

Cattaraugus County Land Bank Corporation

October 27, 2022

1. **Roll call:** Dan Martonis called the meeting to order at 9:03 am – the following board members answered roll call:

Name		Name		Name	
Martonis, D	Aye	Keller, M		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.

On Zoom was: Bill Aiello, Keri Kerper, Ryan Reed and Ed Jennings.

On the phone was: Matt Keller

2. **Review and Approval of Minutes** from September 29, 2022:
Motion made by Norm Marsh with a second by Crystal Abers to accept the minutes. Approved.

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

3. Old Business

- a. Rehab Property Update: Ed Jennings gave a report on each house. Kate was unable to bring up the photos due to a computer issue.
- b. Contract extension through October 31st has been sent to Western Door for signature.
- c. Western Door is now very close to having both houses finished.

16 South Main Franklinville:

- Contract extension through October 31st has been sent to Western Door for signature.
- Gutter has been repaired.
- The front porch roof is finished.
- The gas insert in the fireplace is too big, need to get a smaller one.
- Everything else is finally done.
- The property is listed at \$209,000, it has been shown numerous times and is being shown again this morning.
- May want to consider using the company that handles the county’s auction if the house doesn’t sell.

209 S Main in Cattaraugus:

- There is a small leak in the plumbing main, it is on the village side of the shut off and needs to be repaired.
- The front upper porch has been completed and the light fixtures have been installed.
- The gutters have been installed.
- They will be painting the front porch and steps today.
- Everything else is finished and the house looks good.
- The applicant counter offered \$85,000. The Board voted via email to accept the bid.
- Kate has been working with the buyer, her mortgage company and the Catt County Attorney's to move forward on the sale.
- We hope to have it sold by December 1st.

Auction 2022 Demos

- The auction properties they are planning to demolish are as follows:
 - 701 Irving Street, City of Olean
 - 1657 Seneca Avenue, Town of Olean
 - 41 First Avenue, Village of Franklinville
 - 181 S. Main Street, Town of Portville
 - 1496 Flanigan Hill Road, Town of Hinsdale
- Bids for the demo were awarded through email vote as follows:
 - Geiter Done: 701 Irving Street, Olean \$19,300
 - North Eastern – Dan Kellam \$420 (fee sampling included)
1657 Seneca Avenue, Olean \$18,500
 - Advanced Contracting \$350 per day – no fee sampling
 - HH Rauh: 1496 Flanigan Hill Rd, Hinsdale \$11,300
41 First Avenue, Franklinville \$14,900
 - North Eastern – Dan Kellam \$420 (fee sampling included)
- Epic Contracting: 181 S. Main Street, Portville
 - 1. North Eastern – Dan Kellam \$420 (fee sampling included)

This property is being demolished at this time. Ed Jennings had pictures of the demolition that he went through and explained.
- Demos will need to be completed by November 16th and final grading/seeding by November 30th.

4. New Business:

- Side Lot Bids – sent to surrounding neighbors
 - 701 Irving Street, City of Olean – No bids
 - 1657 Seneca Ave., Town of Olean – Kenneth and Lisa Gordon, \$750, expand yard.
 - 41 First Avenue, Village of Franklinville – No bids
 - 181 S. Main St., Town of Portville
 - 1. Clair Bump - \$1500, expand yard and plant fruit trees, if we take care of the dead tree on the property his bid will be \$2000.
 - 2. Kevin Callahan, Jr. - \$3175, will tear down the existing house on 185 S. Main Street and do business development on the entire site.
 - 1496 Flanigan Hill Road, Town of Hinsdale – No bids
 - 1. May have an interested buyer – Jeff Andacar, \$6500 – if we leave the garage.
 - Rick Helmich made a motion to accept the bid on 1657 Seneca Avenue, with a second by Dan Martonis. Motion approved.
 - Dan Martonis made a motion to accept the bid on 1496 Flanigan Hill Road, with a second by Norm Marsh. Motion approved.

5. Action Items

- Kate will talk to the people to tell them that their bids have been accepted.
- Kate will talk to Kevin about what needs to happen in order to sell it to him.
- Still working on getting the two rehabs sold.

Next Meeting: December 29, 2022 at 9:00 am. We will be skipping the November meeting.

Olean left the meeting and a discussion regarding the budget was held. Crystal wanted to explain what is happening with the budget at this time.

In the past we have asked for 400K and received 200K. That is not allowed this time, so we are changing the number we are asking for to 200K.

Motion made by Rick Helmich with a second by Crystal Abers to adjourn.

Approved. Meeting adjourned at 9:51 am.

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