

ELMIRA URBAN RENEWAL AGENCY
AGENDA

Date: October 11, 2018

Time: 10:30 a.m.

Place: Third Floor Law Library, City Hall, 317 E. Church Street

Resolution No. 2018-1

By Commissioner Waters

Act on resolution dispensing with the minutes of the previous meeting held on August 31, 2017.

Resolution No. 2018-2

By Commissioner Massey

Receive communication from the Executive Director and Secretary of the Urban Renewal Agency and act on resolution announcing the personnel transactions for the Elmira Urban Renewal Agency, whereby Emma Miran, Elmira, NY has been appointed to the position of Executive Director effective August 6, 2018 and Jennifer Miller, Elmira, NY has elected to resign from her position as Executive Director to the Elmira Urban Renewal Agency effective June 29, 2018.

Resolution No. 2018-3

By Commission as a Whole

Act on resolution extending appreciation for Jennifer Miller's 11 years of service with the Agency and wishing her well in her future.

Resolution No. 2018-4

By Commissioner Stermer

Act on resolution approving the Elmira Urban Renewal Agency Mission Statement and Performance Goals as required by Public Authorities Law under Section 2824-a.

Resolution No. 2018-5

By Commissioner Mandell

Act on resolutions

Resolution No. 2018-6

By Commissioner Moss

Act on resolution to adjourn.

October 11, 2018

ELMIRA URBAN RENEWAL AGENCY
RESOLUTION NO. 2018-1

By

RESOLVED, that the minutes of the August 31, 2017 meeting of the Elmira Urban Renewal Agency be dispensed with and the same stand approved as printed and entered by the Secretary.

ADOPTED BY THE FOLLOWING VOTE

AYES		NAYS
X	Commissioner Stermer	
X	Commissioner Moss	
X	Commissioner Massey	
Absent	Commissioner Blandford	
X	Commissioner Waters	
X	Commissioner Duffy	
X	Chairperson Mandell	

I, Emma R. Miran., duly appointed Secretary of the Elmira Urban Renewal Agency, do hereby certify that the above resolution is a true and exact copy of a Resolution passed and approved by the Commissioners of the Elmira Urban Renewal Agency on the 11th day of October, 2018.

SEAL


Secretary

October 11, 2018

FOR THE AGENDA COMMUNICATION

To The Honorable Chairperson and Commissioners

Dear Commissioners:

This is to announce the personnel transactions for the Elmira Urban Renewal Agency whereby:

Miran, Emma Elmira, NY, has been appointed to the position of Executive Director, effective August 6, 2018, at an annual salary of \$72,355.

Miller, Jennifer has elected to resign from her position as Executive Director in the Elmira Urban Renewal Agency, effective June 29, 2018.

Respectfully submitted,



Emma R. Miran
Executive Director

October 11, 2018

ELMIRA URBAN RENEWAL AGENCY
RESOLUTION NO. 2018-2

By _____ Commissioner Massey _____

RESOLVED, that the communication from the Executive Director announcing the personnel transactions for the Elmira Urban Renewal Agency whereby Emma Miran, Elmira, NY has been appointed to the position of Executive Director, effective August 6, 2018, at an annual salary of \$72,355; Jennifer Miller has elected to resign from her position as Executive Director, effective June 29, 2018.

RESOLVED, that the personnel actions for the Elmira Urban Renewal Agency be received and placed on file.

ADOPTED BY THE FOLLOWING VOTE

AYES		NAYS
X	Commissioner Stermer	
X	Commissioner Moss	
X	Commissioner Massey	
Absent	Commissioner Blandford	
X	Commissioner Waters	
X	Commissioner Duffy	
X	Chairperson Mandell	

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SEAL


Secretary

October 11, 2018

ELMIRA URBAN RENEWAL AGENCY
RESOLUTION NO. 2018- 3

By Commission as a Whole

WHEREAS, Jennifer Miller has elected to resign from her position as Executive Director of the Elmira Urban Renewal Agency, effective June 29, 2018; and

WHEREAS, Jennifer Miller began working as an employee for the Elmira Urban Renewal Agency, on January 9, 2007; and

WHEREAS, Jennifer Miller has been a dedicated and conscientious employee for the Elmira Renewal Agency for the past 11 years and her efforts have greatly enhanced our city parks and neighborhoods.

NOW, THEREFORE, be it

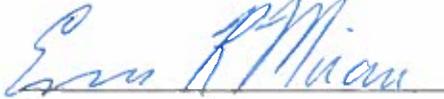
RESOLVED, that the Elmira Urban Renewal Commissioners hereby extends its appreciation to Jennifer Miller for her services rendered to the Elmira Urban Renewal Agency and wishes her well in the future.

