

## STRATEGIC PLANNING

Tuesday, December 5, 2017 – 5:30 p.m.

Police Training Room – Olean Municipal Building

Present: Members: Chairman Andreano, Vice Chairman George, Alderman Witte, and Alderman Smith. Others: Nicholas DiCerbo, Jr., City Attorney; Keri Kerper, Community Development Program Coordinator; Bob Bell, Fire Chief; Jeff Rowley, Police Chief, and Tiffany Taylor, Managerial Confidential Administrative Secretary.

### 1. Roll Call

Alderman Andreano called the meeting to order at 5:30 p.m. and asked that the record show that all committee members were present except Alderman Gonzalez, who was excused.

### 2. Approval of Minutes of the Previous Committee Meeting (Tuesday, November 21, 2017)

A motion to approve the minutes of the November 21, 2017 meeting was made by Alderman Andreano, seconded by Alderman George. Voice vote, ayes all. Motion carried.

### 3. Unfinished Business

None

### 4. New Referrals for Consideration

#### a. Discussion – Allegheny River Canoe & Kayak Launch

Ms. Kerper stated that in 2016, the City applied through the CFA process and was awarded \$26,500 in funding from Market NY for the Allegheny River Canoe & Kayak Launch project. The City has received an incentive proposal for the funding, and Mr. Ring has reviewed the proposal and created estimates for the project. She presented two estimates to the Council: the first estimate is if the project is done in house, which totals \$84,755.92 and includes both launch locations, and the second is if we use the grant funding, which totals \$158,369.23 for both launch locations, and costs a total of \$131,869.23 once grant funding is subtracted from the total cost.

Ms. Kerper continued in stating that there are costs associated with accepting the grant, including application fees, commitment fees, and public hearing fees. Also, if grant funds are used on the project, a contractor would need to be hired and paid prevailing wage, and MWBE requirements would need to be met. In total, it would cost the City \$48,000 more out of pocket if we were to use grant funding for the project. She stated that it has been one year, and we

need to decide if we want to use the grant funding, or if we want to do the project in house. We don't want to affect the potential for future project funding moving forward.

Alderman Witte questioned if using in house labor would short change other projects occurring through the City. Ms. Witte replied that Mr. Ring (who was not available to be present at the meeting) could better answer this question; however, she does believe that we have the ability to do this in house. We may need to go to the County to borrow one piece of equipment.

Ms. Kerper continued in stating that the two estimates do not include the cost for the launch itself. An ADA launch costs \$29,000 additional, which is proposed on East Riverside Drive. The launch that is proposed behind Four Mile Brewing is not ADA compliant, and would cost approximately \$6,000.

Nick Bohdanowycz of Four Mile Brewing questioned why two launches were proposed. He suggested that one launch be installed, and the second could be revisited down the road. Ms. Kerper replied that the application was written with two launches in mind.

Alderman Witte questioned if there was any funding left from the money the County had provided in the previous year for the existing launch on South Union Street, and Ms. Kerper replied that she is unsure. The City Auditor will need to be consulted for this information.

Alderman George questioned if there are any risks with sending the money back. Ms. Kerper replied that we have never given a grant back before. We have had the grant for the past year, and there has been no progress on the project. It is better to return the funding than to string Empire State Development along, which could have a negative effect when the City applies for grants in the future.

Alderman Andreano stated that she is not sure what decision to make, as she is not sure where the rest of the money will come from. There was a general consensus of agreement within the Committee. Ms. Kerper reiterated that taking the grant money will end up costing us more out of pocket than doing the project in house.

Alderman Andreano asked, if we fund the project ourselves, if one launch can be done now, and the second launch later. Ms. Kerper stated that we could, as we would not be under any constraints that come with grant funding. Alderman Andreano stated that she is more apt to go in the direction of using our own funding and doing one launch now, and one later. Alderman George agreed, and added that we should err on the side of caution and return the grant funding to ESD.

Alderman Crawford questioned if there are any additional grants for this project, and Ms. Kerper replied that there are not. Alderman Andreano questioned if we could tap into the DRI

for this project, and Ms. Kerper stated that we have to return a decision to Empire State Development prior to when any decisions will be made regarding final funding through the DRI.

Alderman Crawford stated that he feels that this is a good idea to make Olean a unique place./ He is unsure if the grant is the way to go, however. He would like to see one launch built now, and the second down the road if the City and Council so decide.

Alderman Andreano advised Ms. Kerper that the Committee would like to return the funding, and the project can be revisited down the road.

Mary Fischer of Portville Stated that the money that the City received from the County had to be used by the end of the year in which it was granted to the City. Any money that was not used by the end of the year goes back to the Council. She added that she would love to see another ADA compliant launch, as there is currently only one in Portville. Anyone who has a handicap has to go to the Portville launch and return to it by paddling upstream.

- b. PL #96-17: (Crawford) To authorize the sale of 1202 West Sullivan Street to a private entity.

A motion to enter into Executive Session to discuss the proposed sale or acquisition of real estate was made by Alderman Witte, seconded by Alderman Andreano. Voice vote, ayes all. Motion carried. Executive Session began at approximately 5:45 p.m.

A motion to adjourn from Executive Session was made by Alderman Andreano, seconded by Alderman Witte. Voice vote, ayes all. Motion carried. Executive Session adjourned at approximately 6:00 p.m.

Alderman Crawford stated that after discussion regarding the PL on the table to authorize the sale of 1202 West Sullivan Street, one of the properties given to the City by Cattaraugus County, it has been decided that the sale of the property to a private entity for demolition is the best course of action. He stated that one of the major complaints that he hears as an Alderman is that the City is doing nothing with the blighted properties that was give to the City by the County. This is the first step to attempt to rectify the situation. He would like to see more properties that the City owns be taken over by someone in the neighborhood for demolition and reuse.

A motion to approve PL #96-17 was made by Alderman Dougherty, seconded by Alderman Smith. Voice vote, ayes all. Motion carried. Referred to City Attorney for Resolution,

## 5. Approval of Committee Reports

A motion to approve Committee Reports was made by Alderman Andreano, seconded by Alderman Smith. Voice vote, ayes all. Motion carried.

6. Adjournment

A motion to adjourn was made by Alderman Andreano, seconded by Alderman George. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 6:05 p.m.