



TVGA
CONSULTANTS

OLEAN BROWNFIELDS OPPORTUNITY AREA
APRIL 19, 2007 2ND STEERING COMMITTEE MEETING



Step 1 – Pre-Nomination Study

Purposes

- Identify manageable study area
- Implement a public outreach process
- To describe existing conditions within BOA
- Identify all brownfields within BOA
- Begin to identify community vision for area
- Begin to form the partnerships needed to succeed
- Complete a preliminary analysis of the proposed BOA that identifies compelling opportunities for revitalization



Olean BOA Project Tasks

Component 1: Project Start-Up

- Project Scoping Meeting - Completed
- Project Outline - Completed

Component 2: Community Participation

- Steering Committee – Formed and Met Once
- Citizen Participation Plan - Completed
- Public Meetings – One of Two Completed
- Mailing List - Completed
- Fact Sheets – One Completed

Olean BOA Project Tasks

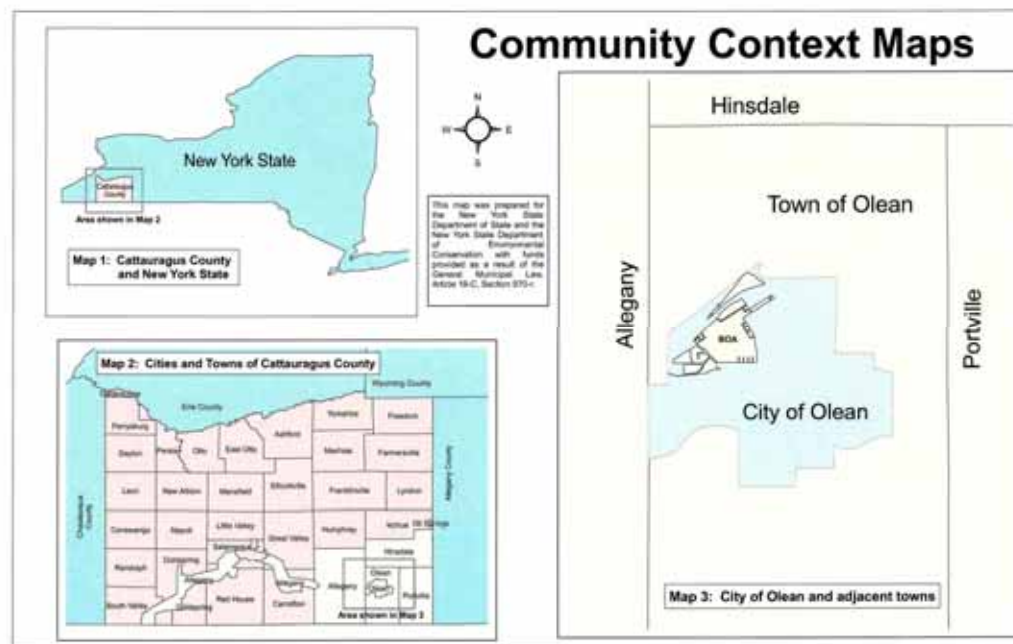
Component 3: Pre-Nomination Study

Task 1: Project Description

- Project Description – Initiated
- Citizen Participation Process – Initiated
- Community Vision, Goals, and Objectives – Drafted