ADOPTED BY THE FOLLOWING VOTE

AYES		NAYS
X	Commissioner Stermer	
X	Commissioner Moss	
X	Commissioner Massey	
Absent	Commissioner Blandford	
X	Commissioner Waters	
X	Commissioner Duffy	
X	Chairperson Mandell	

I, Emma R. Miran, duly appointed Secretary of the Elmira Urban Renewal Agency, do hereby certify that the above resolution is a true and exact copy of a Resolution passed and approved by the Commissioners of the Elmira Urban Renewal Agency on the 11th day of October, 2018.

SEAL


Secretary

October 11, 2018

ELMIRA URBAN RENEWAL AGENCY
RESOLUTION NO. 2018- 4

By Commissioner Stermer

WHEREAS the ("2009 Public Authorities Reform Act") added a new Section 2824-a in the Public Authorities Law requiring that each local public authority develop and adopt a mission statement; and

WHEREAS the Elmira Urban Renewal Agency is a Public Authority and must file a mission statement and performance goals with the Authority Budget Office; and

WHEREAS a mission statement and performance goals was filed with the Authority Budget Office in November 26, 2014; and

WHEREAS in order to comply with the provisions of the ("2009 Public Authorities Reform Act"), the Elmira Urban Renewal Agency must re-evaluate its mission statement and assess whether its established performance goals are helping the authority accomplish its mission; and

WHEREAS the mission statement and performance goals have been reviewed and determined to be consistent with the purpose of the Elmira Urban Renewal Agency.

NOW, THEREFORE, be it

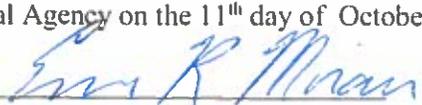
RESOLVED, that the attached mission statement and performance measurements have been reviewed and are hereby approved by the Elmira Urban Renewal Agency.

ADOPTED BY THE FOLLOWING VOTE

AYES		NAYS
X	Commissioner Stermer	
X	Commissioner Moss	
X	Commissioner Massey	
Absent	Commissioner Blandford	
X	Commissioner Waters	
X	Commissioner Duffy	
X	Chairperson Mandell	

I, Emma R. Miran, duly appointed Secretary of the Elmira Urban Renewal Agency, do hereby certify that the above resolution is a true and exact copy of a Resolution passed and approved by the Commissioners of the Elmira Urban Renewal Agency on the 11th day of October, 2018.

SEAL


Secretary

Authority Mission Statement and Performance Measurements

Name of Public Authority: Elmira Urban Renewal Agency

Public Authority's Mission Statement:

The EURA is a multi-faceted organization that performs a series of functions on behalf of the City of Elmira and serves to increase the quality of life for City residents through community and economic development projects. The functions carried out by EURA include but are by no means limited to: the marketing of EURA-owned property to viable developers; administration of Federal, State, and private foundation grants; processing of grant applications for City endeavors; coordination of neighborhood and housing rehabilitation programs and initiatives.

Date Re-evaluated and Adopted:

List of Performance Goals (If additional space is needed, please attach):

- 1) To purchase and sell available EURA land to viable developers and provide oversight for development projects involving EURA land;
- 2) To assist the City of Elmira with economic development projects and seek financing for said properties when deemed economically feasible;
- 3) Pursue grant opportunities that enable the leveraging of City CDBG and HOME funds for community and economic development projects;
- 4) Continue to improve the housing stock and neighborhoods through the coordination of the City of Elmira's housing rehabilitation programs

Additional questions:

1. Have the board members acknowledged that they have read and understood the mission of the public authority?

The Board members have acknowledged that they have read and understand the mission of the public authority. The mission was reviewed, amended, and accepted at September 29, 2016 meeting of the EURA Commissioners.

2. Who has the power to appoint the management of the public authority?

As stated in the By-Laws, management of the Elmira Urban Renewal Agency shall be determined and appointed by the Board of Commissioners for the Agency.

3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority?

Yes. There are policies and procedures for appointments in the By-Laws, Policies and Procedures Manual for the Elmira Urban Renewal Agency.

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

The Board provides oversight and approval for all operations of projects, expenditures, and management required to complete the mission and goals of the Elmira Urban Renewal Agency. The Powers and Duties of the members are set forth in Article XV-A of the General Municipal Law of New York State.

