

**Cattaraugus County Land Bank Corporation**  
***July 31, 2025 – Meeting Minutes***

**1. Roll Call**

- a. Dan Martonis called the meeting to order at 9:01am – the following board members answered roll call.

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>---</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>---</i>
<i>Marsh, N</i>	<i>Aye</i>				

- b. **Also present:** Ed Jennings and EDPT Staff; Kate O’Stricker, Deb Miller, and Devon Winters.
- c. **On Phone:** Mayor Bill Aiello, Keri Kerper, and Ryan Reed

**2. Review and Approval of *June 26, 2025 Meeting Minutes***

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

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>---</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>---</i>
<i>Marsh, N</i>	<i>Aye</i>				

**3. Old Business**

**a. Rehab Property Updates**

**i. 701 North Union, Olean**

1. Extension was given to complete work outside by the end of August. Ed stated that as of now, things are still in the yard (debris/bushes), electric wires are hanging with boxes, old equipment (hot water tanks, heating systems, etc) and there is a broken window. The painting needs to be fixed with another coat up along with the trim.
2. The home was sold for \$5,000 in auction, if the tasks are not done by the time due, the land bank will take the property back or another extension can be decided.
3. Kate will send an email reminding owner of the agreement to have tasks completed for the outside by the end of August.

**b. Demos**

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

1. Demos are ready to go with *Geiter Done, need to have done by the end of October*. Utilities should be all disconnected at this point, Ed will make sure.

#### 4. New Business

##### a. 2025 Auction Properties not sold at Auction

##### i. *City of Olean – Ed was present with his evaluations of the following properties:*

##### 1. 316 Laurel Ave

- a. Recommendations to Demo, interior floors have collapsed, foundation is in poor condition along with roof. The building is structurally unsafe and needs to be roped off and demolished as soon as possible. Electric and gas disconnected.

##### 2. 315 Third St. S

- a. Recommendation is sound but is a non-conforming building in the neighborhood and is posted unfit for human habitation. It was suggested to offer it to the adjoining property with stipulation that it can't be used for livable space but maybe a garage or storage. Kate going to reach out to the neighbor at 313 Third St, as they may be interested in property. If that's the case Kate stated that she would like to have a scope of work done first, or include that in the price.

##### 3. 126 4<sup>th</sup> St.

- a. Recommendations to have a major clean-up of property and renovate or just demolish for the sake of the neighborhood. Ed was unable to get an evaluation of the interior of the home, which will need to be done, as there were occupants in the home.
- b. The home is an older structure that is in good sounding condition, structurally. The roof has multiple layers of shingles in most areas, with deflections noticed in the valleys. The siding was loose and off in several areas along with some areas having defects, foundation is an older stone that has been repaired in the past and in need of more repairs presently.
- c. The property maintenance of the structure is deplorable with several broken windows, junk and debris everywhere including mattress and box spring, fencing, garbage bags, and many other issues present. Utilities are on and working at the moment.
- d. The county owns this property, current occupants need to be removed so that clean up can begin and Ed can inspect the condition inside the home. Will need to get the sheriffs involved to get them out permanently.

##### 4. 322 Tenth St. N

- a. Recommendation to Demo, interior floors and partial roof is collapsed and making the walls bow in on back side. Electric and gas have been disconnected.
5. Ryan had brought up a possible deal with Geiter Done to Demo 623 Seneca Ave & 517 E Connell along with the above mentioned 322 Tenth St. N and 316 Laurel. Where the land bank would pay for the Demos but the City would cover the Demo. Board is unsure about a decision right now, waiting to have a meeting with the Mayor to further discuss along with other questions.
6. Crystal stated that the department of EDPT is moving to the old school building, new meeting will possibly be in the new location.
7. Kate applied for Land Bank Funding Operations of \$85,000.

#### 5. Action Items

- a. Kate – email him that list. He would also like to monitor the lawn maintenance at 701 North Union.
- b. Matt – look into the people living on the Fourth St. Olean property and issue evictions.
- c. Dan – Look into a meeting with the Mayor to discuss questions.

#### 6. Next Meeting

- a. Next meeting will be held on **Thursday, August 28 at 9:00am.**

#### 7. Meeting Adjourned at 9:42 AM.

- a. Motioned by Norm, seconded by Tim. **Approved.**

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>---</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>---</i>
<i>Marsh, N</i>	<i>Aye</i>				