

Cattaraugus County Land Bank Corporation
May 29, 2025 – Meeting Minutes

1. Roll Call

- a. Dan Martonis called the meeting to order at 9:05am – the following board members answered roll call.

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>Will be arriving late*</i>	<i>Abers, C</i>	<i>Aye</i>
<i>Nagle, T</i>	<i>Aye</i>	<i>Helmich, R</i>	<i>Aye</i>	<i>Higgins, F</i>	<i>---</i>
<i>Marsh, N</i>	<i>Aye</i>				

- b. **Also present:** EDPT Staff; Kate O’Stricker, Deb Miller, & Devon Winters.
c. **On Phone:** No Olean
d. **Visitors:** Jason Knight with *High Road Community Planning & Analytics*, Speaking on behalf of the housing study.

2. Review and Approval of April 24th, 2025 Minutes

- a. Motioned by Norm with a second by Tim. **Approved.**

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>---</i>	<i>Abers, C</i>	<i>Aye</i>
<i>Nagle, T</i>	<i>Aye</i>	<i>Helmich, R</i>	<i>Aye</i>	<i>Higgins, F</i>	<i>---</i>
<i>Marsh, N</i>	<i>Aye</i>				

3. Old Business

- a. *Rehab Property Updates*

i. **701 North Union, Olean**

1. Spoke with the owner, and the exterior is almost finished, planning on having finished by the due date on August 31st. He would like an extension of the time frame for him to be able to finish the interior of the building. He’s also taking care of the brush and trees outside as well as mowing the lawn. He would like an extension to get the interior finished. The board members believe that the due date was only for the outside, Kate will look into this to see if he needs an extension.

- b. *Demos*

i. **623 Seneca Ave**

1. No Asbestos found. Went over the BID proposals for demo. Made a motion to accept Geiter Done at \$16,000. Motioned by Dan, with a second by Rick. **Approved.**

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>---</i>	<i>Abers, C</i>	<i>Aye</i>
<i>Nagle, T</i>	<i>Aye</i>	<i>Helmich, R</i>	<i>Aye</i>	<i>Higgins, F</i>	<i>---</i>
<i>Marsh, N</i>	<i>Aye</i>				

ii. **517 E Connell**

1. Asbestos identified as a result of the inspection. The second layer blue colored floor tile located within the first-floor bathroom tested positive for Chrysotile Asbestos; this area comprises approximately 80 square feet. The second floor 9x9 tan colored floor tile and mastic tested positive for Chrysotile Asbestos; this area represents approximately 360 square feet. The thermal duct wrap located in the basement and vent within the wall tested positive for Chrysotile Asbestos; this area represents approximately 30 square feet.
2. Went over BID proposals for a controlled demo. Made a motion to accept Geiter Done at \$19,000. Motioned by Crystal, with a second by Norm. **Approved.**

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>---</i>	<i>Abers, C</i>	<i>Aye</i>
<i>Nagle, T</i>	<i>Aye</i>	<i>Helmich, R</i>	<i>Aye</i>	<i>Higgins, F</i>	<i>---</i>
<i>Marsh, N</i>	<i>Aye</i>				

3. Kate stated that the demo will need air monitoring, she will send out more details with that and to vote on that BID per email. Its usually about \$3,000.

4. New Business

a. **2025 Auction Properties –**

i. **Tentative Properties -**

1. *Olean*

a. **316 Laurel Ave**

- i. *Appraised at \$24,500 (review with Attorney to if we purchase at the appraised value or hold another auction)*

b. ~~330 North 10th~~ – Paid back taxes, removed.

c. ~~730 Bishop St.~~ – Paid back taxes, removed.

d. **306 W Green St.**

- i. *Appraised at \$22,000 (review w/ Attorney)*

e. *Additional:*

i. **315 3rd St.**

1. *Matt has someone interested, sell property to the buyer interested and used the money for demos.*

ii. **126 4th St.**

1. *Matt stated that it could be a good demo.*

iii. **Lot 39/40 Buffalo St.**

1. *Going to ask Ryan about this one for more information on lot and options for it, possibly selling as a double lot?*

