

Cattaraugus County Land Bank Corporation
April 24, 2025 – Meeting Minutes

1. Roll Call

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

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

- b. **Also present:** EDPT Staff; Kate O’Stricker, Deb Miller, & Devon Winters.
c. **On Phone:** City of Olean was not available for this meeting.

2. Review and Approval of March 27, 2025 Minutes

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

| NAME | | NAME | | NAME | |
|--------------------|------------|-------------------|----------------|-------------------|------------|
| <i>Martonis, D</i> | <i>Aye</i> | <i>Keller, M</i> | (arrived Late) | <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. No new update as of March, Owner has until October 2025 to resolve issues.

- b. *Demos*

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

1. 623 Seneca – RFP out, due May 16th. No Asbestos found.
2. 517 E Connell – RFP out, due May 16th. Asbestos identified as a result of the inspection. The second layer blue colored floor tile located within the first-floor bathroom tested positive for Chrysotile Asbestos; this area comprises approximately 80 square feet. The second floor 9x9 tan colored floor tile and mastic tested positive for Chrysotile Asbestos; this area represents approximately 360 square feet. The thermal duct wrap located in the basement and vent within the wall tested positive for Chrysotile Asbestos; this area represents approximately 30 square feet. Asked for bid as a full demo, which means they can take it down if they have a lot of Asbestos or if they will be removing the

Asbestos prior to demo, may have a difference in price. Just waiting to get that back.

3. By the May meeting, Kate will have the bids back to have the board approve the demo company and she will have all the utilities cut by then as well. Demos should be done by August.

ii. **118R Green St**

1. Contract was signed, board passed resolution at March meeting, property was demoed at a cost of \$25,000. Invoice was sent to Matt to have Olean paid.

4. New Business

a. **2025 Auction Properties –**

i. **Tentative Properties -**

1. Cattaraugus – 53 Washington St., Methodist Church in Cattaraugus.

a. Taking off the list, this property should be taken care of.

2. Olean – 360 Laurel Ave, 330 North 10th, 730 Bishop St., 306 W Green St. First two are in bad shape per Matt; May 14th, they file the deeds and May 15th, auction starts.

3. Gowanda – 19 Maple Ave (Most likely being paid)

4. Conewango – possible additional property off Rt. 62.

- ii. Per Dan, Matt and him have visited everything on the western side of the area and they will then get to the other parts of the County and will let Kate know of any more properties they find. Olean has many problem properties. The Auction Company has started placing signs for the auction in Olean.
- iii. Discussion was made on the pros and cons of In-Person Auctions vs Online. In-Person helps clean up more and brings in more locals to bid instead out of state bidders who don't seem to turn the properties around. Online makes more money. Dan and Matt stated how much the auction company has helped with the Auction processes and they staff the whole thing.
- iv. Proposal made to hire an appraiser to assess the worth of the problem properties, at least the ones in bad shape. Kate will go ahead and contact Tom Butler, local appraiser, to start looking at 360 Laurel Ave and 330 North 10th; both in Olean.

1. Motioned by Dan, seconded by Norm. **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>---</i> | <i>Higgins, F</i> | <i>Aye</i> |
| <i>Marsh, N</i> | <i>Aye</i> | | | | |

b. Housing Study

- i. Kate sent out the interested companies that replied to the Housing Study. The one that really stood out was “High Road” due to the fact that they really seemed to focus on Cattaraugus County. Most of the others were out of state and preferred to complete all through online service. High Road has PhD’s from UB and Cornell, Clark Patterson Lee and Harrison Studio. They brought up the rental properties in Ellicottville and drilling down on what each municipalities need and looking on properties to get a good look at all vacant, abandoned, and underused. All companies were under the \$100,000 price limit. Housing Study should take about a year to complete.
- ii. Crystal stated that she like that they work with CDBG and could let us know where grants could be utilized in municipalities that are not currently being used. She really liked this company as they were hands on, not located out of state.
- iii. Proposal made to go ahead with High Road at \$95,550, motioned by Tim, seconded by Frank. **Approved.**

| NAME | | NAME | | NAME | |
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| <i>Nagle, T</i> | <i>Aye</i> | <i>Helmich, R</i> | <i>---</i> | <i>Higgins, F</i> | <i>Aye</i> |
| <i>Marsh, N</i> | <i>Aye</i> | | | | |

5. Action Items

- a. Dan and Matt will go out and check out problem properties and let her know which are in the worst condition for checking in on appraisal costs vs. auction price, within the next week or so.
- b. Kate will contact appraiser on the properties discussed to get pricing (*360 Laurel Ave, 330 North 10th, and possible Conewango property*)

6. Next Meeting

- a. Next meeting will be held on **Thursday, May 29 at 9:00am.**

7. Meeting Adjourned at 9:51 AM.

- a. Motioned by Norm, seconded by Tim. **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> |
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| <i>Marsh, N</i> | <i>Aye</i> | | | | |