

Cattaraugus County Land Bank Corporation
May 30, 2024

1. Roll Call

- a. Dan Martonis called the meeting to order at 9:03am – the following board members answered roll call

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>Helmich, R</i>	<i>Aye</i>	<i>Higgins, F</i>	<i>Aye</i>
<i>Marsh, N</i>	<i>Aye</i>				

- b. **Also present:** EPDT Staff; Kate O’Stricker, Deb Miller, Devon Winters.
c. **On Phone:** Ed Jennings, City of Olean; Ryan Reed, Mayor Bill Aiello

2. Review and Approval of April 25, 2024 Minutes

- a. Motioned by Norm Marsh with a second by Rick Helmich. **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>Helmich, R</i>	<i>Aye</i>	<i>Higgins, F</i>	<i>Aye</i>
<i>Marsh, N</i>	<i>Aye</i>				

3. Old Business

- a. *Rehab Property Updates*

i. 701 North Union, Olean

1. Ed has been out twice, stated that the home has been gutted and now getting new electric including 100-amp panels to each apartment with new service.
 2. New windows, with new framing by Amish and old plumbing will most likely need replaced if pipes are galvanized/cast iron but haven’t started yet.
 3. Exterior looking well – roof was redone and drainage is working well. Insulation still to be added. Still has a few tree limbs on property but most of garbage and debris has been taken out.
- ii. Ryan stated that the Health Department is starting a new initiative and would like a report of how many homes are still using galvanized/leaded pipes in the City of Olean, this is currently being done, trying to contact individuals to get report finished. Portville is also going home to home as well as Allegany where they are having homeowners take pictures and send them to a number to report this issue. Per the new state budget, home owners will be responsible for these costs which could be anywhere between \$3-15,000.

b. *Side Lots:*

i. **701 Irving St, Olean**

1. Going to Auction

ii. **304 South 8th St, Olean**

1. SOLD to Mary Fallah, (\$250-Attorney Fees/\$500-lot)

c. *Demos:*

i. **701 Irving St, Olean**

ii. **217 Pine St, South Dayton**

1. Buyers waiting on title insurance, finishing up paperwork. Our end is done.

4. New Business

a. *2024 Auction Properties*

i. **517 E Connell St, Olean**

1. On auction – Matt doesn't think it will sell and will most likely go to the land bank.

ii. **641-53 Delaware Ave, Olean**

1. Buyers going to bid on last day, Matt stated that it will go. Buyers want to knock down.

iii. **Add – 623 Seneca Ave, Olean**

1. Fire damage, Matt doesn't think there will be any bidders except current owner. He believes it will go to land bank if no bids.

iv. **Franklinville Properties**

1. 14 Second Ave, 32 Howard, 22 N Main (most salvageable) – keep on problem properties list and see what happens.

v. **120 Main St, Randolph** – on the auction

vi. **164 N Main St, Cattaraugus**

1. Water issue, but may have a bidder.

vii. **130 N Main St, Cattaraugus**

1. Keep, possible demo

viii. **Possibly Add- 137 Waverley St, Cattaraugus**

- b. Matt noted that after the current auction there is hope to hold another in October or possibly sooner, in September

c. *State Budget*

- i. nothing new to report

d. *Annual Report*

- i. Kate just about done and will be emailing that to everyone to take a look at.

5. Action Items

- a. Waiting on Title from 217 Pine St, South Dayton.

- b. 9 Potential demos to auction, waiting for bids.

- c. Kate brought up that there is an application out through OCR for the Land Bank for admin and demos, asking for \$20,000 each – can do \$15-25,000.

- d. Matt stated that 5 Star Bank is going to be giving some money to Land Bank – need copy of the original articles of the corporation. Crystal asked Matt if Five Star Bank

would give any properties to the Land Bank, he stated that he would reach out to see about that.

e. Upcoming meetings

- i. Dan asked about doing a get together with the towns this year, Crystal answered that she will be attending a local Government get together with the towns in August. Paul Bishop will be coming down August 1st to educate and converse with the local municipalities as there has been a lot of turnover and change. She hopes to present a blurb about the Land Bank at the meeting to explain the fundamentals of the Land Bank to those who may not know. She hopes to plan a get together with everyone in October. She would also like to bring up the issue of not being able to pay taxes with a credit card, hoping to put this in place.
- ii. Mayor Bill stated that there will be a NYCOM Training with a topic on Planning and Zoning Boards on June 5th 2024, from 4-6pm at the Ellicottville Town Center.

6. Next Meeting – June 27th 2024

- a. Motioned by Norm Marsh to adjourn with a second by Matt. **Approved.**
- b. Meeting adjourned by 10:00am.

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>Helmich, R</i>	<i>Aye</i>	<i>Higgins, F</i>	<i>Aye</i>
<i>Marsh, N</i>	<i>Aye</i>				