

**Cattaraugus County Land Bank Corporation**

**February 29, 2024**

1. **Roll call:** Rick Helmich called the meeting to order at 9:01 am – the following board members answered roll call:

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

Also present: EDPT Staff, Kate O’Stricker

On the phone was from the City of Olean Mayor Aiello, Ryan Reed, Keri Kerper

**Review and Approval of Minutes** from January 25, 2024:

Motion made by Frank Higgins with a second by Crystal Abers to accept the minutes.

Approved.

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

**Old Business**

**a) Rehab Property Update:**

- **701 North Union, Olean –**
- The tree company has completed the trimming and one large tree was taken down. Demo on the inside has started- with one apartment completed as of 1/8/2024
- Metal roof has been completed
- The City has asked the owner to get the dumpster emptied and make sure the demo debris is cleaned up asap.

**b) Side Lots:**

- **701 Irving Street, Olean –** Up for sale, will be put on the county auction
- **304 S Eighth Street, Olean -** The Board discussed that the \$100 may be our only option to sell the property and we will be looking at \$1500 for maintenance for the side lot.

There was a motion made by Frank Higgins with a second by Norm Marsh to sell the property to Mr. Meyers for \$100.

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

- **10768 McKinstry Road, Town of Yorkshire – COMPLETE- and Transferred to** Duane Tingué for \$10,000
- **16-18 Mill Street, Franklinville - COMPLETE.** The transfer documents are being completed by the County Attorney’s office and will be sent to the Village of Franklinville.
- **50 Pine Street, Franklinville – COMPLETE.** Bid received by side lot owner- Debbie and Dale Rosier for \$1210. Board voted via email to accept the bid. Transfer to take place asap.
- **217 Pine Street, South Dayton - COMPLETE.** Rick Jackson from Howard Hannah contacted the Land Bank because he may have an interested buyer. He was told to send in a bid before the board meeting, but nothing was submitted.

- Tom Butler from Southern Tier Realty will put the property up for sale on Zillow for \$10,000.

**c) Demos:**

- **9119 Otto East Otto Road, Town of Otto – Geiter Done - \$168,000- COMPLETED**
- Funding from NYS OCR - \$90,000 towards the project
- Cattaraugus County - \$50,000
- Town of Otto - \$28,000
- Total Funding - \$168,000
- The lot will be transferred to Town of Otto following the demo.
- Only issue was an old cistern that was in the neighbor’s backyard collapsed from the weight of the excavation machinery. This will be filled in by Geiter Done.

**4. New Business:**

- The County Attorney’s office has requested that the Land Bank charge \$250 per property to be given to the Attorney’s office moving forward that can cover the cost of completing these transactions.

A motion was made by Crystal Abers with a second by Norm Marsh to charge \$250 per property transaction for the County Attorneys office.

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

Crystal wants to hold a meeting in 2024 with the municipalities to let them know everything the Land Bank has done for them and the money spent for each of their municipalities. It will be a good education for them and may get them to start helping the land bank with maintenance issues.

- Crystal Abers asked about the Foreclosure process in Cattaraugus County and what is being done to make sure that we are following the Supreme Court decision. This affects the Land Bank as well for acquiring the properties before the auction.
- NYSAC does have a bill that was produced that will have a hold back of funds that will be kept in an account incase the owners come back for the proceeds. It has not passed as of yet. This process is what the Syracuse Land Bank is doing with the City of Syracuse.
- If the county does give the Land Bank a property before the auction, the Land Bank will be liable for the excess proceeds per the NYS Land Bank Association Attorney.
- The Demos are different because we spend a lot more than we make, and the rehabs we are usually in the hole for.
- The Land Bank may look at getting appraisals done on the properties.

**5. Action Items**

- Kate will reach out to a neighbor who is interested in buying the lot on 304 S. Eighth Street in Olean.

**Next Meeting: March 28, 2024 at 9:00 am –**

Motion made by Rick Helmich with a second by Norm Marsh to adjourn. Approved.

Meeting adjourned at 9:47 am.

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