



CCLBC Annual Report

**Katrina M.
O'Stricker
3/08/2025**

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
- Rick Helmich- 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
- Tim Nagle- Board Member- Legislator
- Frank Higgins- Board member- Legislator

In-Kind Staff:

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

Funding Overview:

Office Off Community Renewal- Land Bank Initiative Funding Awarded: \$179,000
Cattaraugus County Legislature provided FYI 2023: \$300,000

Major Milestones in 2024

- Complete the RFP process and demolish 1 property
- 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.

2024 Outcomes

Acquired

# of Parcels Acquired	0
# of Residential Units sold to Rehab	0
# of Residential Units Demoed	1
# of Properties Disposed	6

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 2023: The Cattaraugus County Land Bank had the following procurement transactions completed during Fiscal Year 2022 with an actual or estimated value of \$5,000:

Company	Amount
Brown & Brown Insurance	\$48,827.26
Bysiek CPA	\$5000.00
Geiter Done of WNY	\$263,100.00
TOTAL	\$316,927.26

2024 Property Acquired

Street Address	Municipality	Purpose
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2024 Properties Sold

Street Address	Municipality	Purpose	Selling Price
9119-9111 Otto East Otto RD	Otto NY	LOT	\$1
304 South 8 th	Olean	LOT	\$750
10768 McKinstry Rd	Yorkshire	LOT	\$10,000
16-18 Mill Street	Franklinville	LOT	\$1
50 Pine Street	Franklinville	LOT	\$1210
217 Pine St	South Dayton	LOT	\$10,000
		TOTAL	\$21,962

Current Property List

Street Address	Municipality	Purpose	List Price
701 Irving Street	Olean	Side lot	\$3,000

CCLBC Budget

	Last Year (Actual)	Current Year (Estimated)	Next Year (Adopted)	Proposed	Proposed	Proposed
	2022	2023	2024	2025	2026	2027
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	\$189,900.00	\$160,000.00	\$100,000.00	\$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	\$35,872.00	\$ 100,000.00	\$ 100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
Federal Subsidies / Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Municipal Subsidies / Grants	\$ 200,000.00	\$ 200,000.00	\$ 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	\$425,772.00	\$460,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00
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	\$ 226,007.00	\$260,000.00	\$225,000.00	\$225,000.00	\$225,000.00	\$225,000.00
Supplies And Materials	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Operating Expenditures	\$31,455.00	\$48,600.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
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	\$257,462.00	\$308,600.00	\$270,000.00	\$270,000.00	\$270,000.00	\$270,000.00
Capital Contributions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Excess (Deficiency) Of Revenues And Capital Contributions Over Expenditures	\$ 168,310.00	\$ 151,400.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00