- iv. *Ashley can give us the okay to not do a second auction and get ahold of these properties.*

2. Gowanda

- a. ~~19 Maple Ave~~ – Bid Met

3. Conewango

- a. ~~possible additional property off Rt. 62~~ – Removed

- ii. *The Land Bank association attorney stated that they are trying to get the second auction out of the law, as it is not needed. Going to check in with Ashley.*
- iii. *Brought up a constant issue with fees from the City of Olean for snow removal, lawn care and utilities needed on/shut off prior to demos and how there should be an agreement set in place per a letter to help offset some of these costs and issues, explaining how this makes it hard to acquire properties and the amount of money the land bank has put in to turning around a lot of dilapidated homes in Olean. Matt going to be helping Kate come up with a nice formal letter to bring up these issues with the City and have some kind of partnership for these issues.*

b. **Housing Study**

- i. *Jason Knight with **High Road Community Planning & Analytics** was present for the meeting to discuss the Housing Study. He introduced himself to the board and gave a summary about what he was hoping to do with the Housing Study. Jason has property in East Otto and stated that the southern part of WNY is close to him and his family. He works as a full-time geographer at UB, his partner Rusty is the PhD of it all. They are a very strategic, data driven team and have worked with similar issues in other areas. The goal is to have realistic action strategies to work with rural and low-income areas as well as tourist areas such as Ellicottville. He understands that housing is a lasting problem.*
- ii. *The Common Framework will consist of:*
 1. *Current Market*

- a. Submarkets (cities, villages, farmlands)
 - b. What's happening/market changing
 - c. How to move forward (changes in income, workplace, community)
 - 2. Future Changes and what's forthcoming
 - 3. What will we do?
 - a. Will work very closely with Land Banks to help them improve and stay organized
- iii. How do we get there?
 - 1. Jump right in with housing and mortgage data
 - 2. Early fall – will have a sense of what they are looking at
 - 3. Most timely and current data
 - a. Dan stated that they have many resources for them with data from Real Property as far back as 2002.
- iv. Questions:
 - 1. Norm stated that there was a FEMA presentation on flood plains, will they include that data in their study? Jason responded that they will look into those and look at what that means for future development.
 - 2. Rick questioned that when the housing study is finished, how far out will it take the Land Bank? Jason stated that they will create a sort of “tool-box” and have strategies and processes to use when needed.
 - 3. Crystal brought up the fact of zoning and how most municipalities have no zoning. Jason responded that they will look into zoning and the importance of having it in the municipalities and finding a happy medium to these issues.
 - 4. Dan questioned working with the Amish population in the study? Jason stated that although it is a new population for them to work with, they will definitely look into this. Dan let him know that they have data and how it is looked at differently.
- v. Jason stated that they will have community engagement sessions with conversations with builders, constructors, etc. and community meetings with the Land Banks, via Zoom or in person meetings. He will have a website available (late summer, early fall) for meeting times, agendas, and data. He will work with Kate to find meeting dates and time, place, and get ahold of needed numbers and emails.

5. Action Items

- a. Kate will look into deed restrictions for 701 North Union
- b. Kate to speak with Ashley about a second Auction
- c. Letter to Olean to waive fees – Kate and Matt will work on this

6. Next Meeting

- a. Next meeting will be held on **Thursday, June 26 at 9:00am.**

7. Meeting Adjourned at 10:42 AM.

- a. Motioned by Matt, seconded by Tim. **Approved.**

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>Aye</i>	<i>Abers, C</i>	<i>Aye</i>
<i>Nagle, T</i>	<i>Aye</i>	<i>Helmich, R</i>	<i>Aye</i>	<i>Higgins, F</i>	---
<i>Marsh, N</i>	<i>Aye</i>				