

Cattaraugus County Land Bank Corporation
August 28, 2025 – Meeting Minutes

1. Roll Call

a. Dan Martonis called the meeting to order at 9:07am – the following board members answered roll call.

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

b. **Also present:** EDPT Staff; Kate O'Stricker, Deb Miller, and Devon Winters.
c. **On Phone:** Ed Jennings

2. Review and Approval of *July 31st, 2025 Meeting Minutes*

a. Motioned by Norm with a second by Rick. **Approved.**

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

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 showed photos of property to group and stated:
 - a. Overgrowth in the yard is still visible
 - b. New windows that were installed are not in good condition – need reframed.
 - c. New contractors working on property to build decks. Ryan has an issue with the deck span, it can't be more than 7 ft out, current deck is at 8 ft.
 - d. New electric panels in basement, no hook ups to that yet.
 - e. There is a buckle in the one wall, noticed on the outside – possible old water damage from old roof before – has new roof now.
2. Scope of work timelines; outside-End August 2025, inside-End December 2026.
3. Ed is going to visit again soon, wasn't able to speak with anyone there when stopped to get pictures.

4. It doesn't seem like the work projected is going to be finished in time of the deadline, going to reach out to Ashley for opinions on the situation. If a vote is needed to do the move forward, board members will receive an email from Kate. Further discussion of 201 North Union to be tabled until then.

b. Demos

i. 623 Seneca Ave & 517 E Connell

1. Demos are ready to go with *Geiter Done*, just need permit signed. Demos should be completed within the next month. Anderson Shortell completed the utility shutoff for time and materials, which saving the land bank money – awaiting bill to come in to pay.

4. New Business

a. 2025 Auction Properties not sold at Auction

i. City of Olean –

1. 316 Laurel Ave
2. 315 Third St. S – *SOLD*
3. 126 4th St. – *SOLD*
4. 322 Tenth St. N

b. Crystal brought up that she would like to organize an in-person meeting between municipalities sometime in the Fall, to educate them on the Land Bank rules and what the Land Bank can do for the communities. She suggested a dinner meeting to entice people to come and maybe get Ryan to speak on codes and violations and the process of getting a property, etc. Possible invite town Attorneys as well to answer legality questions that may come up.

c. Kate stated that she got the contract back from OCR. The Land Bank received funds of \$75,000.

5. Action Items

- a. Talk with Ashley about options with *701 North Union*
- b. Meet with Mayor of Olean to discuss issues/concerns.
- c. Organize possible Meeting between the municipalities on the purpose and goals of the Land Bank.

6. Next Meeting

- a. Next meeting will be held on **Thursday, September 25 at 9:00am, Location TBD.**

7. Meeting Adjourned at 10:08AM.

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

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