

**Meeting of the Olean Urban Renewal Agency**  
**Wednesday, January 17, 2018**  
**8:30 a.m.**  
**Room 119 – Olean Municipal Building**

**Attendance: Members - Chairman Charles Corcoran, Mayor William Aiello, Earl McElfresh, Deanna Foster, and Nate Smith. Staff - Keri Kerper, Community Development Program Coordinator, and Tiffany Taylor, Managerial Confidential Administrative Secretary.**

**1. Roll Call**

Mr. Corcoran called the meeting to order at 8:30 a.m. and asked that the record show that all members were present except John Ash and John Crawford, who were excused.

**2. Reading & Approval of the December 12, 2017 meeting minutes**

A motion to approve the minutes of the December 12, 2017 meeting was made by Mr. McElfresh, seconded by Ms. Foster. Voice vote, ayes all. Motion carried.

**3. December 2017 Financials**

Ms. Foster questioned if we had any large contractual obligations still due. Ms. Kerper stated that she believes that there is a few thousand dollars on the contract for Elise Johnson-Schmidt; however, she does not believe that the Agency is using her services at this time.

A motion to approve the December 2017 Financials was made by Mayor Aiello, seconded by Ms. Foster. Voice vote, ayes all. Motion carried.

**4. New Business**

None

**5. Old Business**

**i. Blue Collar Workwear – Purchase of Real Property (Constitution Ave.) Update**

Ms. Kerper explained that in October 2017, Mr. Hart sent a letter to Mr. Earley asking him to confirm that he is still interested in purchasing the Constitution Avenue property. Mr. Earley replied to Mr. Hart and advised that he is still interested. She explained Mr. Hart again requested the Abstract of Title in order to exercise the option; however, we have not received this yet, nor have we received any further communication from the prospective buyer. Ms. Kerper asked members if they would like to suspend the purchase unless Mr. Earley chooses to proceed immediately.

Mr. Corcoran stated that he would like to contact Mr. Earley one last time to attempt to find out what is going on. Members expressed their mutual agreement. Mayor Aiello recommended making one more attempt to contact Mr. Earley, and if we are unsuccessful, putting the property back on the market. Mr. Smith questioned who would be contacting Mr. Earley, and Ms. Kerper replied that both she and Mr. Hart had previously attempted to. She advised she can contact him and ask that he get in touch with Mr. Hart and provide the requested documentation.

Mr. Smith explained that the other party who had expressed interest in the property has expressed displeasure that they were unable to purchase the property from the Agency, especially since it appears that Blue Collar Workwear is not moving forward with the purchase. He advised the other party is now in the process of building its headquarters on Main Street in Allegany. He asked Ms. Kerper to express to Mr. Earley that we have lost an opportunity with another potential buyer for the property, so it is vital that we know what is going on. Mr. Corcoran added that he would like to emphasize that this is the last time that we are contacting him before the property goes back on the market.

#### **ii. 106-108 West State Street Update**

Ms. Kerper presented two documents submitted to the Agency by Mr. Belt of Sunny Olean, LLC. The first is the Conditional Notice to Proceed, requesting two items from the Agency. He has requested an Affidavit from the Agency that there are no tenants or persons in possession of the property, as well as a copy of the Resolution to transfer the property to Sunny Olean, LLC. Ms. Kerper indicated that she and Mr. Hart will work on providing these documents to Mr. Belt.

Mr. Belt also submitted the Adaptive Reuse Plan for 106-108 West State Street. Members then reviewed the Plan. Ms. Kerper explained Mr. Hart is currently working on the Land Disposition Agreement, and he has presented the Agreement to the buyer's attorney for review. She advised while Mr. Hart and the buyer's attorney clarify and finalize language for the Agreement, Ms. Kerper and Mr. Hart will file a notice with the State under the Public Authority's Accountability Act. Ms. Kerper noted although this is not required, as previously discussed, the Agency has chosen to submit documentation regarding the transaction as this is the second transaction with Sunny Olean, LLC purchasing properties from the Agency, and we would like to maintain transparent.

A motion to approve the Adaptive Reuse Plan for 106-108 West State Street was made by Mr. McElfresh, seconded by Mayor Aiello. Voice vote, ayes all. Motion carried.

#### **iii. Manny Hanny Update**

Ms. Kerper explained that Mr. Hart has reviewed the proposed Development Agreement that Savarino Companies had provided to him with their proposed revisions. She explained that Mr. Hart has made some additional revisions and returned the Agreement to Savarino Companies, and we are now waiting for its review and approval of the draft Agreement. Ms. Kerper indicated she will keep the Agency apprised. She anticipates the Development Agreement may be finished by next month.

Ms. Kerper continued in stating that KLV Appraisal Group will be coming Friday, January 19, 2018 at 11:00 a.m. to perform the appraisal on the Manufacturers Hanover building. She provided the phone number for the contact at the company, Greg Kaluk, to Mr. Corcoran.

**iv. URA Mowing**

Discussed in executive session.

**v. 107 North Union Street Update**

Discussed in executive session.

**6. Bills**

- i. National Grid (107 NUS) up to \$50
- ii. National Grid (106 WSS) up to \$50
- iii. National Grid (101 NUS) up to \$150
- iv. Hillside Landscaping \$1320.00

Ms. Kerper explained that she anticipates the National Grid bill for 101 North Union Street to be higher because she had to turn on the heater in the Manufacturers Hanover building in order to ensure that the security system functions properly.

A motion to approve the payment of bills was made by Mr. McElfresh, seconded by Mr. Smith. Voice vote, ayes all. Motion carried.

**7. Executive Session**

A motion to enter into executive session to discuss contractual matters was made by Mr. McElfresh, seconded by Mr. Smith. Voice vote, ayes all. Motion carried. Executive session began at approximately 8:45 a.m.

A motion to adjourn from executive session was made by Mr. McElfresh, seconded by Ms. Foster. Voice vote, ayes all. Motion carried. Executive session adjourned at approximately 8:50 a.m.

**8. Next Meeting Date**

The next meeting of the Olean Urban Renewal Agency was tentatively scheduled for Wednesday, February 21, 2018 at 8:30 a.m. in Room 119 of the Olean Municipal Building.

**9. Adjournment**

A motion to adjourn was made by Ms. Foster, seconded by Mr. McElfresh. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 9:00 a.m.