

Cattaraugus County Land Bank Corporation

March 28, 2024

1. **Roll call:** Rick Helmich called the meeting to order at 9:01 am – the following board members answered roll call:

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

Also present: EDPT Staff, Kate O’Stricker

On the phone was from the City of Olean Mayor Aiello, Keri Kerper

Review and Approval of Minutes from February 29, 2024:

Motion made by Norm Marsh with a second by Rick Helmich to accept the minutes.

Approved.

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

Old Business

a) Rehab Property Update:

- **701 North Union, Olean –**
- The tree company has completed the trimming and one large tree was taken down. Demo on the inside has started- with one apartment completed as of 1/8/2024
- Metal roof has been completed
- The City and Ed Jennings has asked the owner to get the dumpster emptied and make sure the demo debris is cleaned up asap.

b) Side Lots:

- **701 Irving Street, Olean –** Up for sale, will be put on the county auction
- **304 S Eighth Street, Olean -** The Board discussed that the \$100 may be our only option to sell the property. Akte O’Stricker has reached out to Bruce Meyers to see if he would still be interested in purchasing the lot for the \$100. There has been no answer back
- **10768 McKinstry Road, Town of Yorkshire – COMPLETE- and Transferred to** Duane Tingue for \$10,000
- **16-18 Mill Street, Franklinville – COMPLETE and transferred to the** Village of Franklinville.
- **50 Pine Street, Franklinville – COMPLETE and transferred to** Debbie and Dale Rosier for \$1210.
- **217 Pine Street, South Dayton - COMPLETE.** Offer from Zachary Nobles for \$10,000 was presented to the board via email and approved March 7, 2024. The purchase contract was received but required changes per the County Attorney’s office. The contract was sent back to the realtor to have the changes made.

c) Demos:

- **9119 Otto East Otto Road, Town of Otto – Geiter Done - \$168,000- COMPLETED** and transferred to Town of Otto following the demo.
- Only issue was an old cistern that was in the neighbor’s backyard collapsed from the weight of the excavation machinery. This will be filled in by Geiter Done.

4. New Business:

- Mr. Helmich discussed that there is legislation that may affect the land bank demos with the way that landfills take in construction waste, including demo waste. The legislation will require that demo's will have to be done as a deconstruction so that the materials can be sorted and taken to the landfill separately. This will be very costly for the land fills and for the land bank to do demos. He will keep us posted on what he learns. We can also reach out to Mark Shaw with DPW.
- Crystal wants to hold a meeting in 2024 with the municipalities to let them know everything the Land Bank has done for them and the money spent for each of their municipalities. It will be a good education for them and may get them to start helping the land bank with maintenance issues.
 - Crystal Abers asked about the Foreclosure process in Cattaraugus County and what is being done to make sure that we are following the Supreme Court decision. This affects the Land Bank as well for acquiring the properties before the auction.
 - NYSAC does have a bill that was produced that will have a hold back of funds that will be kept in an account incase the owners come back for the proceeds. It has not passed as of yet. This process is what the Syracuse Land Bank is doing with the City of Syracuse.
 - If the county does give the Land Bank a property before the auction, the Land Bank will be liable for the excess proceeds per the NYS Land Bank Association Attorney.
 - The Demos are different because we spend a lot more than we make, and the rehabs we are usually in the hole for.
 - The Land Bank may look at getting appraisals done on the properties.

5. Action Items

- Kate will reach out to a neighbor who is interested in buying the lot on 304 S. Eighth Street in Olean again.
- Kate will check in on the contract for Pine Street in South Dayton
- Matt and Dan will keep Kate posted on the foreclosed list
- Ryan Reed will send Kate the problem properties for Olean.

Next Meeting: April 25 at 9:00 am –

Motion made by Crystal Abers with a second by Norm Marsh to adjourn. Approved.

Meeting adjourned at 9:47 am.

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