

Cattaraugus County Land Bank Corporation

February 28, 2019

1. Roll call: Vice Chairman Koch called the meeting to order at 9:04 am – the following board members answered roll call

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	Aye
Labuhn, S	Aye				

Also present: Deb Miller: EDP&T Staff, Kate O'Stricker: EDP&T Staff; Bill Aiello, Keri Kerper: City of Olean, Norm Marsh: Village Officials

2. Review and Approval of Minutes:

Motion Made by Sue Labuhn with a second by Dave Koch to Accept the Minutes as written for January 31st: Approved

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	Aye
Labuhn, S	Aye				

3. Old Business

a. Website:

- i. Hits to the website- Report for December, January, February were distributed.

1. 109 7<sup>th</sup> Street has the most views: 70 in December and January
2. Other properties with high number of views were Court St which is sold and Toad Hollow Rd.
3. Spikes in views to the website coincide with articles in the newspaper
4. Views are unique IP addresses so that they do not track one person that logs on several times.
5. 535 Main Street Carrollton has the most in February. That is when it was posted for sale and uploaded to Zillow
6. Second is 3069 Route 39 in Yorkshire, Third is 109 7<sup>th</sup> in Little Valley
7. There are an average of 200 hits to the website just for the properties

b. Demolition / DPW update:

- i. Carrollton has been posted for sale on the website and Zillow. (10-15 views a day on Zillow.

1. Need to get For Sale Signs on the Property
2. We did receive a bid for \$10,500. The Board is not ready to accept this bid since we have just posted.
3. Discussion was ad concerning offers and what is proposed for the site. Board would like to be able to recoup some of the demo cost and see a business go in that will have employees
4. Once a bid comes in with an acceptable redevelopment plan, the plan will be written in the transfer of the property.

- ii. Two demos that need to go out for RFP that are not in Round 3. These included Shady Lane in Lyndon (needed asbestos check even though it was built before 1980) and 1 Empire Street in Franklinville. Kate is working with Bill Fox to get the RFP and the Asbestos Assessments ASAP. Need to be completed by the end of June before the LISC Grant is completed

iii. Bids for Round 4:

1. Geiter Done of WNY:

- 713 West Sullivan, Olean- \$19000
- 1506 West Henley Street, Olean- \$13800

- 3069 NYS Route 39, Yorkshire- \$14000
  - 2. Davis Concrete and Excavating
    - 1 Pine Street, Franklinville- \$20500
  - 3. H.H. Rauh
    - 5 Dean Street, Randolph- \$8150
    - 3081 Coldspring Road, Randolph- \$16350
- TOTAL \$91800

Motion was made by Daniel Martonis with a second by Sue Labuhn to accept the bids for Round 4 of the Demolitions. Approved

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	Aye
Labuhn, S	Aye				

c. Rehab Property Update:

- i. Resolution passed to contract with Community Action for Rehabilitation and project management services.
  - 1. Scope of Work needs to be completed on 266 Main Street in Randolph. Scopes are done on 19 Empire Franklinville and 109 7<sup>th</sup> in Little Valley.
  - 2. Need to clean out Randolph and Little Valley

Motion was made by Daniel Martonis with a second by Sue Labuhn to hire a company to clean out the rehab properties in Randolph and Little Valley.

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	Aye
Labuhn, S	Aye				

- ii. Water Bills: For all properties, need to contact the municipalities as soon as the Land Bank decides which to take over so that utility bills can be taken care of.

d. NO Properties transferred in February

4. New Business

- a. Otto Masonic Lodge: Robin from the Treasurer's office did a presentation on the processes that have been completed so far for the foreclosure of the property.
  - 1. Search Company's complete an abstract that includes creditor, mortgagee, owner
  - 2. All listed on the abstract will be notified of foreclosure
  - 3. Only one contact was found for the Masonic Lodge Building
  - 4. Owner was notified on October 29<sup>th</sup>, 2018 and the owner signed for the legal notice and was sent back to the Treasurer's Office. If the notice is sent back, more investigation is done to try to find the owners.
  - 5. Advertised in the Olean Times six times over an eight week period
  - 6. At end of that period, what has not been paid, the County takes title to property.
  - 7. Discussion was had on the best way to demolish the property either with the help of the county, town and Masonic Lodge.
  - 8. It was agreed that the property does not meet the Enterprise Funding criteria so the Land Bank will be unable to help with this.

ii. Needs to be demolished. The County needs to work with the Town on a plan to take the building down as an emergency.

5. 2019 Auction List
  - a. There are two properties on the auction list that match up with the municipality Problem Property list:
    - i. **27 Temple Street Portville**
    - ii. 329 Fifth Street Olean- The City of Olean took action to take it down.
  - b. For the 2019 Auction List, we will need 8 demos and 4 rehabs.
    - i. One Demo may be 27 Temple St Portville
    - ii. Hand Out was distributed to the Board with Criteria for Land Bank Properties.
      1. Possible Properties were discussed with the board
      2. City of Olean List of Demos was received and discussed
        - **326 Berry St. Olean-** Neighbor is interested in the property to demo. Mr Keller will work with him. It will be written in the deed that the demo will need to be completed by December 31<sup>st</sup> or 6-10 months.
        - 111 South Second Street, Olean
        - 141 Adams Street Olean
      3. Possible Rehab:
        - **419 Court Street Little Valley**
        - 316 North Ninth Olean
        - 16 S Main Street Franklinville
        - 120 Front Street Olean
        - 20 North Main Delevan
      4. Auction Photos Views
        - Route 219 Great Valley NY
        - Lewis Road Great Valley DEMO
        - Church Street Carrollton DEMO
        - Limestone Run, Carrollton
        - Cherry Street South Dayton Potential REHAB
        - 88 1<sup>st</sup> Ave South Dayton
        - 108 Mill South Dayton
        - 12995 Route 62 Conewango- Entrance to Catt County
        - 5446 US Route 62 Conewango- Demo
        - 201 Main Street Randolph
        - 28 Demo Sheldon St Randolph- demo

6. Olean Zombie 2.0 Grant

- a. Olean has asked for a Letter of Partnership for their grant application

Motion made by Crystal Abers with a second by Frank Higgins to send a letter of partnership to the City of Olean for the Zombie 2.0 Grant Application.

Name		Name		Name	
Martonis, D	Aye	Keller, J	Aye	Abers, C	Aye
Koch, D	Aye	Helmich, R	Aye	Higgins, F	Aye
Labuhn, S	Aye				

7. Action Steps:

- a. Kate will develop a better website report with addresses
- b. Kate will develop the Letter of Partnership for the City of Olean
- c. Rick Helmich will work with the DPW and Town of Otto on the Masonic Lodge
- d. Inform the bidder for 535 Main Street Carrollton that he needs to fully complete the application process for the Board to accept the bid.
- e. Joe Keller will work with Kate to clean out the two rehab properties

- f. Joe Keller will contact the neighbor of 326 South Barry to work on getting the property transferred and demoed.
8. Adjournment: Motions to adjourn from Joe Keller with a second from Sue Labuhn at 10:47am

Next Meeting February 28, 2019. Third Floor Large Committee Room