

**Olean Local Development Corporation**  
**101 East State Street**  
**Olean, NY 14760**

Olean Local Development Corporation Meeting Minutes  
Monday, April 26, 2021  
4:00 p.m.  
Police Training Room

Attendance:	Members:	Mayor Aiello JR Bennion John Crawford Keri Kerper Rick Moore Colleen Taggerty Meme Yanetsko
	Other(s):	Michiko McElfresh

**1. Roll Call**

Ms. Taggerty called the meeting to order at 4:11 p.m. and requested the roll call show all members present except Bob Ring, Fred Saradin, Paul Gonzalez and David Carucci.

**2. Mission and Vision**

Ms. Taggerty said that she has had conversations with Mr. Bennion, Mayor Aiello and Ms. Kerper regarding the OLDC and it was decided that the organization's mission needs to be revised to guide decision-making.

Mr. Moore agreed that the mission statement should be updated. He said that mission statement should promote economic and community development, without getting in the way of the Chamber.

Ms. Taggerty agreed that the OLDC should be partners with the City and the Chamber.

Ms. Kerper explained that in the 1990s, Community Development had a housing rehabilitation fund that helped residents of Olean access additional money to make repairs on their homes. She said that a program such as this could be reinvigorated with the organization's funds. She noted the infrastructure is in place to do so and mentioned that CD already works with the banks and has a Project Loan Committee. She added that blighted homes are being demolished; however, may be able to be rehabilitated and this could be a vehicle to do so.

Ms. Taggerty asked if the applications are still available for the previous program, and Ms. Kerper indicated she will check; however, Community Development has a strong document management program in place and they purge documents that are no longer required by law to maintain.

Mr. Crawford indicated that was a good idea as Olean does struggle with blight. He said that he recently learned that 50 percent of Olean residents rent and it would be a good idea to push home ownership. He noted this could provide capital to fix homes or as an avenue for a down payment.

Ms. Kerper explained that NYS Office of Community Renewal has changed the program and provided the details along with explaining the parameters for the program.

Mr. Bennion advised there was a similar program a few years ago and the City partnered with Rural Revitalization Corporation. He mentioned that Mayor Aiello previously discussed the Detroit Model with members as well, which helps residents purchase houses.

Mayor Aiello questioned if the OLDC is finished with Bradner Stadium and moving on. Mr. Bennion responded that it is still a City project, and Ms. Taggerty agreed that the Stadium should always be on the list, but other programs and projects should be added to the list.

Mr. Moore suggested a new mission statement. He indicated the organization needs to be more of a catalyst to explore different ideas such as the mall and housing.

Mr. Crawford advised the OLDC needs a laundry list from DPW, Community Development, and the Mayor. He noted that he would like to work to upgrade and revitalize the parks. He explained Oak Hill Park will get a major renovation in the new future, and that will be good for the houses that surround the park.

Mr. Moore suggested the following mission statement:

To initiate the development of community based projects by using a public/private partnership model to promote economic development to benefit Olean and the surrounding area.

Ms. Taggerty noted that there is a synergistic energy in our community where the City works with the School district, the Chamber, and others. She then asked about funding.

Ms. Kerper indicated that the Revolving Loan could provide funding. Mr. Bennion noted that funding is important, as is the broad mission statement.

Mayor Aiello advised he is in preliminary talks about a bed tax. He explained it is a process and it will take some time; however, the money could be targeted to community development.

Mr. Bennion asked about the dasher board at the rink, and Ms. Kerper said that they have been working with Jack Hart on that.

Mr. Moore mentioned the YMCA, the School District, and the bike path. He noted the Middle School would have a new playground in the near future. He added that the District wants to work

with the City, not in the way of the City. He mentioned that Marcus Park is very close to Washington West and that the two entities should work to collaborate.

Mayor Aiello mentioned that there are thoughts to bring Marcus Park back to a neighborhood park as softball has moved to Forness.

