

AGENCY MEMBERS

Present: Mayor Samuel Teresi, Gregory Rabb, Jim Olson, Martha Zenns,
Michael A. Munella

Absent: none

AGENCY STAFF

Steven Centi, Robert Kenyon, Mark Marchincin

AGENCY Counsel

Samuel Price, Jr., Esq.

GUESTS

R. Michael Goldman, Esq., Tom Benson

MEDIA

Hilary Scott, Jamestown Post Journal

Mayor Samuel Teresi called the meeting of the Jamestown Urban Renewal Agency to order and asked the secretary to note Agency members, staff, guests and media present.

Consideration for approval of regular and executive session minutes for the February 8, 2012 meeting was sponsored by Martha Zenns, seconded by Jim Olsom

No discussion

5 AYES

0 NAYS

Resolution adopted.

Consideration for approval of the Financial Reports dated January, February, March, and April, 2012 was sponsored by Martha Zenns, seconded by Greg Rabb

No discussion

5 AYES

0 NAYS

Resolution adopted.

JURA Minutes
Page Two
June 21, 2012

Acceptance of the Bid and approval of the Contract between JURA and R. