

OLEAN URBAN RENEWAL AGENCY

DISPOSITION OF REAL PROPERTY GUIDELINES  
ADOPTED PURSUANT TO SECTION 2896 OF THE PUBLIC AUTHORITIES LAW  
Adopted August 3, 2011

**SECTION 1. DEFINITIONS**

A. "Contracting officer" shall mean the officer or employee of the Olean Urban Renewal Agency (hereinafter, the "OURA") who shall be appointed by resolution to be responsible for the disposition of property.

B. "Dispose" or "disposal" shall mean transfer of title or any other beneficial interest in personal or real property in accordance with Section 2896 of the Public Authorities Law.

C. "Property" shall mean personal property in excess of five thousand dollars (\$5,000) in value, and real property, and any inchoate or other interest in such property, to the extent that such interest may be conveyed to another person for any purpose, excluding an interest securing a loan or other financial obligation of another party.

**SECTION 2. DUTIES**

A. The OURA shall:

(i) maintain adequate inventory controls and accountability systems for all property owned by the OURA and under its control;

(ii) periodically inventory such property to determine which property shall be disposed of;

(iii) produce a written report of such property in accordance with subsection B herewith; and

(iv) transfer or dispose of such property as promptly and practicably as possible in accordance with Section 2 below.

B. The OURA shall

(i) publish, not less frequently than annually, a report listing all real property owned in fee by the OURA. Such report shall consist of a list and full

description of all real and personal property disposed of during such period. The report shall contain the price received by the OURA and the name of the purchaser for all such property sold by the OUR during such period; and

(II) shall deliver copies of such report to the Comptroller of the State of New York, the Director of the Budget of State of New York, the Commissioner of the New York State Office of General Services, and the New York State Legislature (via distribution to the majority leader of the senate and the speaker of the assembly).

## **SECTION 2. TRANSFER OR DISPOSITION OF PROPERTY**

A. Supervision and Direction. Except as otherwise provided herein, the duly appointed contract officer (the "Contracting Officer") shall have supervision and direction over the disposition and sale of property of the OURA. The OURA shall have the right to dispose of its property for any valid public benefit corporation purpose.

B. Custody and Control. The custody and control of OURA property, pending its disposition, and the disposal of such property, shall be performed by the OURA.

C. Method of Disposition. Unless other permitted, the OURA shall dispose of property for not less than its fair market value by sale, exchange, or transfer, for cash, credit or other property, with or without warranty, and upon such other terms and conditions as the OURA and/or contracting officer deems proper. The OURA may execute such documents for the transfer of title or other interest in property and take such other action as it deems necessary except in compliance with all applicable law, no disposition of real property, any interest in real property, or any other property which because of its unique nature or its location in a designated urban renewal area is not subject to fair market pricing shall be made unless an appraisal of the value of such property has been made by an independent appraiser and included in the record of the transaction. . The OURA shall be reimbursed for all expenses in connection with the disposal of property, including, but not limited to, legal fees, appraisal fees, closing costs, surveying fees, etc.

D. Not used.

E. Validity of Deed, Bill of Sale, Lease or Other Instrument. A deed, bill of sale, lease, or other instrument executed by or on behalf of the OURA, purporting to transfer title or any other interest in property of OURA in accordance herewith shall be conclusive evidence of compliance with the provisions of these guidelines and all applicable law insofar as concerns title or other interest of any bona fide grantee or transferee who has given valuable consideration for such title or other interest and has not received action or constructive notice of lack of such compliance prior to the closing.

F. Bids for Disposal; Advertising; Procedure; Disposal by Negotiation; explanatory Statement.

(i) Except as permitted by all applicable law, all disposals or contracts for disposal of property made or authorized by the OURA shall be made after publicly advertising for bids except as provided in subsection (III) of this Section F.

(ii) Whenever public advertising for bids is required under subsection (i) of this Section F:

(A) the advertisement for bids shall be made at such time prior to the disposal or contract, through such methods, and on such terms and conditions as shall permit full and free competition consistent with the value and nature of the property proposed for disposition;

(B) all bids shall be public disclosed at the time and place stated in the advertisement; and

(C) the award shall be made with reasonable promptness by notice to the responsible bidder whose bid, conforming to the invitation for bids, will be most advantageous to the OURA, price and other factors considered; provided, that all bids may be rejected at the OURA's discretion.

(iii) Disposals and contracts for disposal of property may be negotiated or made by public auction without regard to subsections (i) and (ii) of this Section F but subject to obtaining such competition as is feasible under the circumstances, and in the case of items (A) through (D) below, obtaining fair market value, if:

(A) the personal property involved is of a nature and quantity which, if disposed of under subsections (i) and (ii) of this Section F, would adversely affect the state or local market for such property, and the estimated fair market value of such property and other satisfactory terms of disposal can be obtained by negotiation;

(B) the fair market value of the property does not exceed fifteen thousand dollars;

(C) bid prices after advertising therefore are not reasonable, either as to all or some part of the property, or have not been independently arrived at in open competition;

(D) the disposal will be to the state or any political subdivision, and the estimated fair market value of the property and other satisfactory terms of disposal are obtained by negotiation;

(E) the disposal is for an amount less than the estimated fair market value of the property, the terms of such disposal are obtained by public auction or negotiation, the disposal of the property is intended to further the public health, safety or welfare or an economic development interest of the OURA, the state or a political

subdivision (to include but not limited to, the prevention or remediation of a substantial threat to public health or safety, the creation or retention of a substantial number of job opportunities, or the creation or retention of a substantial source of revenues, or where the OURA's enabling legislation permits or other economic development initiatives), the purpose and the terms of such disposal are documented in writing and approved by resolution of the board of the OURA; or

(F) such action is otherwise authorized by law.

(iv) (A) An explanatory statement shall be prepared of the circumstance of each disposal by negotiation of:

(1) any personal property which has an estimated fair market value in excess of fifteen thousand dollars;

(2) any real property that has an estimated fair market value in excess of one hundred thousand dollars, except that any real property disposed of by lease or exchange shall only be subject to clauses (3) through (5) of this subparagraph;

(3) any real property disposed of by lease for a term of five years or less, if the estimated fair annual rent is in excess of one hundred thousand dollars for any of such years;

(4) any real property disposed of by lease for a term of more than five years, if the total estimated rent over the term of the lease is in excess of one hundred thousand dollars; or

(5) any real property or real and related personal property disposed of by exchange, regardless of value, or any property any part of the consideration for which is real property.

(B) Each such statement shall be transmitted to the persons entitled to receive copies of the report required under all applicable law not less than ninety (90) days in advance of such disposal, and a copy therefore shall be preserved in the files of the OURA making such disposal.

The Guidelines are subject to modification and amendment at the discretion of the OURA board members and shall be reviewed and filed annually with all local and state agencies as required under all applicable law.