

Cattaraugus County Land Bank Corporation

June 24, 2020

1. Roll call: Chairman Dan Martonis called the meeting to order at 9:1 am – the following board members answered roll call

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

Also present: Deb Miller: EDP&T Staff, Kate O’Stricker and Deb Miller, Bill Aiello, Ryan Reed, Ed Jennings and Keri Stephens from the City of Olean, :

2. Review and Approval of Minutes from May 28, 2020:

Motion made by Joe Keller with a second by Frank Higgins to accept the minutes as written: Approved

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

3. Old Business

- a. Demolition / DPW update:

1. Geiter Done of WNY, INC.:

- a. 22 Cobb Avenue, Delevan Complete

- b. 121 North Seventh Street Complete

- c. 139 North Seventh Street, Olean Complete

- i. Geiter Done Still has not been down to re-level, seed and hay again due to it being completed in the rain. It was left with many trenches and will not be able to be mowed in the shape it was left.

2. **326 South Barry**- Adjacent Land Owner was interested in purchasing it. He was to deliver his application by 9:00 so the Board could review it. He has not delivered it yet. This property needs to remain on the list for Demo that will be sent out to RFP.

3. **27 Temple Street in Portville**- Asbestos testing was conducted on June 23rd. Waiting for report to add information into the Demo RFP.

4. RFP will be completed and sent to DPW/ Bill Fox to OK. RFP hopefully will be out by July 1st with return date July 21st.

- b. Rehab Property Update:

- i. **109 Seventh Street Little Valley**- Rehab has been SOLD

- ii. **19 Empire St Franklinville**- Rehab is complete. Has been shown to the buyer. She is working on her mortgage. We may need another home inspection, just waiting to hear from the bank.

Motion made by Dan Martonis with a second by Norm Marsh to complete the second home inspection if required by bank: Approved

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

c. 2019/2020 Rehabilitation Projects

i. **16 South Main St Franklinville:** Board received the scope of work.

1. Projection for rehab:

- a. Low: \$167,000
- b. High: \$237,000
- c. Average: \$202,000

- Over 300 SQ FT with Five Bedrooms, two bathrooms
- Question is, would it be fair to sell this size house to a low income family. The cost of maintaining this house would not be in line with the income.
- The Enterprise criteria does leave us with 20% of our properties do not have to go to a low income family. This property could be that one and only to be sold on the market.
- It may also be in our interest to split the cost between Land Bank Funds and Enterprise funds which would help to save some of the grant funds for the low income housing projects.
- Vegetation Removal was completed by Cyrco Construction

ii. **316 N Ninth in Olean:**

iii. **Environmental Assessments for Rehabs:** We received only one proposal for the environmental from Stohl

- To save funds, we can have the County Planning do an environmental review so that we do not have to do the Phase 1. The planning office will complete this.

Motion made by Norm Marsh with a second by Dave Koch to accept the Stohl proposal for Lead and asbestos assessments. Approved

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

d. 20 North Main Street: The Land Bank received an update on the progress on the scope of work. Almost 75% of the items have either been completed or in process.

1. New Business

a. Auctions:

Properties Needed 2020:

7 Demos

3 Rehabs

Deb Miller presented the budget left for demos and rehabs as follows:

Enterprise Funds:

Demo: \$122,000

Rehab: \$253,000

*When the grant was written, it was with the intent that the Land Bank would be collaborating with Cattaraugus Community Action, which would help to fund each of the rehabs. Since that has fallen through it is now left to solely the Land Bank.

-It was brought up that there is a shortage of construction material.

OLEAN

Definite Demos:

208 Worden Avenue DEMO

109 S 2nd) TURNED OVER TO CITY- Take off list

312 12th St North DEMO- Car in the garage that may be the neighbors

REHAB? DEMO?

138 Seventeenth St REHAB

215 Barry South REHAB Sewer is broken in the basement

115 13th South St DEMO

120 South 11th Street- Lead paint issue - Off the list

Cattaraugus

11 Scott Street DEMO

209 South Main St REHAB

Gowanda

34 Walnut St (two family)

20 St Johns Street

Franklinville

24 Pine Street- DEMO

-Frank Higgins has asked that the Board look into 141 Adams Street in Olean. It may have been paid, but we will look in to it.

- 132 West Green, Olean

-Dave Koch requested that the Board look at the Gowanda properties so that we make sure we are coving the county fairly.

-Dan Martonis and Joe Keller will work together next week to finalize the Auction List. We will need someone to look at the properties after they list is final to make sure the rehabs are doable.

Action Items:

- Review scope of work and send Kate your comments
- Joe and Dan will look at the auction list and more properties to finalize the Land Bank list
- Look into any bank owned to see if there are any that would work for the land bank.

Motion to Adjourn was made by Joe Keller. Approved

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