

Cattaraugus County Land Bank Corporation

August 27, 2020

1. Roll call: Chairman Dan Martonis called the meeting to order at 9:06am – the following board members answered roll call

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	
Marsh, N	Aye				

Also present: EDP&T Staff- Kate O’Stricker, City of Olean (by phone) - Bill Aiello, Ryan Reed, Ed Jennings and Keri Stephens

2. Review and Approval of Minutes from July 30, 2020:  
Motion made by Norm Marsh with a second by Dave Koch to accept the minutes as written: Approved

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	
Marsh, N	Aye				

3. Old Business

a. Demolition:

i. **326 South Barry Street in Olean and 27 Temple Street in Portville**

- Lowest bid for 27 Temple Street: HH Rauh - \$8,250
- Lowest bid for 326 South Barry Street: Get-R-Done – \$16,200
- Since already worked with these companies, description and insurance will get changed, then send to Brown & Brown and Enterprise

Dan Martonis motioned to accept the bids with a second from Rick Helmick Approved.

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	
Marsh, N	Aye				

ii. 2020 Properties- Need 1 more demo and 1 more rehab

- Portville has a house on Route 417 that they plan to demo themselves.
- Kate will reach out to the Town of Portville and see if Land Bank can demo it for them.

iii. Round 6.0 are on their way

- Joe Keller got all properties secured.
- Kate will send RFP out, August 28<sup>th</sup>, for asbestos surveys on the new ones.
- RFP will be sent out for the demos after the surveys come back.
- Goal to have them done by is December 31<sup>st</sup>.

b. Rehab Property Update:

i. Still need 1 rehab

- If needed one will be bought off of the auction list
- Kate and Crystal are going to call local banks
- House in Napoli could be good for rehab, not sure if it would meet criteria

- ii. Talked to Enterprise and asking for contract extension, at least 6 months to get into spring 2021
- iii. Kate is ready to send scope of work out for 16 South Main St, Franklinville and 316 N. 9<sup>th</sup> St, Olean.
  - Waiting for approval from board members to send out to contractors for bids
  - 16 South Main St., Franklinville will be the 1 rehab to sell that is not low income
  - Rick Helmich is going to write up his suggestions on what should be added/changed in the scope of work for 16 South Main.
  - With 16 South Main St. being a lot of work it was discussed to put it back on the auction list but there would be a very short window to pick another rehab to spend the money on

Joe Keller motioned to accept the scope of work for 16 South Main St., Franklinville with the recommendations with a second made by Norm Marsh. Approved.

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	
Marsh, N	Aye				

- No issues with the scope of work for 316 N. 9<sup>th</sup> St., Olean

Joe Keller motioned to accept the scope of work with a second made by Dave Koch. Approved.

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	
Marsh, N	Aye				

c. Auction 2020:

- i. Joe Keller has gotten all properties secured that were given to the Land Bank.
- ii. Home inspections scheduled for 138 North 17<sup>th</sup> Street and 215 South Barry Street, Olean by 8/27
- iii. Waiting for 11844 Buffalo Street, Perrysburg and 209 South Main St, Cattaraugus to be cleaned out for home inspections to be completed
- iv. Bid accepted for North 17<sup>th</sup> Street, Perrysburg accepted from Wendy Maines:
  - They will come up with the budget and scope of work
  - Kate will look through the properties with them
  - Once the scope of work is set and approved it will be added to the deeds

d. Properties for Sale:

- i. 108 Mill St. South Dayton
  - 2 bids came in, was discussed to accept the 1<sup>st</sup> bid that came in but can't be accepted due to not paying taxes on current property.
  - 2<sup>nd</sup> bid came in at \$400, backside neighbor, put in application that she will use it for creating a garden and building a storage shed.

Motion made by Crystal Abers to accept the 2<sup>nd</sup> bid with adding that they will use it for a garden and it can't be sold for 5 years into the deed. Second made by Joe Keller. Approved.

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	
Marsh, N	Aye				

- ii. Dan Martonis and Joe Keller discussed the ones that they can't sell, that have been sitting forever, could be through auctions online and put minimums on there if needed.
  - Lowering the minimum bid to \$15,000 for Carrolton
  - \$500 minimum for little lots
  - \$100 minimum for Shady Lane
- e. Properties transferred: No transfers, Kate will work on 108 Mill Street, South Dayton for next meeting
- f. Other: It was discussed to sell Main St., Franklinville on Zillow without doing anything. Kate made note that it wouldn't look good to the funders and she'd have to reach out to them to see but most likely wouldn't work.

4. New Business:

5. Action Items: Reach out to Portville for the demo  
 Need 1 rehab- could use the super bid  
 Contact Auction International

6. Next Meeting- September 24, 2020 at 9am

Joe Keller motioned to adjourn with a second made by Rick Helmich. Approved.

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	
Marsh, N	Aye				