

Meeting of the Olean Urban Renewal Agency
Wednesday, July 16, 2025
8:30 a.m.
Room 119 – Olean Municipal Building

Attendance: Members –Deanna Foster, Linda Witte, Adam Jester (via Zoom), and Mayor Aiello. Staff - Keri Kerper, Community Development Program Coordinator, Michael Morgan, Attorney (via Zoom), and Tiffany Taylor, Managerial Confidential Administrative Secretary

1. Roll Call

Ms. Foster called the meeting to order at 8:30 a.m. and asked that the record show that all members were present except Earl McElfresh, who was excused.

2. Reading & Approval of the April 16, 2025 Committee and Regular Meeting Minutes

A motion to approve the August 16, 2025 committee and regular meeting minutes was made by Ms. Witte, seconded by Mayor Aiello. Voice vote, ayes all. Motion carried.

3. March, April, May, and June Financials

Ms. Foster asked if one of the CDs is renewing soon, and Ms. Kerper explained one CD renews the 22nd of this month. Ms. Kerper asked if Agency members would like her to see what rates and terms are to try to get the best option for the Agency. Mr. Jester explained during the last meeting, Mr. Morgan noted a couple of institutions in town were seeking new municipal clients. Mr. Jester explained there may be other options out there with better rates. Ms. Kerper explained she has had difficulty in the past finding a different institution since many will not deal with a Public Benefit Corporation, and noted the Agency is a Public Benefit Corporation, not a not-for-profit. Ms. Foster recommended shopping around to see if better rates can be obtained.

A motion to approve the March, April, May, and June financials was made by Mayor Aiello, seconded by Ms. Witte. Voice vote, ayes all. Motion carried.

4. New Business

a. Authority Mission Statement & Performance Measures

Ms. Kerper explained July 1st was the beginning of the fiscal year so it is timely to review the Authority Mission Statement and Performance Measures. Ms. Kerper explained she is working with Ed Bysiek on the fiscal year end audit for July 1, 2024 through June 30, 2025. Ms. Kerper asked members to review the Mission Statement and see if the mission remains the same for this fiscal year.

A motion to approve the Authority Mission Statement and Performance Measures was made by Ms. Witte, seconded by Mr. Jester. Voice vote, ayes all. Motion carried.

5. Old Business

None

6. Bills

- a. Morgan and Associates \$618.75**
Legal Representation December 2024 – April 2025

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

7. Executive Session

A motion to enter into executive session to discuss the proposed acquisition, sale, or lease of real estate was made by Mayor Aiello, seconded by Ms. Witte. Voice vote, ayes all. Motion carried. Executive session began at 8:40 a.m.

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

8. Next Meeting Date

The next meeting of the Olean Urban Renewal Agency is scheduled for Wednesday, August 20, 2025 at 8:30 a.m. in Room 119 of the Olean Municipal Building.

9. Adjournment

A motion to adjourn was made by Mr. Jester, seconded by Ms. Foster. Voice vote, ayes all. Motion carried. Meeting adjourned at 9:00 a.m.