

Cattaraugus County Land Bank Corporation
February 27, 2025 – Meeting Minutes

1. Roll Call

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

| NAME | | NAME | | NAME | |
|--------------------|------------|-------------------|------------|-------------------|-------------|
| <i>Martonis, D</i> | <i>Aye</i> | <i>Keller, M</i> | <i>Aye</i> | <i>Abers, C</i> | <i>Aye</i> |
| <i>Nagle, T</i> | <i>Aye</i> | <i>Helmich, R</i> | <i>Aye</i> | <i>Higgins, F</i> | <i>----</i> |
| <i>Marsh, N</i> | <i>Aye</i> | | | | |

- b. **Also present:** EDPT Staff; Kate O’Stricker, Deb Miller, Devon Winters
- c. **On Phone:** Ryan Reed, Keri Kerper

2. Review and Approval of January 30, 2025 Minutes

- a. Motioned by Crystal with a second by Rick. **Approved.**

| NAME | | NAME | | NAME | |
|--------------------|------------|-------------------|------------|-------------------|------------|
| <i>Martonis, D</i> | <i>Aye</i> | <i>Keller, M</i> | <i>Aye</i> | <i>Abers, C</i> | <i>Aye</i> |
| <i>Nagle, T</i> | <i>Aye</i> | <i>Helmich, R</i> | <i>Aye</i> | <i>Higgins, F</i> | <i>---</i> |
| <i>Marsh, N</i> | <i>Aye</i> | | | | |

3. Old Business

- a. *Rehab Property Updates*

- i. **701 North Union, Olean**

- 1. Updates:

- a. Building has been gutted, new roof completed, new windows installed, all new electric services and mechanicals installed in each of the five units, contractor completed plumbing and spray foam insulation, drywall to be installed in March.
 - b. Ed Jennings sent update that the sidewalk is not taken care of, there are two broken windows and brush needs to be taken care of. An email was sent by Ryan and Kate.

- b. *Side Lots*

- i. **701 Irving St, Olean – SOLD, no side lots left!**

- c. *Demos*

- i. **623 Seneca Ave** - Pre demo asbestos contract signed, waiting for report
 - ii. **517 E Connell St** - Pre demo asbestos contract signed, waiting for report

- iii. North Eastern has survey done. Kate has the bid documents ready to go out to demo company's once asbestos reports are received.
- iv. **Possibilities –**
 - 1. **Old School (Cattaraugus)** – no movement, some interest but no plans and rehab options far too costly
 - 2. **Methodist Church (Cattaraugus)** – no movement, falling apart. This property is on the auction list.
- v. **118R Green St** – Matt handed out contract to everyone from Ashley. Once approved, it will move on to the city of Olean. Olean will demo and Land Bank will be held harmless. Crystal approves but would just like to make sure Land Bank is not involved, making sure nothing will come back to Land Bank later. Resolution was made to pass to the city.
 - 1. Motioned by Dan with a second by Norm. **Approved.**

| NAME | | NAME | | NAME | |
|--------------------|------------|-------------------|------------|-------------------|------------|
| <i>Martonis, D</i> | <i>Aye</i> | <i>Keller, M</i> | <i>Aye</i> | <i>Abers, C</i> | <i>Aye</i> |
| <i>Nagle, T</i> | <i>Aye</i> | <i>Helmich, R</i> | <i>Aye</i> | <i>Higgins, F</i> | <i>---</i> |
| <i>Marsh, N</i> | <i>Aye</i> | | | | |

4. New Business

- a. **Comprehensive Housing Study** - Kate gave everyone a copy of the assessment. She would like everyone to review and let her know of any changes by Monday, March 10th so that she can get that out.
- b. **2025 Auction Properties** – Matt stated that the next auction should be in May 2025. Dan has heard no changes in the Land Bank processes withing the state. The only way around the current process which is to have two auctions is to maybe add an appraisal cost to the Land Bank fee. That way the property value is known. Matt will check with Ashley on this.
- c. **2025 Planning for Properties** – No properties at the moment, at stand still. Just have the two demos.
- d. Matt stated that the audit is over and he is waiting on final approval. Taxes have been filed. Matt will get copies to Deb and Kate once received.

5. Action Items

a. Matt

- i. Contract to Olean
- ii. Send updated property spreadsheet to everyone on Land Bank
- iii. Ask Ashley about possible appraisal costs.

b. Kate

- i. Follow up with 701 N Union's progress
- ii. Get bid documents out to demo company's

c. Ryan

- i. Update problem properties and send to Kate

6. Next Meeting

- a. Next meeting will be held on **Thursday, March 27th at 9:00am.**

7. Meeting Adjourned at 9:49 AM.

- a. Motioned by Norm, seconded by Tim. **Approved.**

| NAME | | NAME | | NAME | |
|--------------------|------------|-------------------|------------|-------------------|------------|
| <i>Martonis, D</i> | <i>Aye</i> | <i>Keller, M</i> | <i>Aye</i> | <i>Abers, C</i> | <i>Aye</i> |
| <i>Nagle, T</i> | <i>Aye</i> | <i>Helmich, R</i> | <i>Aye</i> | <i>Higgins, F</i> | <i>---</i> |
| <i>Marsh, N</i> | <i>Aye</i> | | | | |