

Cattaraugus County Land Bank Corporation

January 28, 2021

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

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

Also present EDP&T Staff- Kate O’Stricker, Deb Miller. City of Olean: Ryan Reed, Kerri Stephens, Ed Jennings, Bill Aliello. Town representative: Charlie Davis

2. Review and Approval of Minutes from December 28, 2020: request to amend the minutes to reflect that Dave Koch called the meeting to order.
Motion made by Dave Koch with a second by Norm Marsh to accept the minutes as amended: Approved

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

3. Election of Officers: Motion made by Norm Marsh with a second by Rick Helmich to keep the same slate of officers as 2020: (as follows)

Chairman: Dan Martonis
 Vice Chairman: Dave Koch
 Secretary: Crystal Abers
 Treasurer: Matt Keller

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

Motion to Accept slate of officers was made by Dan Martonis with a second by Matt Keller:
 Approved

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

4. Old Business

- a. Demolition:

Round 7.0 Demo: Bid Awards

WARGO

312 12th St North Olean: Target Date March or April-

*Frank Higgins has found out that there is a decent car in the garage. CCLBC will need to research what to do with it. We need to ask the attorney what the process is to get rid of it.

3 th South Olean:	Target Date March or April
HH Rauh	
208 Worden Avenue Olean	Completed
24 Pine Street Franklinville	In Process
20 St. Johns St Gowanda	COMPLETED
5736 School Street Ischua	To be completed by February 12th
1350 Portville- Olean Rd Portville	COMPLETED
5736 School Street Ischua	COMPLETED
1350 Portville- Olean Rd Portville	COMPLETED

326 South Barry has been completed and sold to the adjacent landowner

Rehab Property Update:

Rehabs 2019:

16 South Main Franklinville: Update from Cyrco:

- The gas and electric is on
- Installed new waterline
- Roof complete
- Furnace ductwork installed
- Plumbing is replaced
- Exterior Painting completed
- Blocked Sewer line- issues being remedied by Zuech's-\$2700
- Anticipated finish date- April 1st.
- There is no asking price for this yet. More work needs to be completed before we can list it.

316 North 9th Olean **For Sale \$72,900**

- 96% Completed
- Small details they are finishing up- towel bars, curtain rods, smoke detectors
- Monday Finish date-
- Will have cleaning done and ready for final lead inspection. The health Department or Stohl will need to complete the final lead inspection so that the lead case that is open with the DOH can be closed.
- Since there is a charge for the Health Department to complete the Lead testing, Dan Martonis suggested discussing the charges with Dr. Watkins. The Treasurer's office, Attorney's office, Clerk's office and Real Property office do not get reimbursed for its services to the Land Bank, so that may be an option as well.
- Rick Helmich, who is on the Human Services committee and Crystal Abers will reach out to Dr. Watkin's to discuss further.
- Frank Higgins went to the property and said that it was a nice job, and a huge improvement to the neighborhood. The realtor believes it will sell quickly.

REHAB 2020

138 North 17th Olean-developer rehab- Ed Jennings- Application has been sent in to Enterprise for approval.

209 South Main Cattaraugus-RFP Released.

215 South Barry Olean- RFP Released

- Bids on these two properties are due on January 29th. So far it looks like there are two companies putting in proposals- Western Door and Cyrco.

- There was discussion on rising material prices and the costs of our rehabs skyrocketing. The question was asked how we plan to move forward if the cost to rehab are too high.
- We have two rehabs that have to be completed for our grant funding, so we have to move forward on what we have.
- We are not able to ask for an extension from the funders if the prices are too high and we need to wait for the materials to drop because we already have one that closes the grant out December 31st 2021.

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11844 Buffalo St Perrysburg- Update from buyer in 10 days with pictures. They took 7 dumpsters of garbage out of the property before they started the rehab.

Side Lot Bids: Demo 7.0 (Bid winners in RED)

208 Worden Avenue Olean

Winnie Dougherty- \$519- Install vinyl fence, flower and vegetable garden, and shed

Pine Street Franklinville

Heather and John Stevens- \$7000 -Widening the driveway, add garage, fence in the yard

Linda Chesebro- \$3500- Add to her flower garden and a garage or “she shed”

20 St. Johns St Gowanda

Samuel Lambert- \$150- widen the driveway and add on to garage

5736 School Street Ischua

Matthew and Marti Brotka- \$551- yard space with pole barn in the future

1350 Portville- Olean Rd Portville

Donald Bentley- \$100- maintain as yard

James Hammond- \$750- extend Lawn and build a garage

312 12th St North Olean

Neil and Eleanora Rees- \$125.00- Will be well maintained as lawn area

115 3rd St South Olean

Ronald Richardson- \$300- maintain as lawn area

Motion was made to accept the following bids from Dan Martonis with a second from Dave Koch:
 APPROVED

