

Cattaraugus County Land Bank Corporation

April 25, 2024

1. **Roll call:** Dan Martonis called the meeting to order at 9:00 am – the following board members answered roll call:

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

Also present: EDPT Staff, Kate O’Stricker

On the phone, Ed Jennings and City of Olean: Keri Kerper, Ryan Reed, and Mayor Bill Aiello

Review and Approval of Minutes from March 28, 2024:

Motion made by Crystal Abers with a second by Frank Higgins to accept the minutes.

Approved.

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

Old Business

a) Rehab Property Update:

- **701 North Union, Olean -**
- Kate O’Stricker stated when she was last at the property, she stated that there was still some debris on the property, but was now more organized. No dumpster was noticed.
- The City and Ed Jennings stated that the last time they had complained of junk and debris, a crew had since come out and worked on the inside and cleaned up outside. Still some branches and debris noticed on the side and the crew had not been back. Property looking better than before.

b) Side Lots:

- **701 Irving Street, Olean -**
- Continues to be for sale with Tom Butler, put on Auction as neighboring lots are in foreclosure.
- **304 S Eighth Street, Olean -**
- Kate O’Stricker called Bruce Myers to buy for \$100, left 3 messages and have not heard back.
- Bruce Myers was the only offer; adjacent land owner bids were sent side lot bid notices twice.
- Ryan then stated he was able to get ahold of Bruce over the matter and he would just need to check with his wife first, still awaiting an answer.
- **217 Pine Street, South Dayton – COMPLETE.** The contract was sent back to the realtor, Tom, to have the changes made. Offer has still been accepted from Zachary Nobles for \$10,000, but his attorneys are reaching out to our attorneys. Kate called and talked with Tom on Monday April 22, 2024 and the changes to the contract will be made in a few days
- One issue is that contracts need to be correct, with no survey or title search, using a quit claim deed or they will be sent back and this delays the time frame of closing with the properties.

c) Demos: none – have been completed.

4. New Business:

- **2024 Auction** – Dan Martonis asked where auction stands. Mat Keller stated that it is happening, there

are new guidelines/laws to follow. Properties have to go through two auctions, if no one bids the minimum bid (including back taxes and all fees) then it can go to the land bank.

- Kate brought up the fact that New York State put \$40 million into the state budget for Land Banks, but not used for administration only for the redevelopment of the property.
- Kate stated that at 12:30pm the NYS Land Bank Association has a call with the attorney for the NYS Land Bank Association to go over the NYS budget and how we move forward.

- **Possible Additional properties** –most likely demos.
- 14 Second Ave, Franklinville - Land Bank to consider. Property condemned per town and has fire damage. Would be a demo.
- 22 North Main, Franklinville – roof is damaged and has water damage throughout.
- 32 Howard St. Franklinville– grass and trees overgrown, bad shape, would be a demo.
- 164 N Main St, Cattaraugus – water issue with water running in the basement, caving in.
- Neighboring property to 215 N 18th St. Olean, Kate stated the owner keeps calling but she stated that the property needs to be demoed. May need to hire an appraiser to review property and make a value off that. Kate asked Ryan if owner could make lot into garage, he stated that could be a possibility.
- Kate asked if we could take any properties off the list, Daniel said that properties again need to go through bids, twice with minimum bid. If no one buys it would go to the land bank after the auctions.
- 901 W Henley St. Olean – the guy across the street, Isaac has shown interest in buying that lot, per a letter written to the county.
- **Annual Report:** Kate plans to have the report to you this next month. Crystal has been presenting the Land Bank information to the Legislators in the Development and Ag committee every quarter.

5. Action Items

- Mat Keller stated that he keeps all the rehab costs on quick-books and will send that over to Kate.
- Waiting on contract to be signed for 217 Pine Street, South Dayton.
- Kate will reach out to Bruce Myers to see where that stands for 304 S 8th
- Matt Keller is checking with Auctions International on possible appraisal.

Next Meeting: May 30 at 9:00 am –

Motion made by Norm Marsh with a second Rick Helmich by to adjourn. Approved.
Meeting adjourned at 10:00am.

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