

Cattaraugus County Land Bank Corporation

March 28, 2019

1. Roll call: Chairman 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, J	Aye	Abers, C	Aye
Koch, D		Helmich, R	Aye	Higgins, F	Aye
Labuhn, S	Aye				

Also present: Deb Miller: EDP&T Staff, Kate O’Stricker: EDP&T Staff; Ed Jennings, Keri Kerper, Ryan Reed: City of Olean, Norm Marsh: Village Officials

2. Review and Approval of Minutes:

Motion Made by Sue Labuhn with a second by Dave Rick Helmich to Accept the Minutes as written for February 28, 2019: Approved

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

3. Old Business

- a. Website:

- i. Hits to the website- Report for March distributed.
  1. 535 Main Street Carrollton Lot has most views
  2. Before and after Demolition of Pine Street Olean, had second most views
  3. Both Main Street Randolph and 109 7<sup>th</sup> Street Little Valley rehab properties had several views
- ii. SOLD properties are still getting a lot of views so will work with Jeremy to figure out how to move the sold properties to a separate page.
- iii. Several of the properties have not been update. Kate will work on getting the current information on the site.
- iv. Jeremy is working with Kate to put together Facebook for sale ad for the properties that we need to sell.
- v. For Sale Signs have been ordered from the DPW Sign Shop. One will be posted on the Carrollton Sight soon. Kate and Deb will work with the DPW on picking up the signs from disposed properties and getting signs up on properties that we are working on.

- b. Demolition / DPW update:

- i. Carrollton has been posted for sale on the website and Zillow. (3-5 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 pro
- ii. Round 2 Demos
  1. 211 Adams Street: Demo completed 3/19/19:
  2. Toad Hollow Road Mansfield: Demo began this morning 3/21/19: Video was shown of debris being removed. Demo took three full days, day one was for non-asbestos debris, day two and three were for the house and

trucking out. Those were both complete asbestos demos.

3. 3353 Hazelmere Machias: Demo to begin week of 3/25/19
  4. Technical Questions from the sites has been an issue and is causing the slow downs on the completion of these demos. To get approval for the type of fill needed to use for demo. Crystal and Kate will work with DPW to find a solution. Mr. Helmich is also working with DPW and will help with this issue. Mr. Helmich also suggested including the gradient sheets as an appendix to the contracts with the demo company so that questions like this can be taken care of beforehand.
- iii. Round 3 Demos: Resolution passed to accept bids, contracts have been sent to demo companies. The Companies are in the process of supplying the bonds, utility shut offs, etc.
    - 713 W Sullivan Olean
    - 1506 W Henley St Olean
    - 3069 NYS Route 39 Yorkshire
    - 1 Pine Street Franklinville
    - 5 Dean Street Randolph
    - 3081 Cold Spring Road Randolph
      - The City of Olean Officials were asked how the contractors in the City that were completing the demos were doing. The City said they have been perfect. It was also asked if the contractor was found to be doing something wrong, what would be done. The answer was a stop work order.
      - Discussion was had about the contracts that are between the County and the contractor to make sure that
  - iv. 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
- c. Rehab Property Update:
    - i. Contract with Community Action for Rehab Services has been sent to Community Action for signature:
      - 109 7<sup>th</sup> Street Little Valley
      - 19 Empire St Franklinville
      - 266 Main Street Randolph
    - ii. 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.
  - d. Properties Transferred: None
    - i. Carrollton is still for sale. A For Sale Sign has been posted on the property by the DPW sign shop.
    - ii. There are For Sale Signs on order. A better system needs to be developed to put the signs up and take them down. Kate and Deb will work on this with DPW Sign shop.

#### 4. New Business

##### a. Otto Masonic Lodge:

- i. The County needs to work with the Town on a plan to take the building down as an emergency. This item will be removed from the Land Bank Agenda.

#### 5. 2019 Auction List

- i. 27 Temple Street Portville- For Rehab- Municipal Problem Property
- b. For the 2019 Auction List, we will need 8 demos and 4 rehabs.
  - i. Hand Out was distributed to the Board with Criteria for Land Bank Properties.
  - ii. Olean Code Enforcement has offered to go and look at the Olean properties to determine whether they should be considered for rehabs or demos. This will enable the Land Bank to decide on properties so that the Treasurer can finalize his list for the Auction in May.

**Possible Rehab:**

27 Temple Street Portville  
 419 Court Street Little Valley  
 120 Front Street Olean  
 16 South Main Franklinville  
 136 3<sup>rd</sup> St, Olean

**Possible Demos:**

561 Erie Street Olean - Neighbor may buy to demo  
 141 Adams Olean- Foundation is kicked in, poor condition.  
 717 Queen Street – Olean Code Enforcement has had a lot of interest in it. Structurally unsafe, but foundation is ok. Garage has to be demoed.  
 111 Second Street Olean- structurally sound,  
 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.  
 316 North Ninth Olean  
 139 Seventh North Olean (Shared Garage)  
 121 N Seventh Street  
 405 11<sup>th</sup> Street, Olean: Water damage?  
 808 N Union Olean- TBD - Priority  
 2797 Fairview Avenue - buyer to demo in six months (Steve Walker)  
 20 North Main Delevan- Pipe burst and water ran over a year, vacant for 10 years sell lot  
 24 Cobb Ave Delevan- Demo

- 6. Action Steps:
  - a. Update the List and get the City a list
  - b. Email out to the group the list of properties and what Olean finds.
  - c. Website- move
  - d. DPW Email
  - e. DPW sign
- 7. Adjournment: Motions to adjourn from Joe Keller with a second from Frank Higgins at 10:27am

Next Meeting April 25<sup>th</sup> 2019. Third Floor Large Committee Room