

Meeting of the Olean Urban Renewal Agency
Wednesday, March 21, 2018
8:30 a.m.
Room 119 – Olean Municipal Building

Attendance: Members - Chairman Charles Corcoran, Vice Chairman John Ash, Mayor William Aiello, Earl McElfresh, Deanna Foster, and Nate Smith. Staff - Keri Kerper, Community Development Program Coordinator; Jack Hart, Attorney, Wagner & Hart, 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 Crawford, who was excused.

2. Reading & Approval of the February 21, 2018 meeting minutes

A motion to approve the minutes of the February 21, 2018 meeting was made by Mr. Ash, seconded by Ms. Foster. Voice vote, ayes all. Motion carried.

3. February 2017 Financials

A motion to approve the January 2017 Financials was made by Mr. McElfresh, 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 Mr. Hart ordered the Abstract of Title on March 9, 2018. Mr. Hart added that we are currently waiting on the Abstract, and he estimates that this will take approximately a month from the date it was ordered.

ii. 106-108 West State Street Update

Ms. Kerper explained that she went through the Land Disposition Agreement to see what was agreed to between parties in terms of carrying costs. She presented to the Agency a draft letter to Mr. Belt stating that one half of the carrying costs due back to the Agency are \$2,469.36.

Mr. Corcoran commented that he believes that the drain work for \$4,900.68 primarily affects the Manufacturers Hanover building. Ms. Kerper questioned if he believes that we should exclude

this amount, and Mr. Corcoran replied that we should. He feels that very little of the repair cost could be assigned to Mr. Belt. Ms. Kerper asked for Mr. Corcoran to confirm that he feels that this is the Agency's cost, and he replied that it is. Ms. Kerper explained that she will revise the letter without the amount for the drain work.

Ms. Kerper added that she and Mr. Hart are continuing to prepare notification for the State under the Public Authority's Accountability Act in order to maintain transparency for the disposition of the property.

iii. **Manny Hanny Update**

Ms. Kerper stated that she reached out to KLV Appraisal Group with respect to the appraisal for the Manufacturers' Hanover building, and she has not yet received an update.

Ms. Kerper explained that the New York State Office of Parks, Recreation and Historic Preservation reached out to her and advised the Parks Grant Council met regarding the status of the \$500,000 grant to the Agency. She stated they advised the developer is not eligible for the funds; however, the Council did provide the option that the Agency could draft and enter into a Management Agreement that would allow Savarino to access the funds. The Parks Administrator provided a sample draft agreement that she and Mr. Hart can work from will then need to be reviewed with the developer prior to moving forward.

Ms. Kerper advised that today marks the last of the thirty day response period for the review of the State Environmental Quality Review document and request for Lead Agency status. She explained the New York State Department of Environmental Conservation responded that they concur that the URA should act as Lead Agency, and that they have no other concerns. Ms. Kerper indicated that the New York State Office of Parks, Recreation and Historic Preservation cannot move forward with a response to the SEQR until the Agency works out the Management Agreement. Ms. Kerper explained that she will be working with Mr. Hart on this agreement in order to move forward.

iv. **107 North Union Street Update**

Ms. Kerper explained that she and Mr. Hart are working on improving the language for the Request for Proposals for redevelopment.

6. Bills

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|-----------------------------|----------------|
| i. National Grid (107 NUS) | \$23.29 |
| ii. National Grid (101 NUS) | \$148.23 |
| iii. TYCO | up to \$150.00 |

Ms. Kerper explained that last month she had requested a quarterly bill from TYCO, as they currently bill annually. She had not received the bill as of yet, but requested that the Agency approve a payment of up to \$150 to TYCO.

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

7. Executive Session

A motion to enter into executive session to discuss the proposed acquisition, sale or lease of real property was made by Mayor Aiello, seconded by Ms. Foster. Voice vote, ayes all. Motion carried. Executive session began at approximately 8:40 a.m.

A motion to adjourn from executive session was made by Mayor Aiello, seconded by Ms. Foster. Voice vote, ayes all. Motion carried. Executive session adjourned at approximately 9:10 a.m.

8. Next Meeting Date

The next meeting of the Olean Urban Renewal Agency was tentatively scheduled for Wednesday, April 18, 2018 at 8:30 a.m. in Room 119 of the Olean Municipal Building.

9. Adjournment

A motion to adjourn was made by Mr. Ash, seconded by Mr. Smith. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 9:15 a.m.