The role of Management in implementing the mission for the Elmira Urban Renewal Agency is carried out by the City's Department of Community Development and its Commissioners.

The Urban Renewal Agency appointed the Director of Community Development to serve as Secretary of the Urban Renewal Agency. City Corporation Counsel serves as the Agency Attorney but neither is paid with Elmira Urban Renewal Agency funds.

5. Has the Board acknowledged that they have read and understood the responses to each of these questions?

Yes. Each Commissioner was provided a copy of the questionnaire and understood the responses to the questions.

October 11, 2018

**RESOLUTION
NO. 2018 - 5**

By Commissioner/Chairperson Mandell:

WHEREAS, in 1976, the Elmira Urban Renewal Agency (“EURA”) sold several parcels at 112-118 Carroll Street (the “Property”) to Gerard’s, a business partnership, for the purpose of private redevelopment; and

WHEREAS, the EURA transferred the Property to Gerard’s by deed recorded in the Chemung County Clerk’s office in Liber 646 of Deeds at Page 563 (“the 1976 deed”) and pursuant to the terms of a Land Disposition Agreement (“LDA”), recorded in said Clerk’s office in Liber 646 of Deeds at Page 599; and

WHEREAS, the EURA had previously acquired the Property for the purpose of slum and blight clearance; and

WHEREAS, the EURA conveyed the Property to Gerard’s subject to conditions set forth in the 1976 deed, including the conditions of the Urban Renewal plan for the new Elmira project and the LDA; and

WHEREAS, in 1977, the EURA conveyed an additional parcel to Gerard’s under nearly identical conditions as the 1976 conveyance, which deed was recorded in the Chemung County Clerk’s office in Liber 658 at Page 236 (“the 1977 deed”); and

WHEREAS, the LDA and the 1976 and 1977 deeds contained many requirements with respect to the redevelopment of the Property including, but not limited to, the right of a reverter to EURA in the event of a default by Gerard’s and the requirement to obtain from EURA a certificate of completion of the redevelopment project; and

WHEREAS, the Properties conveyed to Gerard’s by the 1976 and 1977 deeds have been acquired by Steuben Churchpeople Against Poverty, Inc. d/b/a Arbor Housing and Development (“Arbor”); and

WHEREAS, Arbor plans to redevelop the Properties for a mixed-use, affordable housing project (“Project”); and

WHEREAS, to undertake the Project, Arbor will seek private financing together with the City of Elmira granting to Arbor through the Downtown Revitalization Initiative (“DRI”), the sum of \$ 300,000.00 and an additional \$500,000.00 from the State of New York; and

WHEREAS, the restrictions in the deeds to the Properties and the conditions and requirements set forth in the LDA create title impediments to Arbor successfully financing the Project; and

WHEREAS, the Project is an important development in the revitalization of the City’s downtown; and

WHEREAS, the EURA desires to take such action as is necessary to foster the success of the Project;

NOW, THEREFORE, BE IT

RESOLVED, that the Elmira Urban Renewal Agency (EURA) does hereby release any and all reverter rights to the Property more specifically described in the 1976 and the 1977 deeds and quitclaims to Arbor any and all interest in the 1976 and 1977 deeds that EURA has or may have in the Property; and be it further

RESOLVED, that the EURA releases and discharges all of the terms and conditions set forth in the 1976 deed, the 1977 deed, the 1976 Land Disposition Agreement (“LDA”), and the New Elmira Project; and be it further

RESOLVED, EURA authorizes its chairperson to sign any and all documents necessary to effectuate the terms of this agreement; said documents to be subject to the approval of EURA’s attorney; and be it further

RESOLVED, that the EURA authorizes the issuance of a certificate of completion with respect to the Gerard’s Project as described in the 1976 and 1977 deeds and agreements.

ADOPTED BY THE FOLLOWING VOTE

AYES		NAYS
X	Commissioner Stermer	
X	Commissioner Moss	
X	Commissioner Massey	
Absent	Commissioner Blandford	
X	Commissioner Waters	
X	Commissioner Duffy	
X	Commission/Chairperson Mandell	

October 11, 2018

ELMIRA URBAN RENEWAL AGENCY
RESOLUTION NO. 2016-6

By Commissioner Moss

RESOLVED, that this meeting is now adjourned.

ADOPTED BY THE FOLLOWING VOTE

AYES		NAYS
X	Commissioner Stermer	
X	Commissioner Moss	
X	Commissioner Massey	
Absent	Commissioner Blandford	
X	Commissioner Waters	
X	Commissioner Duffy	
X	Chairperson Mandell	

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SEAL


Secretary