Olean BOA Project Tasks

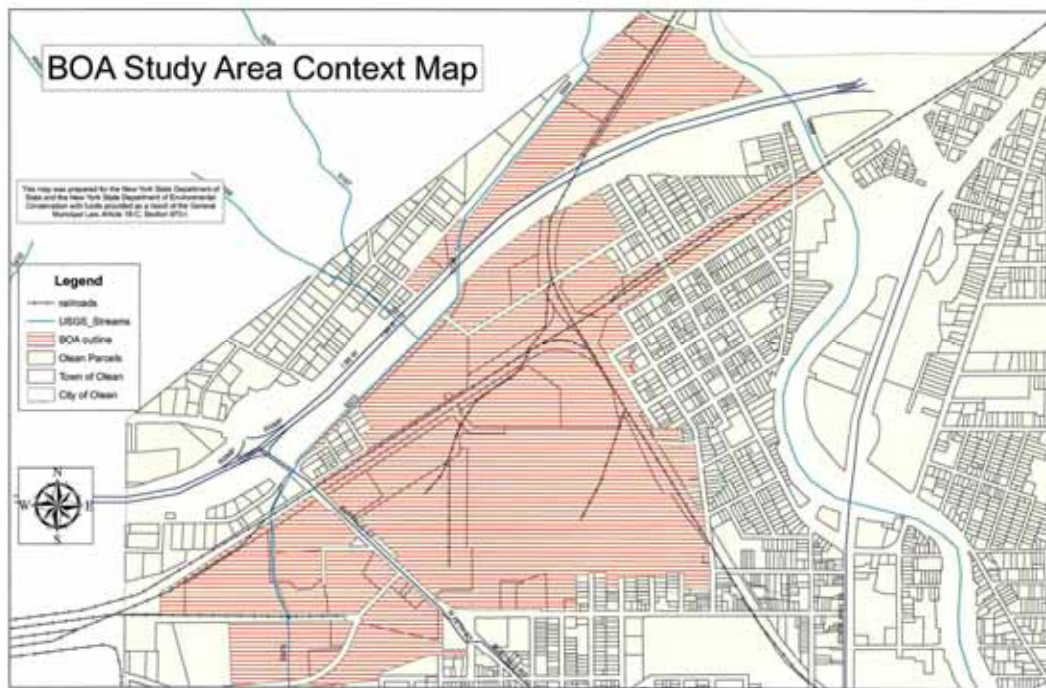


Component 3: Pre-Nomination Study

Task 1: Project Description

- Community Overview and Description - Initiated

Olean BOA Project Tasks



Component 3: Pre-Nomination Study

Task 1: Project Description

- Community Overview and Description - Initiated

BOA Boundary Map



BOA Project Tasks

Component 3: Pre-Nomination Study

Task 1: Project Description

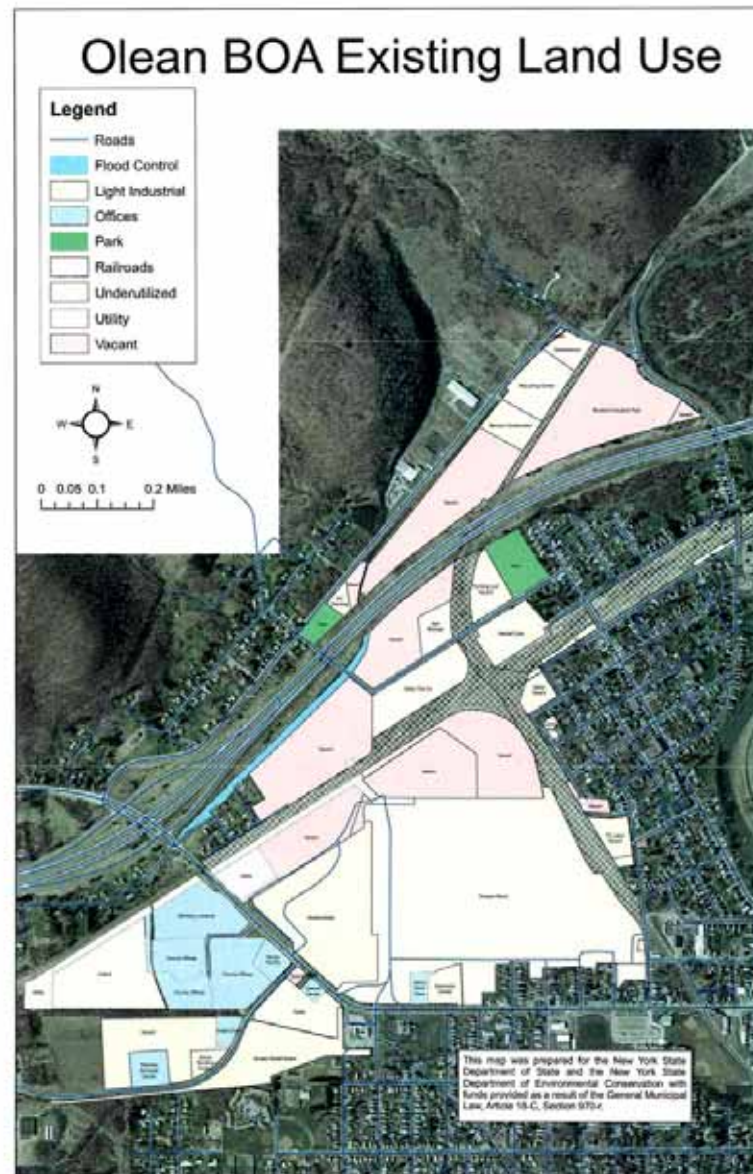
- Boundary Description and Justification
- Initiated

