



CCLBC Annual Report

Katrina M.
O'Stricker 2/24/22

Mission of the Cattaraugus County Land Bank Corporation

The mission of the Cattaraugus County Land Bank Corporation (CCLBC) is to restore and build value in the community by returning underutilized properties to dynamic and productive use, preserving and creating quality housing, enhancing the quality of life within neighborhoods, and encouraging private sector investment in cooperation with stakeholders who value responsible land ownership.

The primary objective of the CCLBC is to proactively address distressed properties and intervene in the cycle of blight that threatens otherwise vibrant neighborhoods within the towns, villages, and cities across the County. Acting as a strategic partner with local governments, the CCLBC will accomplish this by:

- Lessening the burden on local governments within the County by strategically acquiring, developing, improving, assembling, and selling distressed, vacant, abandoned and/or tax delinquent properties, which will
 - return improved properties to the tax roll and productive use
 - increase homeownership and affordable housing opportunities
- Combating community deterioration and urban decay caused by vacant, abandoned, tax-delinquent, and tax foreclosed properties by taking remedial action to eliminate the physical, economic, and social causes of such deterioration
- Planning and implementing programs, projects and activities designed to create or stimulate economic and community development

Board of Directors

- Daniel Martonis, Chair- Director Cattaraugus County Real Property
- Dave Koch- Vice Chairman- Legislator
- Matthew Keller- Treasurer- Cattaraugus County Treasurer
- Crystal Abers- Secretary- Director, Cattaraugus County Department of Economic Development, Planning and Tourism.
- Norman Marsh- Board Member- Legislator
- Richard Helmich- Board Member- Legislator
- Frank Higgins- Board member- Legislator

Staff:

- Deb Miller, Accountant
- Kate O'Stricker, Development Specialist

Funding Overview:

NYS Office of Attorney General (from Mortgage Settlement Fund):

- Awarded \$650,000 for Quarter 4 of 2019- Quarter 4 of 2021
- Cattaraugus County Legislature provided \$200,000 FYI 2021

Major Milestones in 2021

- Completed assessment and Scope of Work on 3 properties.
- Complete the RFP process and demolish 8 properties.
- Identified Priority Areas
- Maintain and made available a complete inventory of all properties owned by the Land Bank, a complete inventory of all real property dispositions by the land bank.
- Determine listing prices based on competitive market analysis and affordability for Low to moderate-income families.

2021 Outcomes

Acquired

# of Parcels Acquired	0
# of Residential Units Rehabbed	3
# of Residential Units Demoed	8
# of Properties Disposed	13

Land Bank Bylaws, Policies, Meeting Minutes and other organizational information can be found at the Cattaraugus County land Bank Inc. website.

<https://cattlandbank.org/>

PROCUREMENT REPORT

As per Public Authorities Law Article 9, Title 1, §2800 (2), the Cattaraugus County Land Bank Corporation offers the following information regarding its status and activities for the year 2021: The Cattaraugus County Land Bank had the following procurement transactions completed during Fiscal Year 2020 with an actual or estimated value of \$5,000:

<u>COMPANY</u>	<u>AMOUNT</u>
Cyrco Construction Corp	74625.00
Western Door Development	158,272.22
Perarek Law Group- Cyrco Construction	80,000.00
Northeastern Environmental	8,155.00
HH Rauh	82,250.00
Wargo	36,025.00
Brown & Brown Empire State	26,655.70
Peterson Landscaping	<u>5735.00</u>
	\$471,717.92

2021 Property Acquired

There were NO properties acquired in 2021 due to the moratorium on Evictions and Foreclosures in New York State.

2021 Properties Sold

Street Address	Municipality	Purpose	Selling Price
208 Worden Ave	Olean	Side Lot	857.00
19 Empire	Franklinville	Rehab	65,700.00
24 Pine St	Franklinville	Side Lot	7000.00
312 12 th Street	Olean	Side Lot	125.00
20 St. Johns St	Gowanda	Side Lot	150.00
115 13 th St South	Olean	Side Lot	300.00
5736 School St	Ischua	Side Lot	551.00
1350 Olean-Portville Rd	Portville	Side Lot	750.00
138 17 th St North	Olean	Rehab	500.00
215 S Barry	Olean	Rehab	104,900.00
316 N 9 th	Olean	Rehab	67500
713 W Sullivan	Olean	Side Lot	400.00
535 Main Street	Carrollton	Side Lot	10,000.00
		TOTAL	258,733.00

Current Property List

Street Address	Municipality	Purpose	List Price
16 South Main	Franklinville	Rehab	Not yet Listed
209 S Main	Cattaraugus	Rehab	Not yet Listed

CCLBC Budget

	Last Year (Actual)	Current Year (Estimated)	Next Year (Adopted)	Proposed	Proposed	Proposed
	2020	2021	2022	2023	2024	2025
REVENUE & FINANCIAL SOURCES						
Operating Revenues						
Charges For Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rentals & Financing Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Operating Revenues	\$65,425.00	\$75,000.00	\$250,000.00	\$100,000.00	\$100,000.00	\$100,000.00
Non-Operating Revenues						
Investment Earnings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
State Subsidies / Grants	\$425,303.00	\$537,975.00	\$0.00	\$0.00	\$0.00	\$0.00
Federal Subsidies / Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Municipal Subsidies / Grants	\$100,000.00	\$ 100,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$200,000.00
Public Authority Subsidies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Non-Operating Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Proceeds From The Issuance Of Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Revenues & Financing Sources	\$590,728.00	\$712,975.00	\$450,000.00	\$300,000.00	\$300,000.00	\$300,000.00
EXPENDITURES						
Operating Expenditures						
Salaries And Wages	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Employee Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Professional Services Contracts	\$ 520,423.00	\$412,568.00	\$400,000.00	\$265,000.00	\$265,000.00	\$265,000.00
Supplies And Materials	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Operating Expenditures	\$35,514.00	\$125,407.00	\$50,000.00	\$35,000.00	\$35,000.00	\$35,000.00
Non-Operating Expenditures						
Payment Of Principal On Bonds And Financing Arrangements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest And Other Financing Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subsidies To Other Public Authorities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Asset Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grants And Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Non-Operating Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditures	\$555,937.00	\$537,975.00	\$450,000.00	\$300,000.00	\$300,000.00	\$300,000.00
Capital Contributions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Excess (Deficiency) Of Revenues And Capital Contributions Over Expenditures	\$ 34,791.00	\$ 175,000.00	\$ -	\$ -	\$ -	\$ -