

COMMITTEE OF THE WHOLE MEETING MINUTES

TUESDAY, MAY 26, 2026 – 6:00 p.m.

COUNCIL CHAMBERS – OLEAN MUNICIPAL BUILDING

IN ATTENDANCE WERE: ALDERMEN ROBINSON, BENNION, KEARY, FORNEY, McCALL, AND ANASTASIA. OTHERS: MAYOR AMY SHERBURNE; LENS MARTIAL, CITY CLERK; ALLISON BARNISH, CITY AUDITOR; KERI KERPER, COMMUNITY DEVELOPMENT PROGRAM COORDINATOR; JAMES SPRAGUE, DIRECTOR OF PUBLIC WORKS; AND TIFFANY TAYLOR, MANAGERIAL CONFIDENTIAL ADMINISTRATIVE SECRETARY.

Alderman Robinson called the meeting to order at 6:00 p.m. and asked that the record show that all Aldermen were present except Alderman Crawford, who was excused.

1. PL #60-26: (Sherburne) To authorize the transfer of \$4,185.81 of uncommitted program income from New York State administered CDBG grants currently on hand from the First Time Homebuyer Account to the Mayor's Celebration Fund.

Ms. Kerper explained as the Council may recall in 2017 New York State changed their requirements for program income for payments from the 2004 OHAP program. She explained almost all borrowers are paid in full. She explained if we were to reach \$35,000 in program income, which we will not, we would need to return the funds to New York State. She explained we have never done that and have always used the funds to try to meet national objectives or to help with good projects in the community. She explained she is asking for these funds to go into the Mayor's Celebration Fund to help with costs associated with this year's Fourth of July celebration.

Alderman Bennion asked if this amount replenishes every year. Ms. Kerper explained it does not, and explained this number will decrease each year based on the number of payments still being made until there is nothing left. She explained we can no longer run a Revolving Loan Fund. She explained we make this transfer each year and report the transfer to New York State.

A motion to approve PL #60-26 was made by Alderman Robinson, seconded by Alderman Anastasia. Voice vote, ayes all. Motion carried. Referred to regular meeting for Resolution.

2. PL #61-26: (Sherburne) To authorize the Mayor to enter into a Product and Services Agreement with TMPA, LLC, d/b/a MakeMyMove for a 12-month talent acquisition program with the goal of moving five qualified households to live and work in Olean, New York.

Ms. Kerper explained this extends from the presentation the Council received two weeks ago. She explained we were able to get any questions the Council had answered and forwarded via email.

She explained she discussed the contract with the Mayor and requested a couple of changes, which the company has made. She explained she is requesting that a remote worker have a minimum income of \$75,000 and the individual's partner have an income of \$55,000. She explained they also asked that the radius be expanded so the mover currently has to live more than 100 miles away. She explained we would love those closer to move here as well, but this program is to ensure we have others coming from farther away.

Alderman McCall explained in the community this is being seen as a frivolous thing, and asked that Ms. Kerper recap the benefits to the community and why we would want to do this. Ms. Kerper explained this is an economic driver that had to do not only with taxes. She explained a community similar to ours in Pennsylvania had six households moved, which brought 19 people to the community. She explained the total new economic output is approximately \$530,000 and the total increase in State and local taxes is \$63,000. She explained we are always talking about new revenues for the City, but population growth will help in the long run as well. Alderman McCall explained this is one of the eligible expenses under the bed tax income. Ms. Kerper explained if this is approved, she would like to go out to the community to build a portfolio for a greater dollar value to relocate here. She explained she feels it would be a great tool for all of us to work together. Alderman McCall explained community engagement pieces can help attract people to Olean.

Alderman Keary explained this is one part of the three things we need to attract people to Olean, the other two being significant middle income housing and creating new jobs. He explained this is a great pilot that will work well, but we also need to work on the other two legs. Ms. Kerper advised she would also like to discuss small-scale manufacturing in the downtown with the Council in the future. Alderman Keary explained a lot of communities are doing this and it would definitely benefit Olean.

Alderman Anastasia asked what the cost is. Alderman Bennion explained \$30,000 would be paid to MakeMyMove and \$20,000 would be divided between the five new households. Alderman Keary noted there will be supplemental incentives as well. Alderman Anastasia explained he has a hard time swallowing this, and explained this is the only City in New York State that is doing this so we are not familiar with it. He explained he trusts Ms. Kerper's expertise but over the last two weeks he has gotten phone calls from residents who are against this program and are against the thought of paying people to move to Olean. He explained he cannot support this at this time and asked if the bed tax can be used for the pool. Ms. Kerper explained the people moving here are remote workers that can be living anywhere in the country, and they choose to move to Olean.

Alderman Bennion asked if there is an expiration date to the \$30,000 and Ms. Kerper explained we won't just go and give the company the funds, as there are goals outlined in the contract that need to be met. Ms. Kerper explained once the contract is entered into, they will start the application and do the marketing. Alderman Bennion explained he does like the idea, although he does wish the program did not cost more than the incentives going out. He explained he does

understand the return on investment moving forward, though. Ms. Kerper explained the company has even held this price for her for three years and she respects them for that. Alderman McCall asked about Alderman Anastasia's idea for the pool. Ms. Kerper explained she is not the attorney, but the bed tax income really has to be geared towards economic development and tourism, which is how the law was written and accepted by the State Senate. Alderman Anastasia explained he will call NYCOM.

Alderman Robinson explained he is definitely a fan of this. He explained he has seen some skepticism in the public, but that is because this is foreign just like anything else that comes to a small town. He explained he came here from a larger City and was just having a conversation today about the benefits of this area and being in a smaller City. He explained there are a lot of positives and he stayed here and raised his kids here for a reason. He explained we as locals tend to look down on the area that we are in, but this is an area that people would be willing to move to, especially those in larger cities who want move someplace a little more rural.

A motion to approve PL #61-26 was made by Alderman Robinson, seconded by Alderman Keary. Voice vote, ayes all except Alderman Anastasia, who voted no. Motion carried. Referred to Regular Meeting for Resolution.

3. Adjournment

A motion to adjourn was made by Alderman Robinson, seconded by Alderman McCall. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 6:15 p.m.