BOA Project Tasks

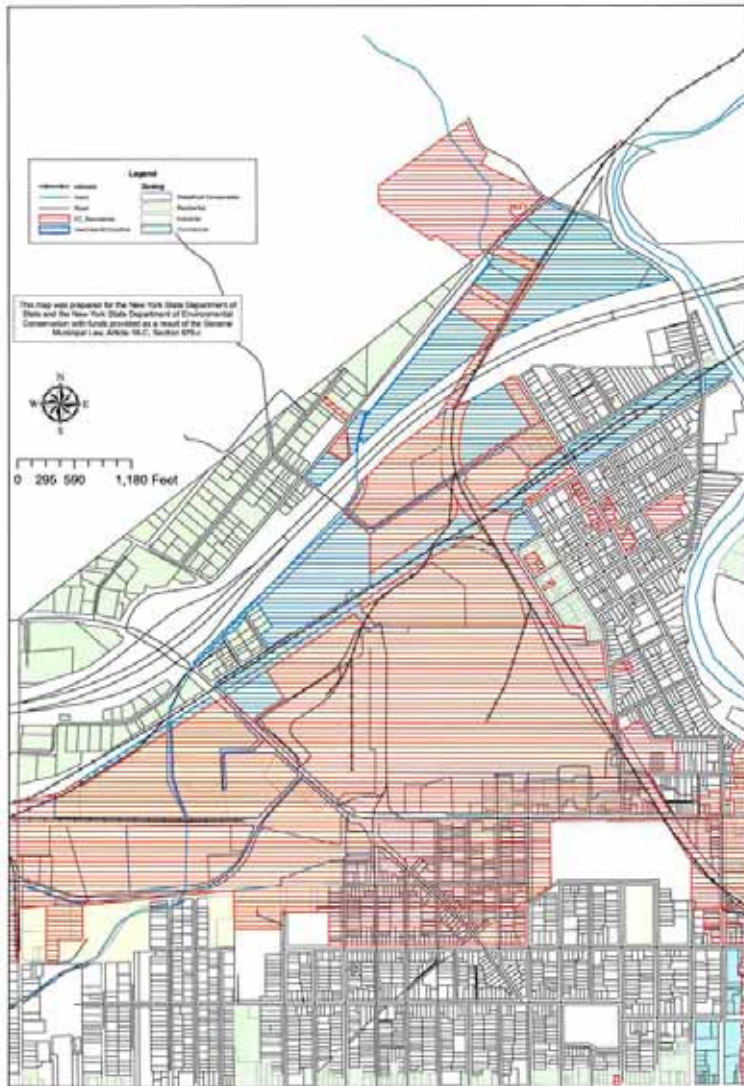
Component 3: Pre-Nomination Study

Task 2: Preliminary Analysis

- Existing Land Use - Initiated



Existing Zoning Map



TVGA
CONSULTANTS

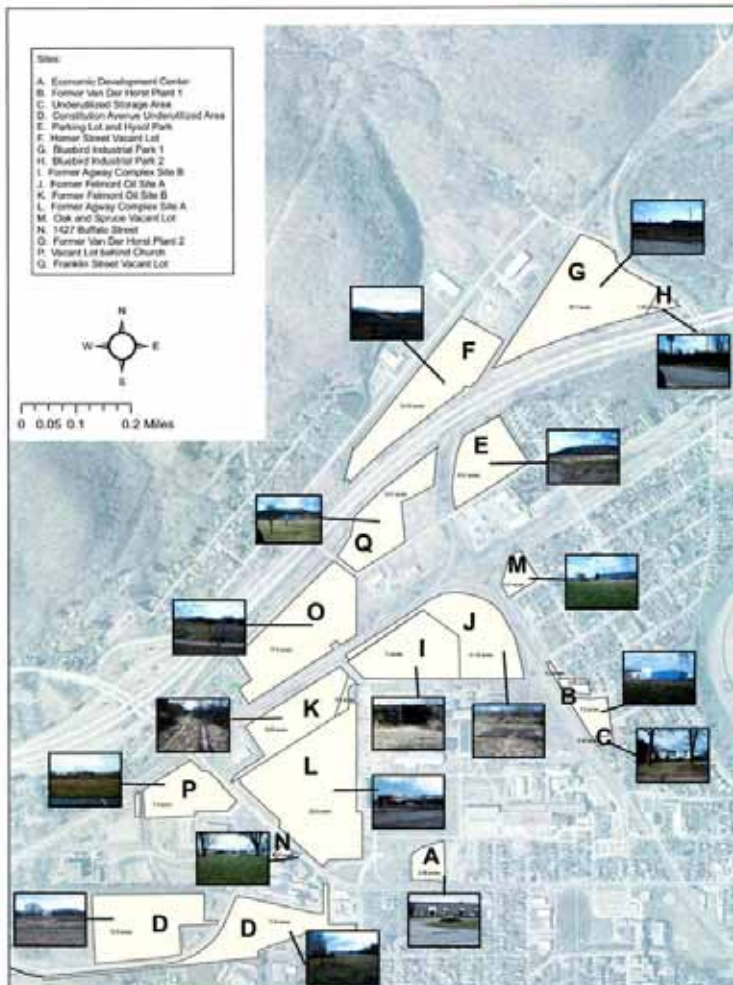
BOA Project Tasks

Component 3: Pre-Nomination Study

Task 2: Preliminary Analysis

- Existing Zoning - Initiated

