

Cattaraugus County Land Bank Corporation
September 28, 2023

1. **Roll call:** Dan Martonis called the meeting to order at 9:00 a.m – the following board members answered roll call:

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

Also present: EDPT Staff - Kate O'Stricker and Lissa Wilson.

Present in Olean by Zoom: Bill Aiello, Ed Jennings and Ryan Reed.

2. **Review and Approval of Minutes** from August 31, 2023:
 Motion made by Crystal Abers with a second by Norm Marsh to accept the minutes. Motion Carried.

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

3. Old Business

- **Rehab Property Update**
701 N. Union Street, Olean – Developer Rehab. Sale is final. The developer has until August 1, 2025, to satisfy the scope of work. All exterior renovations and maintenance of the property must be completed by December 31, 2023.
- **Side Lots for Sale**
 - 701 Irving Street, City of Olean – Up for sale – Will ask that this property be put on the next auction with Cattaraugus County in the spring if the property does not sell before that time.
- **Demo Properties**
 - **9119 Otto E. Otto Road** – We have received \$90,000 OCR (Office of Community Renewal) funding to demo this property. No work has begun yet.
 - Completed Programmatic Environmental Review July 18th.
 - Accepted by OCR on August 22nd.
 - Water and sewer have been an issue – both utilities run in the basement and then split off to the house in the back. The Land Bank needs to find contractors for both to cut them and then rerun them to the house.
 - We have also been contacted by a person who claims that they have a land contract with the prior owner for 9111 (East side). We have

discussed this with the County Attorney and plan to proceed. It is not a Land Bank issue.

- Need to complete Site Specific Environmental Review
 - Most tasks are completed
 - John Neeson is in the process of completing the asbestos assessment with a Soil Plan.
- **10768 McKinstry Road, Town of Yorkshire** - A full eviction was needed to get the prior owner and his camper off the property (he moved it next door onto his Uncle's property). That was completed in late July.
 - Asbestos Assessments are completed – could not be assessed because of fire damage. It will be handled as full asbestos.
 - Utilities have been contacted to request disconnection.
 - Pre-demo assessment from Ed has been completed.
 - Quote for demo from Geiter Done of WNY for \$19,800.
- **16-18 Mill Street, Franklinville**
 - Asbestos Assessments completed – NO Asbestos found.
 - Utilities have been contacted to request disconnection.
 - Pre-demo assessment from Ed has been completed.
 - Quote for demo from Geiter Done of WNY for \$18,000.
- **50 Pine Street, Franklinville**
 - Asbestos Assessments completed – Asbestos materials were identified. Fifteen windows of various sizes have window glaze that is asbestos containing.
 - Utilities have been contacted to request disconnection.
 - Pre-demo assessment from Ed has been completed.
 - Quote for demo from Geiter Done of WNY for \$16,500.
- **304 S. Eighth Street, Olean**
 - Asbestos Assessments completed – Asbestos materials were identified. Twenty five sq/ft of flooring located in the front door of this home is asbestos containing. Thirty sq/ft of tape located on the furnace and duct work is asbestos containing.
 - Utilities have been contacted to request disconnection.
 - Pre-demo assessment from Ed has been completed.
 - Quote for demo from Geiter Done of WNY for \$19,000 to disassemble.
- **217 Pine Street, South Dayton** - Restaurant
 - Asbestos Assessments completed – Asbestos materials were identified.
 - Village wants us to remove the septic tank – NO, it's not our responsibility.
 - Pre-demo assessment from Ed has been completed.
 - Utilities have been contacted to require disconnection.
 - The Propane tank out back has to be removed.
 - Quote for demo from Geiter Done of WNY for \$17,500.

Total contract for Geiter Done of WNY is \$90,800.

Motion was made by Rick Helmich to accept all the bids, seconded by Dan Martonis.

4. New Business:

- Under Southern Tier West there is IJA (Infrastructure Investment and Jobs Act) money. Each county is allotted a certain amount over a five-year time frame. Crystal is asking for \$500K for Land Bank to do a Housing Study over the next five years. Once finished, the Housing Study will be good for at least five years.
- Kate and Deb just got back from the NYS Land Bank Association Meeting in Lake George. Not a lot of information, mostly how to work with OCR. They went over the Environmental checklist they need to do, which was very helpful. Our county is sort of the outsider, because we have the legislators that give the Land Bank money each year. They also went to the Rural Housing Conference and got a lot of good information regarding low income housing.

5. Action Items

- Kate will send the scope of work and the contact information for the developer doing the rehab of 701 N. Union to Ryan.
- Kate will contact Geiter Done of WNY to let them know they were awarded all the demos.
- Ed and Kate will meet Monday in Otto with the water and highway people to check out the building they are going to demolish to discuss all the issues.

Next Meeting: October 26, 2023 at 9:00 a.m.

Motion made by Frank Higgins with a second by Rick Helmich to adjourn. Motion carried. Meeting adjourned at 9:28 a.m.

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