



CCLBC Property List Report

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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: \$75,000
Cattaraugus County Legislature provided FYI 2023: \$300,000

Major Milestones in 2025

- Complete the RFP process and demolished 6 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.

2025 Outcomes

Acquired

# of Parcels Acquired	6
# of Residential Units sold to Rehab	0
# of Residential Units Demoed	6
# of Properties Disposed	3

2025 Property Acquired

Street Address	Municipality	Purpose
517 East Connell St	Olean	Demo
623 Seneca Ave.	Olean	Demo
118R Green Street	Olean	Demo
316 Laurel Ave.	Olean	Demo
311 South Third St.	Olean	Demo
Lot 39-40 332 Tenth St.	Olean	Demo

2025 Properties Sold

Street Address	Municipality	Purpose	Selling Price
517 East Connell St	Olean	LOT	\$800
118R Green Street	Olean	LOT	\$1.00
316 Laurel Ave.	Olean	LOT	\$3500
		TOTAL	\$5851

Current Property List

Street Address	Municipality	Purpose	List Price
Lot 39-40 332 Tenth St.	Olean	Side lot	Not for Sale
311 South Third St.	Olean	Side Lot	For Sale
623 Seneca Ave.	Olean	Side Lot	For Sale