

Meeting of the Olean Urban Renewal Agency
Wednesday, March 20, 2019
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; 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 Ash and John Crawford, who were³ excused.

2. Reading & Approval of the January 16, 2019 meeting minutes

A motion to approve the minutes of the January 16, 2019 meeting was made by Ms. Foster, seconded by Mr. McElfresh. Voice vote, ayes all. Motion carried.

3. January & February 2019 Financials

Ms. Kerper explained that the Agency has not yet received the financial statements for January and February.

Ms. Kerper explained that one of the Agency's CDs expired on January 15, 2019, and that the interest rates for the renewal are .15% for 30 days and .25% for 90 days. Mr. Corcoran responded that he doesn't foresee the Agency needing the funding in the next 90 days, so he suggests that the CD be renewed for 90 days. Ms. Kerper explained that the larger CD renews in June, and that interest rates for the renewal are 1.45% for 6 months and 1.55% for 12 months. She noted that this is something that the Agency will have to think about prior to the renewal.

The consensus of the Agency was to renew the smaller CD for 90 days.

4. New Business

None

5. Old Business

i. Manufacturers' Hanover Building

Ms. Kerper explained that since the last meeting, she has met with Mr. Hart, Mr. Corcoran and Mayor Aiello to work with the New York State Office of Parks, Recreation and Historic Preservation to determine how to proceed with the \$500,000 grant awarded for the Manufacturers' Hanover building. She explained that Savarino Companies, LLC is not eligible to

receive the funding, so the Urban Renewal Agency must complete a historic preservation project which includes the masonry replacement and repair on the building as well as the membrane of the roof.

Ms. Kerper explained that in order to access the \$500,000 in funding, the Agency must spend a total of \$666,667, which includes a match of \$166,667. She advised that the City also has \$200,000 in funding from Empire State Development, which Parks has advised can be used as the Agency's match for funding. Mr. Corcoran asked if Parks has approved using the ESD funding for a match as well, and Ms. Kerper responded that she has received verbal authorization. She noted that she could have this put into writing as well, which Mr. Hart requested that she do.

Ms. Foster asked how the Agency can access the \$200,000 in ESD funding, and Ms. Kerper replied that she and Mr. Hart have had conversations with Municipal Solutions and Hodgson Russ about some form of borrowing, whether the City borrows on behalf of the Agency or the Agency borrows with consent from the City. She explained that they are still working out the best avenue in which to do this.

Ms. Kerper explained that in order to access the ESD funding, the Agency would need to spend \$350,000 to receive \$180,000 in reimbursement, and that Savarino Companies, LLC would need to spend \$6.85 million on their portion of the project in order to access the final \$20,000 reimbursement. Mr. Corcoran asked if the \$500,000 in Parks funding can be used towards the \$350,000 that needs to be spent, and Ms. Kerper advised that it is, and that the Agency's total project cost is \$666,667. She noted that the ESD funding was allocated for emergency roof repairs so it is eligible to be used for this project.

Ms. Kerper explained that the Agency will find in their packets the Long Environmental Assessment Form for the disposition of the Manufacturers' Hanover property. She explained that the Agency will need to declare themselves Lead Agency and declare a Negative Declaration for the SEQR. Ms. Kerper explained that this had not been done previously because the Agency was waiting to work through details with Parks, as discussed previously. She noted that the Common Council will hold (in the future) a Public Hearing regarding the disposition approval of disposition of the property.

Ms. Kerper added that the Agency will need to approve a Resolution, which is included in their packet, with specific language relating to Parks to authorize the Agency to accept the funds from Parks, enter into the Project Agreement, and allow for a Preservation Covenant to be placed on the building.

Ms. Kerper explained that the Agency has also been provided with an Opinion of Municipal Counsel explaining that Mr. Hart has examined the title to the parcel and that it is free of any liens or covenants and is a clear title. She explained that this is a required document that needs to be provided to Parks and uploaded into the Grants Gateway System.

ii. **107 North Union Street**

Ms. Kerper explained that Courtney Cox of Savarino Companies, LLC has sent a letter to the Agency, which was received January 19, 2019, requesting that the Agency grant a 60 day extension on their Inspection Period for the purchase of the property. Alderman Smith asked that Ms. Kerper confirm that Savarino Companies, LLC is requesting the extension, and Ms. Kerper replied that they are requesting the extension of the Inspection Period for the Siegel's property which moves the timeline with their other milestones and goals on the project.

A motion to authorize a sixty day extension of Savarino Companies, LLC's Inspection Period for the 107 North Union Street property was made by Mayor Aiello, seconded by Mr. McElfresh. Voice vote, ayes all. Motion carried.

iii. Blue Collar Workwear – Purchase of Real Property (Constitution Avenue)

Ms. Kerper explained that the closing for the sale of the property has occurred. Mr. Hart added that the funds received from the sale are in a trust account until the deed goes on record.

