martonis called the meeting to order at 9:07am – the following board members answered roll call.

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>Aye</i>
<i>Marsh, N</i>	<i>Aye</i>				

- b. **Also present:** EDPT Staff; Kate O'Stricker, Devon Winters
c. **On Phone:** Ryan Reed, Keri Kerper, Mayor Bill Aiello

2. Review and Approval of *February 27, 2025* Minutes

- a. Motioned by Norm with a second 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>Aye</i>
<i>Marsh, N</i>	<i>Aye</i>				

3. Old Business

- a. *Rehab Property Updates*

i. **701 North Union, Olean**

1. Updates:

- a. Ed Jennings sent update that the sidewalks were not being taken care of, there are two broken windows, and brush needs to be taken care of. An email sent by Ryan and Kate for follow up.
- b. Kate sent another email out to owner stating that there were complaints about the leftover tree/bush debris along with the broken windows and that they need to be taken care of ASAP. She also reminded the owner that all inspections need to be completed by the City Codes Department and to make sure he contacts them.
- c. Email was received and owner assured her that she will get those issues resolved.

- b. *Demos*

i. **623 Seneca Ave & 517 E Connell St**

1. Members approved the asbestos contract last month; Kate is still awaiting the report. It should be in either today or tomorrow,

once she gets that in the RFP will go out for the actual demo and then she will start working on the utilities.

2. Kate asked Ryan if the demos are buildable lots. He stated that 517 E Connell is not a buildable lot. 623 Seneca is buildable. A nearby neighbor has shown some interest, Kate stated that when she sends out the side lot bids, she will make sure to contact them.

ii. **118R Green St**

1. The contract has been signed with the city for this project. Kate handed out a resolution that was made up for everyone to go over. Per Kate, Ashley wanted everyone to accept the resolution within the group. Motion was made to accept the resolution for 118R Green St. Motioned by Frank with a second 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>Aye</i>
<i>Marsh, N</i>	<i>Aye</i>				

4. New Business

a. **2025 Auction Properties –**

- i. *Cattaraugus – 53 Washington St., Methodist Church in Cattaraugus.*
 1. A few people interested in property, one being the Mayor of Cattaraugus. Maybe a project for their awarded 10 million DRI. Crystal stated that they will have him get hold of Matt.
- ii. *Olean – 360 Laurel Ave, 330 North 10th, 730 Bishop St., and 306 W Green St.*
 1. The first two are horrible lots, per Matt, he is not certain they will sell in the Auction but they do need to go. Ryan Stated that 330 North is a fillable lot but he is unsure about Laurel Ave but believes it is also. Century Manor has shown interest in the property. Matt will know more later about the status of 730 Bishop and 306 West Green.
- iii. *Gowanda – 19 Maple Ave*
 1. Should be off list at the end of month, owners should be taking care of this one.
- iv. It was brought up that “pro-housing” is making it hard for the land bank to acquire properties. Keri and Ryan will be attending a webinar and will have more input to share about aspects of pro-housing and how it can be worked through.

- v. Matt and Dan will have more information about the 2025 property auction at the next meeting in April. They are getting a lot of push to go back to in-person auctions from the legislature so the next auction may be the last online auction.
- b. **2025 Planning for Properties** – Matt and Dan will keep an eye out and will let Kate and Crystal know if any other properties come up. Looking mostly into homes with possible fire damage, that will most likely not be sold in an auction.
 - i. Possible appraisal idea, to get possible demo properties to land bank before waiting for second auction, if the group feels that would need to be done. Some properties could be purchased at the appraised value. RFP's may need to go out to get bids for certain appraisers to be hired. Kate stated that she will go ahead and get the RFP's out just to get an idea of what pricing we would be looking at. This would not include the Methodist Church in Cattaraugus as the town has shown possible interest. Matt will send Kate some possible contacts.
 - ii. Crystal questioned if a town can condemn homes and then take them or possibly then donate to the Land Bank? Ryan stated that yes, this could happen but it would be a legal question to figure out the best way to turn the property over with a 19A/19B.
 - iii. Norm asked about Rehabs, none yet so far. We would have to apply for a grant and the property would have to be worth it to go that route. Better off letting it go to auction.
 - iv. Small talk about tiny-homes and the rules and regulations of them on property.

5. Action Items

- a. **Matt** – New property list to Kate.
- b. **Kate** – Next step of Demos. Kate should have the housing study proposals in, she will email them out to the board so that it can be decided who gets hired. She did get a question from a bid in Michigan asking if they could be remote, they would prefer that they do not do it that way, Rick stated that they do have all sorts of tools that could make it possible. It will be up for discussion.

6. Next Meeting

- a. Next meeting will be held on **Thursday, April 24th at 9:00am.**

7. Meeting Adjourned at 9:58 AM.

- a. Motioned by Norm, 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>Aye</i>
<i>Marsh, N</i>	<i>Aye</i>				