

**Public Hearing**  
**Council Chambers – Olean Municipal Building**  
**Tuesday, October 24, 2017 – 6:15 p.m.**

Present: Aldermen Gonzalez, Witte, Andreano, Dougherty, Crawford, Smith, and George. Others: Mayor William Aiello; Fred Saradin, City Auditor; Nicholas DiCerbo, Jr., City Attorney; Keri Kerper, Community Development Program Coordinator; Bob Ring, Director of Public Works; Jeff Rowley, Police Chief; Tiffany Taylor, Managerial Confidential Administrative Secretary, and Jeff Belt, Sunny Olean LLC.

Alderman Gonzalez opened the meeting at 6:15 p.m. Ms. Kerper began by reciting the following:

The Common Council of the City of Olean, New York has scheduled a public hearing for Tuesday, October 24, 2017 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 106-108 West State Street, Olean, New York (hereinafter the “106-108 West State 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 Sunny Olean, LLC, 133 North 2<sup>nd</sup> Street, Olean, NY 14760; **(2) Proposed Use or Reuse of 106-108 West State Street.** The Property will be redeveloped as a mixed use complementing the architecture and character of the community with restored facades, ground floor commercial use, and upper floor(s) developed as residential and/or commercial office 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 Development Agreement. The consideration to be paid by the Preferred Developer as the purchase price of 106-108 West State Street is \$3,000. Preferred Developer will also pay agreed upon transactional expenses of the Urban Renewal Agency as well as one-half of all carrying costs of such property (i.e., utilities, routine & necessary maintenance; and urgent repairs) for so long as the property remains in the ownership of the Urban Renewal Agency. Prior to transfer of title, Preferred Developer will have authority to make capital expenditures at its sole cost in order to stabilize the properties. 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 properties without the consent of Urban Renewal Agency shall be permitted for five years.

She continued in stating that Mr. Belt is present if the Council has any questions concerning the project. She provided the Council background information, as well as the proposed Development Agreement.

Alderman Gonzalez questioned the estimated date of completion on the project. Mr. Belt replied that a function of the transaction is that the URA has a procedure that includes several steps. Once the transaction is complete and he gains possession of the buildings, he anticipates that they will be available to rent in approximately 18 months. He stated that this building is a little more complicated than the last he acquired as it requires asbestos abatement, as well as a little more stabilization than meets the eye.

He continued in stating that he purchased the adjacent buildings at the end of June 2016, and in February 2018 the Cattaraugus County Arts Council will be moving into one of the storefronts. In the spring of 2018, he anticipates the apartments will be ready to rent.

Alderman Witte questioned if there is a plan for parking. Mr. Belt replied that the 106-108 West State Street property does come with some land at the back of the building, but until a new survey is completed, he is not sure how much. He stated that as this building, as well as the others he owns on the same block of West State Street, are in the Form Based Zoning District, there is not a parking requirement. There are oceans of parking in the area downtown where the buildings are located. There is also enough parking behind the building for tenants of the apartments; however, he does not intend to include these with the rent, and parking will be an additional rental item for tenants.

Alderman Witte thanked Mr. Belt for taking a chance on these buildings and on the City of Olean.

Alderman Crawford questioned if there are potential agreements in the works for the rental of the properties, or if there will be empty storefronts for a time while tenants are found. Mr. Belt replied that the Cattaraugus County Arts Council will be moving into one of the storefronts in one of the buildings that he already owns. They may require space to expand in the future, as their intentions are to expand their business and retail opportunities, as well as their classes and events.

He stated that the 106 West State Street portion of the building goes hand in hand with the Manufacturers Hanover property, as they are built to be connected inside and out. He stated that the OURA is working towards gaining a Preferred Developer for that site, and he has spoken with the potential developer regarding working together on this property to best suit the needs of both developers and utilize the space in the best way possible.

He stated that he plans to turn 116 West State Street into a proper coffee shop. He has had a number of non-franchise owners reach out to him regarding the vacant spaces, although he has

not selected operators yet. He is confident that he can find operators for the storefronts when they are ready to be rented.

Mr. Belt continued by thanking the Council for their commitment to their civic duties, and for the opportunity he is given to restore a historic piece of Olean.

Alderman Gonzalez called three times for comment, and there were no additional comments.

Hearing adjourned at approximately 6:25 p.m.