

**Cattaraugus County Land Bank Corporation**  
**September 29, 2022**

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

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

Also present: EDPT Staff, Deb Miller and Lissa Wilson, and Ed Jennings.

On Zoom was: Keri Kerper and Kate O’Stricker

2. **Review and Approval of Minutes** from August 25, 2022:  
 Motion made by Crystal Abers with a second by Rick Helmich to accept the minutes. Approved.

Name		Name		Name	
Martonis, D	Aye	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: Ed Jennings did an inspection of both properties this week. Pictures of Cattaraugus were shown and Ed explained what was being seen.
- b. Contract extension through October 16<sup>th</sup> has been sent to Western Door for signature.
- c. Western Door is now very close to having both houses finished.

**16 South Main Franklinville:**

- They have replaced the front door, but the front window still needs to be installed.
- One of the gutters needs to be repaired.
- The gas insert in the fireplace needs to be finished.
- The water damage in the bathroom needs to be repaired.
- The property is listed at \$219,000, it has been shown numerous times.
- The realtor wants to drop the price to \$209,000. Motion to lower the price by Dan Martonis with a second by Crystal Abers. Approved.

**209 S Main in Cattaraugus:**

- Cabinets are being put up in the kitchen. Decking needs to be put on the second story porch floor and a screen needs to be put up on that porch where the wires come into the house to keep anyone from touching them.

- The railings on the second floor porch were torn off and replaced with taller railings to match the first floor porch railing.
- They framed the windows with aluminum.
- The railings have been added to the interior stairways.
- They are going to add insulation to the attic space.
- The ceiling needs to be replaced on the porch and the porch floor needs to be scraped and painted.
- Some trim on the back of the house needs to be replaced.
- Kate has shown the house to a low/mod income family who qualifies to purchase the property. She is very interested and is currently looking for a mortgage.
- There was an offer from the woman for \$79,000, the Board did not accept it.
- She made a counter offer of \$85,000. The Board voted via email to accept the bid.
- The ambulance service next door contacted Dan Martonis, they want to sell a small parcel of land that is behind the house to the land bank or the new owner of the property. They will be told that is something to ask the new owner about after the home is sold.

## 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 RFP was sent out and is due back tomorrow.
- The Municipalities were asked to shut off all water and sewer. If there were outstanding bills, we asked that they be forgiven by each municipality.
- RFQ was released for Asbestos Monitoring. Due September 28.
- Bids for the demo were awarded through email vote as follows:
 

○ Geiter Done:	701 Irving Street Olean	\$19,300
	1657 Seneca Avenue Olean	\$18,500
○ HH Rauh:	1496 Flanigan Hill Rd Hinsdale	\$11,300
	41 First Avenue Franklinville	\$14,900
○ Epic Contracting:	181 S. Main Street Portville	<u>\$20,780</u>
	TOTAL	\$84,780
- Bids for Asbestos Monitoring:
 

	Per Day Price
○ North Eastern – Dan Kellam	\$420
○ Neeson & Clark – John Neeson	\$455
- Demo will need to be completed by November 16<sup>th</sup> and final grading/seeding by November 30<sup>th</sup>.

Municipal Problem Properties: 2022

City of Olean:	Taxes	Zombie List
141 Adams	Paid 2021	No
418 W Arland Ave	Paid 2022	No
701 N Union	Unpaid 2021, 2022	No
Town of Otto:		
9119 Otto E Otto Rd	Paid 2021, 2022	No
8188 South Hill Rd	Paid 2021	No
9110 Otto East Otto Rd	Paid 2021	No
Gowanda:		
132 Chestnut St	Paid 2021, 2022	No
137 Jamestown St	Paid 2021, 2022	No
50 Maple St	Unpaid Village 2021 and 2022 Village and C/T	
Randolph		
12305 Bowen Rd	Paid 2021, 2022	No
53 Main St	Paid 2021, 2022	No
South Dayton		
309 First St	Unpaid village 2021	No
55 Main St	Paid 2021, 2022	No
222 Pine St	Unpaid 2022	No
Town of Napoli		
4595 Allegany	Unpaid 2022 C/T	No
10034 Pigeon Valley	Paid 2021, 2022	No
10127 Route 242	Paid 2021, 2022	No
Town of Carrollton		
544 Parkside Dr	Unpaid 2021, 2022	No
573 Paton Dr	Unpaid 2021, 2022	No
597 Paton Dr	Unpaid 2021, 2022	No
Town of Yorkshire		
119 S Main St	Unpaid 2022 (Dairy Farm)	No
10628 NYS Rt 16	Paid	No
10768 McKinstry Rd	Unpaid 2021, 2022 (fire)	No

**4. New Business:**

HRC Application – we were awarded a \$100,000 grant, which includes \$25,000 in admin revenue, \$30,000 for the insurance for next year, and our asbestos consultants and pre-development costs.

Rick Helmich wanted to talk about the future and our scope of work and how he feels it may be insufficient for what we produce. He thinks we should include references to the American Institute of Architects and/or BOCA and it would give us “more teeth” when dealing with problems in the future. Crystal stated that it was a great comment and it’s something that we look at, but the grant monies that we applied for made us do the renovations instead of selling to a developer and letting them do the renovations.

## 5. Action Items

- Frank will tell the realtor to lower the price to \$209,000. Frank texted him, the task is finished.

**Next Meeting: October 27, 2022 at 9:00 am.**

Motion made by Dave Koch with a second by Norm Marsh to adjourn.  
Approved. Meeting adjourned at 9:28 am.

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