

Legal Notice of Public Hearing

PUBLIC HEARING

DATE: 07/09/19
TIME: 6:15 p.m.
LOCATION: Council Chambers
Olean Municipal Building

The Common Council of the City of Olean, New York has scheduled a public hearing for Tuesday, July 9, 2019 at 6:15 p.m. in the Council Chambers of the Olean Municipal Building. The purpose of this hearing is to provide the public with information on a plan for the redevelopment of a property located at 101 North Union Street, Olean, New York (hereinafter the “101 North Union Street” or “Property”) submitted by a developer (hereinafter the “Preferred Developer”). The City of Olean Urban Renewal Agency, after negotiation of a Development Agreement satisfactory to the parties, has designated the Preferred Developer a qualified and eligible sponsor in accordance with New York General Municipal Law Section 507(2)(c) & (d) for approval by the Mayor and Common Council as governing body of the City. In connection with the application for approval of Preferred Developer as a qualified and eligible sponsor the following information is provided: **(1) Identity of the Preferred Developer:** The Preferred Developer is one or more affiliated single purpose entities to be established by Savarino Companies, LLC, 500 Seneca Street, Suite 508, Buffalo, NY 14204; **(2) Proposed Use or Reuse of 101 North Union Street:** The Property will be redeveloped into approximately twenty-five apartments with a blend of affordable and market rate housing consisting of upscale 1 bedroom, 2 bedrooms and studio apartments. Apartments will remain rental for at least five years under Historic Tax Credit regulations and shall remain affordable housing under the guidelines of New

York State Homes and Community Renewal. The first floor shall consist of a restaurant and bar with banquet space. **(3) Price and Essential Terms:** Upon approval of Preferred Developer by the Common Council, the parties will commence negotiation of a Land Disposition Agreement (LDA) that will embody certain milestones and amplify the general terms contained in the Development Agreement. The consideration to be paid by the Preferred Developer as the purchase price of 101 North Union Street will be determined by negotiation between the parties based upon an independent 3rd party appraisal of fair market value plus actual Agency capital improvement expenditures, if any. K LW Appraisal Group, Inc. performed an independent 3rd party appraisal and determined the as is market value of the fee simple interest of the real property, as of January 19, 2018, to be \$34,450. In addition, there is the added benefit of the leased fee rights attributable to the cell tower lease with the present worth benefits of this lease, as of January 19, 2018, to be \$124,000 for a combined total of \$158,450 respectfully. After execution of the LDA, all design and construction work and change(s) of use prior to and for 5 years after issuance of Certificate of Occupancy will require prior approval of the Urban Renewal Agency. In addition, the deed will contain a provision that no total or partial sale of the property without the consent of Urban Renewal Agency shall be permitted for 5 years. The disposition of the property shall not occur until after the OURA completes the Manufacturers' Hanover Stabilization Project and satisfies the close-out requirements outlined by the funding agencies involved in said project, which includes New York State Parks, Recreation & Historic Preservation and Empire State Development.

Lens Martial

City Clerk