

Cattaraugus County Land Bank Corporation
September 25, 2025 – Meeting Minutes

1. Roll Call

a. Dan Martonis called the meeting to order at 9:05am – the following board members answered roll call.

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

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

2. Review and Approval of August, 2025 Meeting Minutes

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

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

3. Old Business

a. **Rehab Property Updates**

i. **701 North Union, Olean**

1. Letter was sent out to the property owner by the County Attorney putting him on notice that he is out of compliance. Ed has been out to the property a few times as well as Ryan. Since then, the windows have been reinstalled properly and work continues on the outside with the front end being remodeled by their engineer and has run into some issues which might cause some time lags. Garbage and debris have been picked up and bushes have been trimmed. Extension given to August 2026 to complete everything (outside and inside); Attorney does not feel that the Land Bank should take back at this time based on the facts and circumstances and that should only be done in extreme cases, individual is making progress and has put a lot of money into property as well. Maybe send another letter in December to remind of the deadline to keep homeowner on track.

ii. **Demos - 623 Seneca Ave & 517 E Connell**

1. Demos are almost completed, pictures were shown; houses are down but debris need cleaned up out of area. It cost \$17,000 to

cut utilities. Kate going to send out bid packets to area homeowners if interested in the empty lots, had a few that were interested. Really want to get rid of these lots so we don't have to pay for upkeep of lawn/snow.

4. New Business

a. 2025 Auction Properties not sold at Auction

i. *City of Olean* –

- Properties at *315 Third St. S* and *126 4th St.* are now sold (though county).
- 316 Laurel Ave (with a minimum bid of \$20,800 and an appraisal value of \$24,500, with no current bids) and Lot 39-40 322 Tenth St N are the three properties that Olean suggested for demo (Matt suggested to add one more to agreement) with Geiter Done as a deal – motion made to reimburse the City of Olean for demo at \$44,800 (up to \$47,500 – with added asbestos assessment) but without the utility fees/disconnects that should be covered by the City of Olean.
- Motioned by Dan with a second from Crystal. **Approved.**

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

- Matt brought up another property to the board's attention, *311 S Third St.*, possibly add it to the demos recently mentioned.
- Kate brought up a "Move in NY" grant that may be interesting, Cross-Mod development on 10 separate buildable lots with sewer and water. County would install and sell to low – moderate income families and new homebuyers. All depends on each municipalities zoning rules. One possible homeowner was brought up in the meeting to have some possible land to use for the project that could possibly also be used for the county's brownfield study as the land is not the best and needs cleaned up. Kate will send the application details to the City of Olean for possible partnership.
- Rick brought up that there is a house near him that has been turned around, buyer is doing a great job remodeling home!
- Matt talked about auction changes. With in-person auctions, 80% surplus not being made so bids need maximized. Matt renegotiated contract with the auction company and they are going to raise the buyer's premium from 6% to 10% and kick back 4% to the county. Rules need changed as in; Bids need done with

real name (own name) and do full background checks on the buyers. Want to work on getting more bidders as prices are increasing. Online auction brought in more money.

8. EDPT staff shared that the Land Bank budget was cut in half this year but are still getting \$150,000. Along with the recent demos that were done, the Land Bank is still doing well. Received a grant of \$75,000 to take care of admin funds for attorneys and Land Bank.
9. The housing study workshops are still upcoming – would like to have community participation. The next meetings are 10/2 in Franklinville Legion and 10/23 at Perrysburg Town Hall. They are doing a survey online and some 1:1 session's as well. Kate advised everyone to share info about the upcoming meetings to boost attendance. Reminders were sent to different county offices, Clerks, Mayors/Supervisors, School Superintendent's.

5. Action Items

- a. Kate will look into the grant with the Cross-Mods in more detail and send out to board members. She is going to attend a video call to ask more questions.
- b. See about the 3 possible Demos with the City of Olean that was made in the approved motion. Waiting to hear back from the Mayor over agreement.
- c. Board Members – let Kate know of any developers you may know and send her their information to include with the housing study consultants.

6. Next Meeting

- a. Next meeting will be held on **Thursday, October 30th at 9:00am** at the **LV School, EDPT Conference Room**.

7. Meeting Adjourned at 9:55am.

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

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