Mr. Corcoran asked if the City receives 20% of the sale price, and Mr. Hart replied that they do. Mayor Aiello asked what the sale price of the parcel was, and Mr. Hart responded that \$9,000 was received at closing and \$1,000 was previously received as a down payment. He noted that the Agency will need to pay 20% of the purchase price to the City of any parcel that the Agency sells on Constitution Avenue.

6. Bills

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| i. National Grid (107 NUS) | \$45.86 |
| ii. National Grid (101 NUS) | \$55.21 |
| iii. TYCO (alarm 101 NUS) | \$149.39 |

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

7. Executive Session

A motion to enter into Executive Session to discuss contractual matters was made by Mr. Smith, seconded by Mayor Aiello. 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 Mayor Aiello, seconded by Mr. Smith. Voice vote, ayes all. Motion carried. Executive Session adjourned at approximately 9:15 a.m.

A motion to exercise the option to renew the Agency's contract with Emtan Field Services for mowing services from May 2019 through November 2019 was made by Ms. Foster, seconded by Mr. Smith. Voice vote, ayes all. Motion carried.

A motion to declare the Olean Urban Renewal Agency Lead Agency for a coordinated NYSEQRA review for the disposition of 101 North Union Street, Olean, was made by Ms. Foster, seconded by Mr. Smith. Voice vote, ayes all. Motion carried.

A motion indicating that the Olean Urban Renewal Agency made a finding that the project would have no significant impact, and that the Olean Urban Renewal Agency therefore issues a Negative Declaration for 101 North Union Street Property in accordance with the NYSEQRA was made by Mayor Aiello, seconded by Mr. Smith. Voice vote, ayes all. Motion carried.

A motion to enter into a Construction Management Agreement with Savarino Companies, LLC for the 101 North Union Street property at no cost to the Agency subject to review of the Agreement by the Agency's Attorney was made by Ms. Foster, seconded by Mr. Corcoran. Voice vote, ayes all. Motion carried.

Mr. Smith asked if Savarino Companies, LLC will be able to make approvals or authorize purchases or expenditures without our approval, and Ms. Kerper replied that they will not.

A motion to accept and approve the following Resolution (#01-19) was made by Ms. Foster, seconded by Mr. Corcoran. Voice vote, ayes all. Motion carried.

RESOLUTION #01-19

TO AUTHORIZE THE OLEAN URBAN RENEWAL AGENCY TO ACCEPT FUNDS FROM THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION UNDER THE CONSOLIDATED FUNDING APPLICATION PROCESS FOR THE MANNY HANNY STABILIZATION PROJECT

NOW, THEREFORE, BE IT RESOLVED, that the Chairman of the Olean Urban Renewal Agency (OURA), is hereby authorized and directed to accept funds from the New York State Office of Parks, Recreation and Historic Preservation in accordance with the provisions of Title 9 of the Environmental Protection Act of 1993, in an amount not to exceed \$500,000, and enter into and execute a project agreement with the State for such financial assistance to the OURA for the renovation, restoration and remediation of the former Manufacturers' Hanover Bank Building and, if appropriate, a conservation easement/preservation/public access covenant to the deed of the assisted property.

BE IT FURTHER RESOLVED, that the Chairman is hereby authorized to sign any pertinent contracts, documents and instruments associated with the aforementioned Project, subject to the approval of the OURA Attorney.

RESOLVED, that this Resolution take effect immediately.

A motion to authorize the borrowing of up to \$700,000 for the Manufacturers' Hanover Stabilization Project was made by Mr. McElfresh, seconded by Mr. Corcoran. Voice vote, ayes all. Motion carried.

A motion to authorize the Agency to release a bid document subject to review and approval of the New York State Office of Parks, Recreation and Historic Preservation was made by Mayor Aiello, seconded by Ms. Foster. Voice vote, ayes all. Motion carried.

A motion to enter into a contract with the New York State Office of Parks, Recreation and Historic Preservation for the Manufacturers' Hanover Stabilization Project and to authorize the Chairman to sign any pertinent contracts or documents relating to the Manufacturers' Hanover Stabilization Project was made by Ms. Foster, seconded by Mr. McElfresh. Voice vote, ayes all. Motion carried.

8. Next Meeting Date

The next meeting of the Olean Urban Renewal Agency was tentatively scheduled for Wednesday, April 17, 2019 at 8:30 a.m. in Room 119 of the Olean Municipal Building.

9. Adjournment

A motion to adjourn was made by Mr. Smith, seconded by Mr. McElfresh. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 9:30 a.m.