

Cattaraugus County Land Bank Corporation
May 25, 2023

1. **Roll call:** Dan Martonis called the meeting to order at 9:05 a.m – the following board members answered roll call:

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

Also present: EDPT Staff - Kate O’Stricker and Lissa Wilson.

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

2. **Review and Approval of Minutes** from April 27, 2023:
 Motion made by Norm Marsh with a second by Dave Koch to accept the minutes. Motion Carried.

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

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. We are still waiting for the sale to be final. We had to get another update from Empire Search and sent that to the attorney’s. It is the third update that we’ve had to do. Kate has not heard from the attorney’s since she sent the update.
- **Demo Property Update**
 - 701 Irving Street, Olean – Bid for \$2,900 has been accepted by the Land Bank via email. We are still waiting for them to finish the deal.
 - 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. We are still waiting for them to finish the deal.
 - 1496 Flanigan Hill Road, Hinsdale – This property has been added to the auction.

4. New Business:

- AJ Pircio bought 215 N. 18th Street in Olean a couple years ago from us with the intention to rehab it. He’s had some issues with the rehab and he asked us last summer if he would be able to sell the house to the neighbor, who wanted to demolish it. We agreed that he could sell it as long it was demolished within 24 months. So, we

removed the restriction that he had to demolish it off the contract so he could sell it to the neighbor to demolish. Now, apparently the neighbor wants to rehab it instead. Now he is saying that he will not pay the taxes anymore, so it will end up on the foreclosure auction next year. The Board advised Kate not to message him and just let him stop paying the taxes.

- Auction List for 2023
 - 701 N. Union Street, Olean, will be our high priority to demo. Kate will get a hold of John Nissan to test for asbestos in the home.
 - 411 W. Riverside Drive, Olean, may be a demo. The house is filled with garbage. Matt is considering getting a dumpster and having the garbage removed so the home could be sold.
 - Matt handed out the auction booklets.
- 10768 McKinstry Road, Town of Yorkshire, is a possible demo.
- 50 Pine Street, Franklinville, is a possible demo.
- 16-18 Mill Street, Franklinville, is a possible demo.
- 11 Scott Street, Cattaraugus, is a possible demo.
- 9119 Otto E. Otto Road – We have received \$90,000 OCR (Office of Community Renewal) funding has been to demo this property. Dan will reach out to Ann Rugg, the Town Supervisor, to see if the owner of the other side of the building wants to let us demo the whole building.
- 217 Pine Street, South Dayton, Crystal will look into this property by calling the Mayor.

5. Action Items

- Crystal will call the Mayor of South Dayton to ask about the possibility of demolishing 217 Pine Street.
- Dan will call Ann Rugg regarding the Otto property.
- Kate will call John Nissan to test for asbestos at 701 N. Union Street, Olean.
- We have decided to take five properties that we will demo.
- Matt will remove 701 N. Union from the auction list since we will definitely be taking it to demo.

Matt suggested that we should move some of the money to different banks to be safe. We have 800K in Community Bank and they are only insured up to 250K. First, he will ask them if they will collateralize the amount.

Next Meeting: June 29, 2023 at 9:00 a.m.

Motion made by Crystal Abers with a second by Norm Marsh to adjourn. Motion carried. Meeting adjourned at 10:30 a.m.

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