

Meeting of the Olean Urban Renewal Agency
Wednesday, May 19, 2021
8:30 a.m.
Room 119 – Olean Municipal Building

Attendance: Members – Chairman Charles Corcoran, Vice Chairman John Ash, Deanna Foster, Earl McElfresh, and Mayor Aiello. Staff - Keri Kerper, Community Development Program Coordinator, and Tiffany Taylor, Managerial Confidential Administrative Secretary.

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 John Crawford, who was excused.

2. Reading & Approval of the April 21, 2021 Audit, Finance and Governance Committee Minutes and Regular Meeting Minutes

A motion to approve the April 21, 2021 Audit, Finance and Governance Committee Minutes and Regular Meeting Minutes was made by Mr. McElfresh, seconded by Mr. Ash. Voice vote, ayes all. Motion carried.

3. April Financials

Mr. Corcoran explained that the April financial statements do not reflect the \$200,000 reimbursement received from Empire State Development for the Manufacturers' Hanover Stabilization Project. Ms. Kerper explained that this payment was received on May 10, 2021 and will be reflected in the May financial statements. Ms. Kerper explained that the Note will be paid and closed out on June 14, 2021.

A motion to approve the April Financials was made by Mr. McElfresh, seconded by Mr. Ash. Voice vote, ayes all. Motion carried.

4. New Business

i. URA Budget 7/1/2021 – 6/30/2022

Ms. Kerper explained that year-to-date there is a negative net income of \$230,856.63 after the sale of the properties at 101 and 107 North Union Street. Ms. Kerper explained that the Agency received \$158,450 from the sale of 101 and 107 North Union Street and there is a negative net income because the Agency originally paid approximately \$411,000 for the West State Street properties and the 101 and 107 North Union Street properties. Ms. Kerper explained that from the journal entry from Ed Bysiek, the Agency has a loss on the sale of the properties of \$228,620.79.

Ms. Kerper explained that in the proposed budget for 2021-2022, there would be a negative net income if the Agency chooses to move forward with the Allegheny River Valley Trail Connection Gateway Project. Mr. Corcoran explained that the budget shows a project allowance of \$38,000,

but he had thought the Agency had requested that \$40,000 be budgeted for this project. Ms. Kerper explained that Mr. Ring's estimate was around \$37,000, so she rounded the total up to \$38,000. Mr. Corcoran asked if this includes the contingency for the project. Ms. Kerper explained that Mr. Ring's estimate of \$37,863.75 includes the blacktop, gravel base, excavation, the gateway arch, tree and brush removal and contingency of 15%. Mr. Corcoran asked if the City is doing any in-kind work on this project, and Ms. Kerper responded that they are not.

A motion to approve the 07/01/2021 – 06/30/2022 budget as presented was made by Mr. McElfresh, seconded by Mr. Ash. Voice vote, ayes all. Motion carried.

Ms. Kerper explained that she will get the budget uploaded into the Authorities' Budget Office today in order to remain in compliance.

5. Old Business

i. Manufacturers' Hanover Stabilization Project Update

Ms. Kerper explained that the Agency received the wire transfer from Empire State Development for the \$200,000 reimbursement on May 10, 2021. Ms. Kerper explained that she contacted Municipal Solutions right away so that we can call the financing and pay off the Note. Ms. Kerper explained that we will be paying the JP Morgan Chase Bank by wire transfer in the amount of \$710,208.33. Ms. Kerper explained that \$700,000 was the principal and the interest expense was the \$10,208.33. Ms. Kerper explained that this will be done on June 14, 2021 since there needs to be a 30 day period between the time the Note is called and notices are made, and the payment.

Ms. Kerper explained that we have received a final bill from Municipal Solutions for \$127.80 for their work related to the financing.

Ms. Foster asked if the Agency will continue to have oversight on the building, and Ms. Kerper explained that Savarino Companies, LLC will need to comply with their plan in the Land Disposition Agreement.

ii. Constitution Avenue (vacant land) Tax ID #94.055-1-37.2/1)

Ms. Kerper explained that there is legal work to be done on this project to have the property surveyed as it is a portion of a larger parcel. Ms. Kerper explained that this needs to be done prior to preparing the bid specifications. Mr. Corcoran explained that we do not want to know if we want to defer this project because of the rising cost of materials, and Ms. Kerper responded that the legal work may take some time and we may end up in construction on this project next year.

Mr. Corcoran explained that if construction is not done until next year that the Agency will need to continue having the parcel mowed. Ms. Kerper explained that the Agency is already under contract for the mowing services.

6. Bills

i. Municipal Solutions \$127.80

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

7. Next Meeting Date

The next meeting of the Olean Urban Renewal Agency was tentatively scheduled for Wednesday, June 16, 2021 at 8:30 a.m. in room 119 of the Olean Municipal Building.

8. Adjournment

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