Underutilized Sites Location Map



TVGA
CONSULTANTS

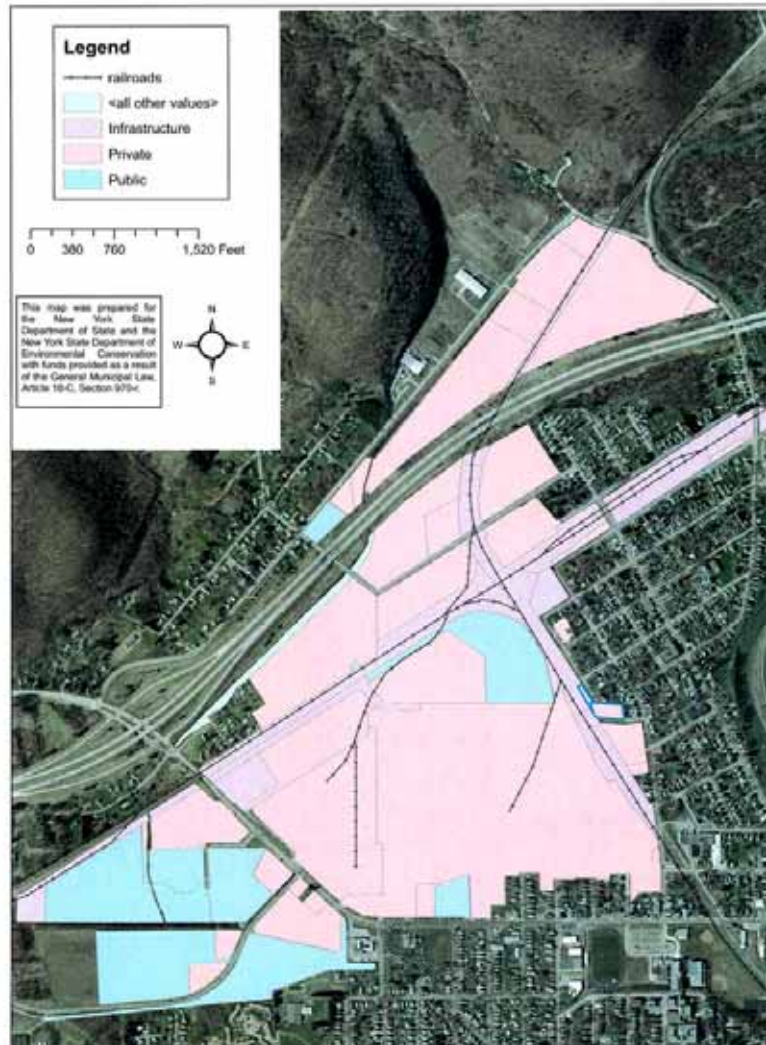
BOA Project Tasks

Component 3: Pre-Nomination Study

Task 2: Preliminary Analysis

- Brownfield, Abandoned and Vacant Sites - Initiated

Land Ownership Patterns



BOA Project Tasks

Component 3: Pre-Nomination Study

Task 2: Preliminary Analysis

- Land Ownership - Initiated



