

Cattaraugus County Land Bank Corporation
August 29, 2024 – Meeting Minutes

1. Roll Call

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

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>-Arrived Late</i>	<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>					

- b. **Also present:** EPDT Staff; Kate O’Stricker
c. **On Phone:** Ryan Reed and Mayor Bill Aiello

2. Review and Approval of May 30, 2024 Minutes

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

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>		<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>					

3. Old Business

- a. *Rehab Property Updates*

i. 701 North Union, Olean

1. Kate stated that she would send out an email for an update. The owners have another year or 18 months to finish. Ryan then said that he had emailed Mr. Warren stating that new heating systems were put in and waiting for national grid to check them over. Also waiting for porches to be done. Ryan told Kate he would forward her that email.

- b. *Side Lots:*

i. 701 Irving St, Olean

1. Kate said she needs to send out BID packages again to adjacent land owners, no response yet. Petersons doing yard care, Kate will find someone in the Winter for snow removal.
2. At a standstill with this property, waiting for Auction.

- c. *Demos:*

- i. Nothing new to report.

4. New Business

- a. *2024 Auction Properties*

i. 517 E Connell St, Olean

1. Must go through second property auction within 90 days. If no bid, goes to Land Bank.
 - ii. **623 Seneca Ave, Olean**
 1. Must go through second property auction within 90 days. If no bid, goes to Land Bank.
 - iii. Auction will be held in person, on a weekend date. Switch appraised value prior to becoming an auction bid – that could be deemed as fair market value and that could be what the Land Bank pays if not bids. May cost a bit but may help the land bank get a few more properties.
- b. *2024 Municipal Problem Property Survey*
- i. More returned than usual, but all municipalities should be doing the survey, still waiting and hoping to get more back.
- c. *2024 Zombie Property List*
- i. Kate looking through the clerk's system to find out which are really been thorough foreclosures or if they have been sold. She did find out that many are still listed that they are in foreclosure process and that did not get that process started until 2023/24.
 - ii. Unfortunately, most all taxes are paid so they cannot be added to the county list. The municipalities code person needs to go through this process which is very complicated and get stuck with mortgage, fine, and liens.
 - iii. A few may be coming – 730 Bishop St (Olean), 2-Route 62 (Persia), and 19 Maple Ave (Gowanda), Industrial Place, Little Valley Knife Factory.
 - iv. Crystal brought up the old J.N. Adams Building in Perrysburg as well as the homes across the street. It is currently owned by the state of New York and has a reverse clause with the City of Buffalo. She had talked with Senator Borello's and Assemblyman Giglio's offices. She spoke with Andy and stated that it is on the brownfield list and would like everyone aware. Would just like to work with NYS and Buffalo to get someone to identify that it is a problem and needs remediation. The property is 420 Acres and has been a problem area for 20 some years and is really impacting the area. The reverse clause states that if it becomes up to be sold, Buffalo then gets the chance to buy it back first. Discussion was made and it was agreed to let NYS and the City of Buffalo to work on this problem property and help them clean up this area.
 - v. Matt got an email from someone asking about the old school in Cattaraugus and is looking for assistance to do something with the property. Can work with the Village of Cattaraugus. May be able to use a Restore NY (which the municipality is responsible for) separately from a DRI which may take a bit longer. Property behind on taxes, may need to start foreclosure to start the process of moving forward to remediate property.
- d. Matt stated that one demo per year will be courtesy of five-star bank.
- e. State budget, Deb will be keeping the Land Bank budget at \$300,000. (If approved)

5. Action Items

- a. Kate will email a list out to everyone with problem properties she receives from municipalities.
- b. 2 Demos – 90-day Auction in September.

6. Next Meeting – Thursday, September 26 at 9:am

- a. Motioned by Rick to adjourn with a second by Frank. **Approved.**
- b. Meeting adjourned by 9:54am.

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>Aye</i>	<i>Higgins, F</i>	<i>Aye</i>
<i>Marsh, N</i>					