Ms. Taggerty indicated some of laws can make collaboration difficult, i.e. the District might have to own Marcus to make improvements on it. Ms. Kerper said that if the City passed title to green space to another entity, she believes that the City would have to add green space (park land) in another area. She said that she would have to ask Attorney Hart for more information. A long-term lease was mentioned.

Attention was turned to the performance goals. Ms. Taggerty advised that there are two performance goals and asked if more should be added.

Ms. Kerper advised she would do research on Housing. Mr. Bennion noted that the Detroit model worked to get housing for veterans. He advised the City was the mortgage holder and perhaps the OLDC could act as a mortgage holder.

Ms. Kerper explained that in the Home Owner Assistance Program the mortgage holder (bank) was first) and under that model the OLDC could be second. She advised she would do more research on it.

Ms. Taggerty asked about City parks in particular the Frisbee Golf at Gargoyle. She asked if that was something that the OLDC could contribute to. Mayor Aiello said that they (Frisbee golf) have done well raising funds. Ms. Taggerty suggested matching funds.

Ms. Kerper asked if rehabilitation funds should be used for landlords or homeowners.

Mayor Aiello said that if 50 percent of the homes are rentals, they should try to reverse that trend, and suggested owner occupied—such as a duplex where the owner lives in one portion of the house and rents out the other.

Ms. Kerper mentioned that the first time homebuyer grant they that could only work with single family homes, which was unfortunate because it did not allow for duplexes.

Mr. Moore indicated many young people start home ownership by purchasing a duplex and using the rental income to pay the mortgage. Mayor Aiello advised that they would have to draw the line at owner occupied, and the owner would have to live in the structure. Mr. Moore agreed and noted that it would encourage entrepreneurship

Mr. Bennion advised that more than four apartments is considered a commercial venture.

Mr. Bennion indicated that in addition to the rink dasher the OLDC should consider advertising on the park benches. Mayor Aiello was hesitant about that suggestion and advised that he would have to look into it.

Mr. Crawford asked about the naming rights of Bradner Stadium.

Ms. Kerper advised members have researched that in the past and found the Stadium has to retain the name Bradner Stadium; she added that she believes that it is specified in the deed. However, the field itself can be renamed as the concession building has been named.

Mayor Aiello added that the Football scoreboard was named in honor of the family who donated it.

Ms. Taggerty suggested they discuss how to achieve the goals and actions steps at the next meeting.

### **Mission Statement:**

It was suggested to add the comment as shown below:

To initiate the development of community based projects by using a public/private partnership model to promote economic **and community** development to benefit Olean and the surrounding area.

Meme Yanetsko made a motion to accept the Mission Statement as edited, seconded by Rick Moore. Voice vote, ayes all. Motion carried.

The performance goals were edit as shown below:

- Development of community based projects using public/private partnership model to promote economic **and community** development to benefit the City of Olean and surrounding area.
- Promote redevelopment, revitalization and ruse of **city owned properties**.

John Crawford made a motion to accept the language to modify the performance goals as edited, seconded by Keri Kerper. Voice vote, ayes all. Motion Carried.

Mr. Bennion suggested that they replace Bob Ring because he doesn't attend and it is difficult to get a quorum. Ms. Kerper advised they would have to change the By-laws to do that. Mr. Bennion suggested that they revise the By-laws with "Bob Ring or his designee." Ms. Kerper said that when the OLDC was established they specified the DPW Director as a member, because they felt it was important and she feels strongly about keeping it that way. Mayor Aiello advised he would speak with Mr. Ring regarding his attendance.

Mr. Bennion asked if they have to approve the Treasurer's Report. Ms. Kerper advised the report is only an informational item at this point in time.

## **10. Adjournment**

A motion to adjourn was made by Rick Moore, seconded by Meme Yanetsko. Voice vote, ayes all. Motion carried. The meeting ended at approximately 5:00 p.m.