

STRATEGIC PLANNING

Tuesday, April 3, 2018 – 6:00 p.m.

Police Training Room – Olean Municipal Building

Present: Members: Chairman Gonzalez, Alderman Witte, and Alderman Crawford. Others: Alderman Dougherty; Alderman George; Mayor William Aiello; Fred Saradin, City Auditor; Sue Cooper, City Forester; Jeff Rowley, Police Chief, and Tiffany Taylor, Managerial Confidential Administrative Secretary.

1. Roll Call

Alderman Gonzalez called the meeting to order at 6:00 p.m. and asked that the record show that all committee members were present except Alderman Andreano and Alderman Smith, who were excused.

2. Approval of Minutes of the Previous Committee Meetings (Tuesday, March 20, 2018)

A motion to approve the minutes of the March 20, 2018 meeting was made by Alderman Gonzalez, seconded by Alderman Crawford. Voice vote, ayes all. Motion carried.

3. Unfinished Business

None

4. New Referrals for Consideration

a. Demolition of City owned properties:

122 E. Henley St.

105 S. Thirteenth St.

1210 Reed St.

305 N. Seventh St.

Alderman Crawford explained that on positive traction from the demolitions previously approved, he requested that Captain Jennings look at the worst of the worst City-owned properties. He would like to discuss with the committee how much farther we are willing to go at this point. We currently have about \$152,000 between demolition accounts, and we have not yet covered the cost of the demolition of the house that recently was taken down due to fire damage. He stated that he wants to get comments from the other Alderman and possibly see if there are any alternative solutions out there. The East Henley Street property is massive and will be expensive to tear down.

Alderman Gonzalez stated that the resident who lives next door to the Henley Street property speaks very passionately about having it torn down. The house is certainly a worthy candidate for demolition. The neighbor would be interested in purchasing the property down the road, but is not interested in completing the demolition himself. He believes that there is asbestos in the structure, but he is unsure.

Mr. Saradin stated that he thought we were going to try to “bundle” the demolitions together, and Mayor Aiello stated that it didn’t work out that way. There have been contractors contacting the City who are interested in submitting bids for the demolition. Alderman Gonzalez mentioned that he thinks that it is possible that it might be more cost effective to complete asbestos abatements on some of the properties prior to demolition, rather than bringing them down hot.

Alderman Crawford asked if \$50,000 would demo this property, then would \$50,000 make it livable. Alderman Gonzalez responded that the roof has openings, and there are no doors or windows in the structure. Alderman Crawford stated that he is trying to think outside the box. Rather than tearing down the structure, we could fix it and sell it. Alderman Dougherty added that this will keep it on the tax rolls, and Alderman Crawford stated that this will help us recoup the money down the road.

Alderman Witte stated that it is very possible that someone would want to do a quality rehab on one or some of these properties. Alderman Gonzalez stated that if we decide to allow a house to be rehabilitated, that we should keep our stipulations such as our strict deadline. The scope of what needs to be done on these properties is massive.

Alderman Crawford stated that the Henley Street property is a discussion in its own right. The property that he is most concerned with is the one on Reed Street. He believes that both the fire and police departments have used the structure for training. Chief Rowley mentioned that several of the City owned properties were used for training exercises.

Alderman George asked if these properties are in imminent danger, and Alderman Crawford responded that is why they are on the list.

Mayor Aiello stated that the City is working on selling the property at 105 South Thirteenth Street to a private entity for demolition. It can be removed from this list.

Alderman Crawford stated that he guess it doesn’t hurt to get an idea of the cost to demolish these properties. We should keep the momentum going, and see how we can get the most bang for our buck.

Mayor Aiello stated that he will speak with Captain Jennings regarding getting price to demolish the structures.

Alderman Crawford stated that we need to discuss how we will address this situation moving forward. Some individuals and landlords will use a property as much as they can, and when there is too much work to be done on the property, they will let it go back for taxes. That is how we ended up with some of these properties. We need to fix this broken system.

Alderman Gonzalez stated that he hopes that the changes that the Council made to Chapter 12 of the Code of Ordinances will help the problem. Alderman Crawford replied that it could also create more vacant properties in the City. Mayor Aiello stated that we need help from the State's legislators to address the issue of shell LLC's who just walk away from their properties.

5. Approval of Committee Reports

None

6. Adjournment

A motion to adjourn was made by Alderman Gonzalez, seconded by Alderman Crawford. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 6:20 p.m.