208 Worden Avenue Olean

Winnie Dougherty- \$519- Install vinyl fence, flower and vegetable garden, and shed

20 St. Johns St Gowanda

Samuel Lambert- \$150- widen the driveway and add on to garage

5736 School Street Ischua

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Ronald Richardson- \$300- maintain as lawn area

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

24 Pine Street Franklinville

Heather and John Stevens- \$7000 -Widening the driveway, add garage, fence in the yard

Linda Chesebro- \$3500- Add to her flower garden and a garage or “she shed”
 Motion we made by Dan Martonis to accept the \$7000 bid for 24 Pine Street Franklinville with a second from Rick Helmich. Approved

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

1350 Portville- Olean Rd Portville

Donald Bentley- \$100- maintain as yard

James Hammond- Mailed to CCLBC with tracking on January 25th, but has not arrived. If this bid comes in with a postmark stamp before the closing date, the CCLBC will accept the bid. Kate will send the bids out and the Board can bid on them via email.

TOTAL Demo 7.0

Side-lot bid discussion was had by Board members due to the current bids for Demo 7 lots being so low that there should be discussion about raising the minimum bid to \$500 AFTER this current round. Dave Koch made a motion to raise the minimum bid for a side lot to \$500 AFTER this current round with a second from Crystal Abers: APPROVED by Roll Count

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

Discussion was also had on the costs to maintain the lots if we do not sell them to adjacent landowners and being more conscious of where we acquire the demo lots if there are many maintenance costs such as snow removal, mowing, etc. that the local municipality cannot help the Land Bank with.

Rehabs for Sale

316 North 9th -Olean- Southern Tier Realty- Tom Butler has listed for \$72,900-

16 S Main Franklinville- will not put on the market yet. Rehab not far enough along.

19 Empire- Southern Tier Realty- Tom Butler \$66,000- Offer sent to board on January 14th, 2021. BOARD Approved sale on 1/14/21 through email vote:

Board unanimously APPROVED via EMAIL;

Name		Name		Name	
Martonis, D	Aye 1/14/2021	Keller, M	Aye 1/14/2021	Abers, C	Aye 1/14/21
Koch, D	Aye 1/14/2021	Helmich, R	Aye 1/14/2021	Higgins, F	Aye 1/14/21
Marsh, N	Aye 1/14/21				

- UNDER CONTRACT. Title search and survey have been ordered. The purchase contract has been approved in the Attorney’s office.
- The Survey and title search were required because the buyer is financing the property through the bank. It will be around \$1500-\$2000 for those to be completed.

Lots for Sale: Kate is working with Auctions International to have an on-line Auction for the following lots with minimums.

535 Main Street Carrollton: \$15,000 minimum-Crystal’s contact did not pursue an offer

713 West Sullivan Olean \$500 minimum

6197 Shady Lane Lyndon- \$100 minimum

4. New Business:

- 2021 County Auction- validity of the foreclosure filing may be challenged because of the Executive Order from the Governor. They are a bit behind so they are looking at June for the Auction right now.
- Matt Keller will bring the auction book to Kate so that she can get an idea of what may fit the Land Bank criteria.

P-Card Discussion- Rick Helmich reported that he was involved with a NACHO call concerning a P-Card. The card would need to be owned by Cattaraugus County Treasurer and they would assign a card to the Land Bank.

- They have a purchase card that there is a rebate currently, however the Land Bank is not the one buying the materials, it is through the contractors. So this would slow down the process if the Land Bank needs to purchase the materials for the contractor.
- Mr. Helmich discussed that it could be written in the specifications that the contractor has to purchase the materials from certain places where the Land Bank can pay with the card.
- Matt Keller discussed that the amount that they get back on these rebates is very small for the (.008). He believes that we will be spending more chasing the rebate.
- Kate O’Stricker voiced a concern that the Land Bank is a contracted service for the county. Will we be opening up an avenue for other contracted services to ask the county for the same benefit.
- Mr. Helmich believes that the rebate may be better than that of the card the treasurer’s office currently has.

OPEN DISCUSSION:

- Discussed the options that the Land Bank has for funding once Enterprise funds are completed
- Housing Market after the pandemic with the homeowners and landlords not making payments
- Houses is selling very quickly at this time.
- We have a need for more contractors to bid on our rehabs. Matt Keller mentioned that the insurance that we require is our biggest barrier.

5. Action Items

- Car in Olean on 12th Street demo. (Buick LeSaber 2005 or 2007) We may need to go through the abandoned car form from the DMV. With the abandoned car we will never get a title.
- Kate will send out the bid for Olean Portville Road for vote from Board.
- Rehabilitation Bids will go out to the Board
- Talk to Dr. Watkins about the Lead Testing

Next Meeting- March 25, 2021 at 9am ZOOM

Matt Keller made a motion to adjourn with a second made by Norm Marsh. Approved.

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