

Cattaraugus County Land Bank Corporation

June 30, 2022

1. Roll call: David Koch called the meeting to order at 9:02 am – the following board members answered roll call:

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

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

On Zoom were: Bill Aiello, Mayor of Olean, Keri Kerper and Ryan Reed

Members absent: Dan Martonis

2. Review and Approval of Minutes from May 26, 2022:
Motion made by Norm Marsh with a second by Frank Higgins to accept the minutes. Approved.

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

3. Old Business

- a. Rehab Property Update: Need to extend the contracts again for them both.

16 South Main Franklinville:

- They have replaced the front door, but the front window, sink and toilet in the downstairs bathroom need to be installed and one of the gutters has fallen down and needs repair.
- Crystal called Sandy Hill, owner of Western Door to find out what is happening. Sandy indicated that they are short on manpower to finish the job. Crystal is going to meet with Sandy next week.
- We need to extend their contract again to August 19, 2022, to allow them to finish.
- Motion to extend the contract made by Norm Marsh with a second by Matt Keller. Approved.
- Kate and Crystal are willing to clean up the rehab in Franklinville.

209 S Main in Cattaraugus:

- All of the siding is now off. The new siding color has been chosen and has been ordered.
- The blown-in insulation install is complete, but the company had to come back and finish areas that they missed after Ed used his thermal camera to spot them.
- No plumbing work has been done.
- One of the bathrooms upstairs still needs to be redone and cabinets need to be put in the kitchen.

- Work is continuing, but it is going much slower than they anticipated. Crystal will be meeting with Sandy Hill, the owner of Western Door next week to find out how to get the work finished.
- Matt wants the insurance requirements from Kate so that he can possibly find other contractors that could be used in the future.
- A discussion was held that maybe we should consider a penalty clause in future contracts. Kate and Crystal will discuss the matter with the County Attorney before making any decision.
- Motion to extend the contract again to August 19, 2022, was made by Norm Marsh with a second by Matt Keller. Approved.

Auction 2022 Demos

- The auction properties they are planning to demolish are as follows:
 - 701 Irving Street, City of Olean
 - 1657 Seneca Avenue, Town of Olean
 - 41 First Avenue, Village of Franklinville
 - 181 S. Main Street, Town of Portville
 - 1496 Flanigan Hill Road, Town of Hinsdale
- The Municipalities were asked to shut off all water and sewer. If there were outstanding bills, we asked that they be forgiven by the municipality.
- RFQ was released for the Asbestos Assessment.
- Neeson-Clark was the lowest bid and a contract was sent to them. They have already done all the properties except for Portville. The reports should be done in about two weeks.
- Concerns for Portville: The squatters have gotten their notice to vacate, but the County needs to serve the 30 day eviction notice as soon as possible. Tony Evans informed us that the Village is not able to shut the water off without having the Sheriff's Department accompany them to get inside. The squatters are using 2000 gallons of water.
- John Neeson told Kate that 701 Irving Street in Olean is disgusting inside. No contractors will be asked to go inside to remove asbestos. Ryan Reed will get a letter of condemnation for the property to Kate.
- The RFPs will go to the demo contractors by the end of July. They hope to have them demolished by September or October.
- All of the properties need to be locked. Ryan Reed will go to 701 Irving Street, Olean, today and screw the door closed. Matt Keller has locks for all of the houses and will give Kate the name of the guy who can install padlocks on the doors for us.
- Lissa will resend the Municipality Questionnaire to the Supervisor and the Clerk in the Town of Yorkshire.

4. New Business:

Municipal Problem Properties 2022:

City of Olean

141 Adams
418 W. Arland Avenue
701 N. Union

Town of Otto

9119 Otto East Otto Road
8188 South Hill Road
9110 Otto East Otto Road

Gowanda

132 Chestnut Street
137 Jamestown Street
50 Maple Street

Randolph

12305 Bowen Road
53 Main Street

South Dayton

309 First Street
55 Main Street
222 Pine Street

Town of Napoli

4595 Allegany
10034 Pigeon Valley
10127 Route 242

Town of Carrollton

544 Parkside Drive
573 Paton Drive
597 Paton Drive

- **Zombie Properties:** Olean is thinking of getting an attorney to prosecute the banks first for the zombie properties. It could take 6 months to 1 year if nothing holds it up, if there are issues, it can take up to 18 months.

5. Action Items

- Ask the County Attorney about using the penalty clause in future contracts.
- Crystal will let the Board know how her meeting goes with Sandy Hill from Western Door.
- Matt wants more information about the insurance requirements for contractors used for rehabilitations, as he is looking for new contractors to use.
- Crystal and Kate are planning to clean up the Franklinville rehab and talk to Tom about listing the home before it is finished, contingent upon completion.
- RFPs to go out the end of July.

Crystal noted that the Land Bank Conference was pretty good. She and Kate made some introductions that could provide helpful connections. They came back with valuable information that they can possibly use.

Next Meeting: July 28, 2022 at 9:00 am.

Motion made by Norm Marsh with a second by Rick Helmich to adjourn.

Approved. Meeting adjourned at 9:38 am.

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