BOA Project Tasks

Component 3: Pre-Nomination Study

Task 2: Preliminary Analysis

- Natural Resources – To Be Initiated
- Summary and Recommendations – To Be Initiated

Component 4: Pre-Nomination Study Report

Task 1: Draft Pre-Nomination Study Report - Initiated

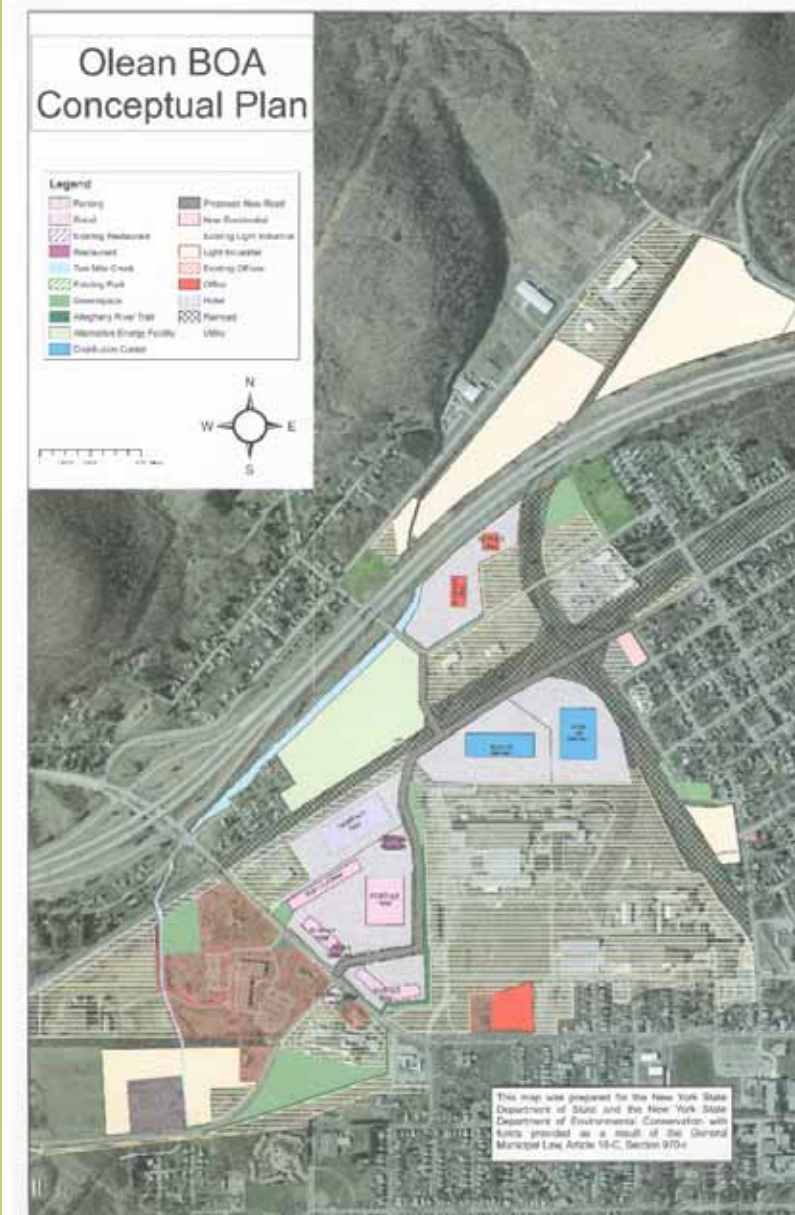
Task 2: Final Pre-Nomination Study Report – To Be Initiated

