

Cattaraugus County Land Bank Corporation

April 27, 2023

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

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

Also present: EDPT Staff - Kate O'Stricker, Deb Miller and Lissa Wilson.

Present in Olean by Zoom: William Aiello, Keri Kerper, Ryan Reed and Ed Jennings.

Also present by Zoom later: Matt Keller (Dan called him later in the meeting)

2. **Review and Approval of Minutes** from March 30, 2023:

Motion made by Frank Higgins with a second by Dave Koch to accept the minutes. Motion Carried.

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

3. Old Business

- **Rehab Property Update**
16 S. Main Street in Franklinville – Offer was received for \$200,000. The Board Accepted via an email vote. Home inspection was scheduled by the Buyer for April 11th. The Radon level was at 19, should be 4. The Buyers are requesting \$2,000 for remediation. Tom has already sent us the papers to be signed. That would be subtracted from the offer, bringing the price to \$198,000. Ed agreed that was a fair price for remediation. A Motion to accept was made by Frank Higgins with a second by Dave Koch. Motion Carried. Kate stated that they should not sign anything without sending it to the County Attorney to look over first.
Search and Survey are already completed and the Buyers have accepted that a Quit Claim deed will be provided.
- **Demo Property Update**
 - 701 Irving Street, Olean – Bid for \$2,900 has been accepted by the Land Bank via email.
 - 41 First Avenue, Franklinville – Bid for \$3,000 has been accepted by the Land Bank via email. The Buyers asked for a title search, which we will not be doing for them. Kate asked Tom to check his forms, because we do not give title searches or surveys for side lots. Kate asked Frank to talk to Tom to change his forms because he is using a standard form and it needs to have a couple of changes.

- 1496 Flanigan Hill Road, Hinsdale – No Bids. Will add it to the auction if it does not sell. Kate has hired Peterson’s to do the lawn mowing once a month until the lot is sold. Motion to add it to the auction list was made by Crystal Abers with a second by Frank Higgins. Motion Carried.

4. New Business:

- Auction List for 2023
 - 701 N. Union Street will be our high priority to demo.
 - 411 W. Riverside Drive will be another demo.
 - The Auction will start May 31st.
- 216 N. 7th Street – Frank may have a buyer that wants to renovate this property. It was the man’s wife’s childhood home and he would like to save it. The person in the home has been served the Notice of Foreclosure, but not the Notice to Vacate.
- 122 E. Pine Street – this one is not bad.
- 9119 Otto E. Otto Road – We have received \$90,000 OCR (Office of Community Renewal) funding has been to demo this property.
- 544 Parkside Drive in Carrollton and 10768 McKinstry Road in the Town of Yorkshire are also possible demos.
- The County auditors are Drescher & Malecki out of Buffalo and Matt asked them what they would charge to do audits for the Land Bank. They gave him a price of \$3,000, which is \$2,000 less than we are currently being charged. Matt will forward the email from the auditor to Kate, Deb and Crystal so they can decide if they’re going to change.

5. Action Items

- Letter to Ashley about Radon at Franklinville house.
- Talk to Tom about title search for 41 First Avenue.
- Matt will get Flanigan Hill on the auction list.
- Matt and Dan will go out to properties on the Auction List next week and have information on those for Land Bank.
- Matt will file the deed for 216 N. 7th Street so they can get the Sheriff out there to serve the Notice to Vacate to the owner.

Next Meeting: May 25, 2023 at 9:00 a.m.

Motion made by Dan Martonis with a second by Dave Koch to adjourn. Motion carried. Meeting adjourned at 9:36 a.m.

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