

Cattaraugus County Land Bank Corporation

July 30, 2020

1. Roll call: Chairman Dan Martonis called the meeting to order at 9:06 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	
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 (by phone) :

2. Review and Approval of Minutes from June 25, 2020:

Motion made by Joe Keller with a second by Crystal Abers 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	
Marsh, N	Aye				

3. Old Business

a. Demolition / DPW update:

1. **326 South Barry and 27 Temple Street in Portville-** Asbestos testing was conducted on June 23rd. RFP has been issued for Demo. Due on August 7th.

- a. We have begun using a new Demo Template used by the Albany Land Bank so that we can begin completing the demos without it going through DPW. We have had Enterprise look at the template and they have approved it. The County Attorney’s office also helped with the drafting of the RFP
- b. The process for Demo is to get the asbestos report from the properties, develop the RFP that includes the asbestos survey and requirements (either Abate before demo or treat the property as full asbestos depending on costs) An RFQ will also be sent to environmental monitoring during the demo if required.
- c. Kate will check with DPW to see if they would be willing to inspect the demo’s when they have been completed.

2. 2020 Demo’s-

208 Worden Avenue Olean
 312 12th St North Olean
 11844 Buffalo Street Perrysburg
 24 Pine Street Franklinville
 5736 t. Johns St Gowanda
 5736 School Street Ischua
 115 13th South Olean

b. 2020 Rehabs-

138 North 17th Olean
 209 South Main Cattaraugus
 215 South Barry Olean

- **138 N 17th Street Olean-** Bid from Dan and Michelle McGraw

- Dan And Michelle McGraw bid \$4000 to purchase the property for rehab and to rental to low income family.
- City of Olean Mayor expressed that the McGraw's do a very nice job on the other rehabs they h=completed in the City.
- Kate has sent the restrictive covenant and the income eligibilities. The buyers are fine with the restriction.

Motion made by Joe Keller with a second by Norm Marsh to accept the bid from Dan and Michelle McGraw. Approved

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

Home inspection needs to be completed. The inspection will be used to complete the scope of work that will be attached the deed.

- Stohl has not sent the lead and asbestos reports for **16 South Main Franklinville or 316 N 9th Street**. As soon as we receive them, we can issue the RFP for construction.

c. Properties for Sale

- 19 Empire Franklinville- Bid accepted, waiting for mortgage to be approved
- 108 Mill, South Dayton- lot
- 713 Sullivan, St West Olean- lot
- 6197 Shady Lane, Lyndon- lot
- 535 Main Street, Carrollton- lot
- 214 Pine Street, Olean- lot

These are all on Zillow and the Website for sale with signs on each of them.

4. New Business

- a. P-Card- Crystal Abers discussed that the P Card that was presented at NYSAC is not an option for the Land Bank. Municipalities can only use it and the Land Bank is a separate corporation.

- b. Auction 2020 work to be done asap:

- Have cleanout completed on 209 Main Street Cattaraugus, 215 South Barry, Olean.
- New locks on all properties
- Home Inspections need to be completed on 209 Main Street Cattaraugus, 215 South Barry
- Pre-Demo Asbestos surveys need to be completed for the 2020 demos.

Motion made by Crystal Abers to start work on the 2020 Auction properties with a second by Dan Martonis. 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. Questions were asked concerning the RFP for Rehabs. Board Members will be able to review them before they are sent out to the Contractors.
- d. The yearly presentation to the Legislators will need to be done in September. Kate will help put together the presentation for Dan.

ACTION ITEMS

- Kate will discuss with DPW whether they will be able to inspect the demo's when they are completed. What are they willing to do for the Land Bank
- Sell 138 17th North
- Stohl- environmental surveys
- 115 South 15th resolution
- Start work on 2020 properties.

Motion to Adjourn was made by Joe Keller with a second by Norm Marsh. 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				