

**Meeting of the Olean Urban Renewal Agency**

**Wednesday, October 17, 2018**

**8:30 a.m.**

**Room 119 – Olean Municipal Building**

**Attendance: Members - Chairman Charles Corcoran, Vice Chairman John Ash, Mayor William Aiello, Earl McElfresh, and Linda Witte (on behalf of John Crawford). Staff - Keri Kerper, Community Development Program Coordinator; Jack Hart, Attorney, Wagner & Hart, and Tiffany Taylor, Managerial Confidential Administrative Secretary. Others: Brad Earley and Mike Earley, Blue Collar Workwear.**

**1. Roll Call**

Mr. Corcoran called the meeting to order at 8:30 a.m. and asked that the record show that all members were present except Deanna Foster, John Crawford and Nate Smith, who were excused.

**2. Reading & Approval of the September 19, 2018 meeting minutes**

A motion to approve the minutes of the September 19, 2018 meeting was made by Mr. Ash, seconded by Mr. McElfresh. Voice vote, ayes all. Motion carried.

**3. August and September 2018 Financials**

A motion to approve the August and September 2018 Financial Statements was made by Mr. Ash, seconded by Mr. McElfresh. Voice vote, ayes all. Motion carried.

**4. New Business**

None

**5. Old Business**

**i. Blue Collar Workwear – Purchase of Real Property (Constitution Avenue)**

Mr. Hart introduced Mr. Brad Earley and Mr. Mike Earley, and explained that they will be presenting their plans for the property located on Constitution Avenue.

Mr. Brad Earley presented a rough drawing to the Agency, which included the construction of a warehouse building on the property. He explained that as the company expands, more storage will be necessary for their merchandise.

Mr. Hart explained that the contract states that the project must be complete within three years, and he asked if the Earleys were aware of this condition. Mr. Mike Earley explained that their original intent was to ask for an extension of this period due to the condition of the land; however, upon further review of the agreement as well as of the property, it will not be required.

Mr. Hart explained to the Earleys that when they enter the design phase of the project, they will need to present their plans to the Agency and obtain approval from the URA prior to proceeding. Mr. Mike Earley responded that they are not currently near this phase in the project, as they are currently working with a manufacturer to produce their own brand of footwear; however, they understand that they need to come back to the Agency with their finalized plans prior to proceeding.

Mr. Hart explained that he will amend all necessary paperwork so that it is up to date versus when it was originally signed and forward to the Earley's legal counsel for review prior to execution.

## **ii. Manufacturers' Hanover Building**

Ms. Kerper explained that she received a request on September 20, 2019 from Courtney Cox of Savarino Companies to extend the Inspection Period as defined in the Development Agreement through November 15, 2018. She explained that this will move milestones in the Development Agreement, including the deadlines for the Notice of Intent to Proceed, the Project Budget, the Preliminary Financing Plan, and the pre-construction and construction activities schedules to November 30, 2018, as well as to receive the results of their title examination. In addition, ninety days from that date, February 28, 2018, will be the deadline for the Agency to use its best efforts to negotiate and execute a mutually agreed upon Land Disposition Agreement.

A motion to approve the extension of the Inspection Period through November 15, 2018 was made by Mayor Aiello, seconded by Mr. Ash. Voice vote, ayes all. Motion carried.

## **iii. 107 North Union Street**

Ms. Kerper explained that she provided quite a bit of information to the Agency this morning in their packets regarding 107 North Union Street. She explained that on October 1, 2018 she sent the SEQR Long Environmental Assessment Form to Interested and Involved Agencies, as the project is a Type I Action due to its location in the Union and State Streets Historical District. Ms. Kerper explained that the Interested and Involved Agencies will have thirty days (until October 30, 2018) to respond with their comments and/or concurrence with the Agency's Lead Agency status request. She noted she has already received feedback from the DEC and SHPO indicating that they are in agreement with the URA acting as Lead Agency.

Ms. Kerper explained that the Legal Notice of Public Hearing provided in the packet is for the required hearing to be held by the Common Council, and is necessary to adhere to requirements of the property disposition. She explained that she will come back to the Agency in November requesting permission to release the Legal Notice of Public Hearing, which will then occur on December 11, 2018. Ms. Kerper explained that Savarino Companies will have the opportunity at that time to present the project to the Common Council, who will need to approve both the designation of the Qualified and Eligible Sponsor and the disposition of the 107 North Union Street property prior to the execution of the Development Agreement by the Agency.

Ms. Kerper explained that she has also provided the Agency with an updated Development Agreement, and asked for the Agency's approval to release the updated Development Agreement to Savarino Companies for its review, comment, and possible revisions. The Agency was in concurrence with Ms. Kerper's request.

Mr. Corcoran explained that he and Ms. Kerper were recently in the Siegels building, and found that a window was broken and pigeons were able to gain access to the interior. He explained that the repair has been complete, and there is a bill that will be presented later in the meeting for \$184.16 for the contractor that completed the repairs.

## **6. Bills**

- |   |          |
|---|----------|
| i. National Grid (107 NUS)                                    | \$22.93  |
| ii. National Grid (101 NUS)                                   | \$33.20  |
| iii. Wagner & Hart (4 months)                                 | \$891    |
| iv. Alpha Omega Construction<br>(repairs to Siegels property) | \$184.16 |
| v. Randy Ortego – Emtan Field Service                         | \$457.50 |

A motion to approve the payment of bills was made by Mr. McElfresh, seconded by Ms. Ash. Voice vote, ayes all. Motion carried.

## **7. Executive Session**

A motion to enter into executive session to discuss contractual matters involving Blue Collar Workwear and Savarino Companies was made by Mr. Ash, seconded by Mr. McElfresh. Voice vote, ayes all. Motion carried. Executive session began at approximately 8:45 a.m.

A motion to allow Ms. Witte to attend the executive session was made by Mayor Aiello, seconded by Mr. McElfresh. Voice vote, ayes all. Motion carried.

A motion to adjourn from executive session was made by Mr. McElfresh, seconded by Mayor Aiello. Voice vote, ayes all. Motion carried. Executive session adjourned at approximately 9:00 a.m.

A motion to approve the Purchase Agreement with Blue Collar Workwear with the removal of the right-of-way language and to accept the proposal as presented today with the location of the newly constructed warehouse building was made by Mr. Ash, seconded by Mr. McElfresh. Voice vote, ayes all. Motion carried.

## **8. Next Meeting Date**

The next meeting of the Olean Urban Renewal Agency was tentatively scheduled for Wednesday, November 14, 2018 at 8:30 a.m. in Room 119 of the Olean Municipal Building.

## **9. Adjournment**

A motion to adjourn was made by Mr.Ash, seconded by Mr. McElfresh. Voice vote, ayes all.  
Motion carried. Meeting adjourned at approximately 9:05 a.m.