

Cattaraugus County Land Bank Corporation
October 26, 2023

1. **Roll call:** Dave Koch called the meeting to order at 9:05 a.m – the following board members answered roll call:

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

Also present: EDPT Staff - Kate O’Stricker, Deb Miller and Lissa Wilson.
Present by Zoom: Ed Jennings.

2. **Review and Approval of Minutes** from September 28, 2023:
Motion made by Crystal Abers with a second by Norm Marsh to accept the minutes. Motion Carried.

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

3. Old Business

- **Rehab Property Update**
701 N. Union Street, Olean – Changed the dates on the scope of work. The roof and the grounds will be addressed by 12/31/23. Due to the delivery time of the windows, they cannot be finished this year. The new completion date will be 8/2024. The developer has until August 1, 2025, to satisfy everything in the scope of work. Motion to change the date to 8/2024 was made by Rick Helmich with a second by Crystal Abers.
- **Side Lots for Sale**
 - 701 Irving Street, City of Olean – Up for sale – Matt said that this can be on the next auction if it does not sell. He will also send the next auction list to Kate to see if we are interested in any of them.
- **Demo Properties**
 - **9119 Otto E. Otto Road** – We have received \$90,000 from OCR (Office of Community Renewal) funding to demo this property.
 - The demo contractor will handle the water/sewer problems.
 - Accepted by OCR on August 22nd.
 - RFP sent out: Bid form will be provided at meeting
 - Geiter Done - \$188,000
 - HH Rauh - \$80,000

- Motion to accept HH Rauh’s bid was made by Norm Marsh with a second by Matt Keller.
- The Neighbor on the left side has a lot of junk piled up against the building that needs to be moved.

DEMO CONTRACT IS AWAITING INSURANCE APPROVAL FROM BROWN AND BROWN.

Air Monitoring Bid for Demos

	North Eastern	Neeson-Clark
10768 McKinstry Rd, Yorkshire	\$420 per day	\$460 per day
50 Pine Street, Franklinville	\$350	\$460
217 Pine Street, South Dayton	\$420 per day	\$460 per day
304 S. 8th Street, Olean	\$420 per day	\$460 per day

Motion to accept the bids from North Eastern was made by Rick Helmich with a second by Dave Koch. Kate will send contract to North Eastern.

- **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).
 - 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.
 - Quotes for Air Monitoring will be presented at the meeting.
 - Waiting for contract from Geiter Done.
- **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.
 - Quotes for Air Monitoring will be presented at the meeting.
 - Waiting for contract from Geiter Done.
- **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.
 - Quotes for Air Monitoring will be presented at the meeting.
 - Waiting for contract from Geiter Done.
- **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.

- Quotes for Air Monitoring will be presented at the meeting.
- Waiting for contract from Geiter Done.
- **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.
 - Quotes for Air Monitoring will be presented at the meeting.
 - Waiting for contract from Geiter Done.

4. New Business:

- There was a Supreme Court decision in May of this year that has caused some issues with the foreclosure proceeds. The Treasurer’s office has adjusted their fee structure so that it is much higher. Basically, what will happen with a foreclosure in the future is that the lienholders and the owner of the property will get the money from the auction. The County will now be more selective as to what they foreclose on.
- Matt let us know that the Land Bank has a lot of money that is not earning interest and wanted to know if he would like us to invest some of it. Everyone agreed that it would be a good idea.

5. Action Items

- Kate will work with Ed Jennings to get the demos done.
- Kate also has to send an Air Monitoring quote out on the Otto property.
- Kate will keep talking to the neighbor in Otto to get him to move his junk.

Next Meeting: November 30, 2023 at 9:00 a.m.

Motion made by Norm Marsh with a second by Dave Koch to adjourn. Motion carried. Meeting adjourned at 10:03 a.m.

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