Component 5: SEQRA – To Be Initiated

Component 6: Project Reporting - Monthly

BOA Project Tasks

**Additional Task: Conceptual Plan for
Exxon/Mobil Legacy Site**





FIRST PUBLIC MEETING

- March 15, 2007
- Approximately 30 attendees
- Accomplishments:
 - **Introduced BOA Program**
 - **Discussed the study area**
 - **Maintain consistency with the 2005 to 2025 Comprehensive Development Plan.**
 - **Distributed Fact Sheet**
 - **Received Public Comments**

COMMUNITY COMMENTS/QUESTIONS



Would any development within the study area be added to the tax base of the community or would they be tax free?

- Focus is on tax-generating redevelopment
 - Study area is within the Cattaraugus Empire Zone
 - School and property tax reductions and Payment in Lieu of Taxes programs (PILOTs) are other economic development tools that can be used



COMMUNITY COMMENTS/QUESTIONS

Will any of the developments generate toxic waste?

No, the BOA program offers development incentives and not exemptions from environmental regulations.

Any potential action that would exceed the thresholds established in the environmental review process would be subject to additional review.



COMMUNITY COMMENTS/QUESTIONS

What is Exxon/Mobil's relationship to the study area?

- Exxon/Mobil inherited the assets and liabilities of the SOCONY
- The former SOCONY Vacuum Oil Refinery Site encompassed approximately 125 acres of the 500-acre study area
- Exxon/Mobil has been identified as a potentially responsible party by the NYSDEC
- These 125 acres has been identified as the "Exxon/Mobil Legacy Site".

COMMUNITY COMMENTS/QUESTIONS



What is Agway's Relationship to the study area?

Agway occupies a portion of the Exxon/Mobil legacy site and is currently liquidating all of their assets as a result of bankruptcy. The Agway property is for sale.

COMMUNITY COMMENTS/QUESTIONS



Will the Van Der Horst Site be a detriment to new projects in the study area?

- Van Derhorst I and II Sites are only a small part of the study area
- Are on the NYSDEC's list of Inactive Hazardous Waste Sites
- Remedial work is complete and the sites are monitored periodically
- With exception of the Waste Consolidation Area, they could be redeveloped for commercial purposes



COMMUNITY COMMENTS/QUESTIONS

There are concerns about the infrastructure, particularly the sewer lines that serve residences located on West Fall Road.

An inventory of the infrastructure is included in the study. Any known deficiencies will be identified in the report.

COMMUNITY COMMENTS/QUESTIONS



Several residents spoke in support of some type of alternative energy facility being considered in the plan for redevelopment. Wind Power, Solar Power and Geothermal Energy were noted as examples.

Response

- These options will be considered during our review
- The INDEK power plant is underutilized and the study will consider ways to increase its utilization

COMMUNITY COMMENTS/QUESTIONS



Why are residential properties included in the study area?

Response - Some residential properties were included because they were located within easily defined geographic boundaries, natural and man-made features. Others were located near former industrial or commercial properties.

Residential properties were removed from the study area.



COMMUNITY COMMENTS/QUESTIONS

How long before any redevelopment begins?

It may take three or more years to get completely through the three stages of the BOA program; however, that would not preclude earlier development of any individual property or site.

Residents questioned if there has there been any efforts to market properties within the study area?

Recently, the City and the CEZ coordinated meetings with potential developers to spur interest in the study area. The Felmont and Agway Sites were discussed. Until recently, developers have been concerned about the environmental history of these properties. It's our expectation that the BOA program will help facilitate redevelopment of these properties.

COMMUNITY COMMENTS/QUESTIONS



Several citizens thought that retail use of those properties might not be the best use. There were negative comments about “Big Box” developments. They preferred to have developments that brought technology and manufacturing (higher paying) jobs to the City.



COMMUNITY VISION

An important part of the Pre-Nomination Study is starting to build a consensus about what the BOA program should achieve. This well-defined Community Vision was identified in the City of Olean 2005-2025 Comprehensive Plan:

A Vision for Olean 2025 - *The City of Olean is an important regional center that attractively blends urban amenities, small town character and charm, and a sense of history, with beautiful natural surroundings. The city is a vital and dynamic place that is content and comfortable with its role as a small city that serves the commercial, service and cultural center for surrounding towns and counties. Strong partnerships with educational institutions support a creative, learning community that attracts students, employers, workers and retirees. A strong focus on and commitment to Olean's residential character is an essential aspect of the City's identity.*

Four small squares of increasing size and varying shades of green and blue, arranged horizontally. The first is a light green, the second is a medium green, the third is a darker green, and the fourth is a teal color.

CHAPTER 1.2

ISSUES FACING THE COMMUNITY

Challenges/Economy

The City is largely built-out with only a few potential development sites remaining. A large portion of the land that is available for economic development is contaminated and requires remediation.

Four small squares in shades of green and blue, arranged horizontally. The first square is light green, the second is medium green, the third is dark green, and the fourth is a teal color.

CHAPTER 1.2

ISSUES FACING THE COMMUNITY

Olean's Key Opportunities/Development Sites

Sites are available for economic development, including some brownfield areas that are on the verge of remediation. A concerted effort to make these sites “shovel ready” could be an impetus for an industrial and business development campaign that expands existing businesses while attracting new ones.

Four small squares of increasing size and varying shades of green and blue, arranged horizontally. The first is a light green, the second is a medium green, the third is a darker green, and the fourth is a teal color.

CHAPTER 3.1

COMMUNITY GOALS AND OBJECTIVES

Goals and Objectives - Near and Mid Term (5 years)

Strategies Striving for a Vibrant Economy/Land and Space Inventory

Maintain an inventory of shovel-ready development sites, including brownfield sites; maintain lease space for smaller companies and start-ups; support “spec” building development.



ECONOMIC GOAL #1

PRESERVE AND STRANGTHEN THE ECONOMY

- *Identify specific businesses/industry types that are globally viable, sustainable, and are based on the regions inherent natural, transportation, population, education and other assets.*
- *Continue working to attract new industries to the City in order to provide employment opportunities for local residents*



ECONOMIC GOAL #2

PROMOTE PARTNERSHIPS THAT FOSTER A GROWING & DIVERSE ECONOMY

- *Continue to cooperate and coordinate economic development activities with area and regional agencies and organizations*



ECONOMIC GOAL #3

PROVIDE APPROPRIATE AND ADEQUATE LAND FOR INDUSTRY

- *Examine potential sites for the development of an industrial park or other economic development opportunities*
- *Undertake an aggressive role in enhancing the business climate by purchasing important property for development where city intervention is appropriate; pursuing state and federal funding sources to assist business development; and directing development activities to meet comprehensive plan goals and objectives.*
- *Continue to pursue federal and state funding for the remediation of brownfields in the City – including Felmont, Agway and IDA (Homer Street) sites – in order to return these lands to productive economic uses.*

A decorative graphic consisting of four squares of increasing size and varying shades of green and teal, arranged horizontally. To the right of these squares is the section title.

WHAT'S NEXT?

- TVGA will continue to complete BOA tasks and develop the Pre-Nomination Study report
- Steering Committee to provide input on Vision Statement
- Steering Committee to provide input on Conceptual Plan
- Next Committee meeting
- Finalize Vision Statement
- complete draft report
- Public meeting after draft report completed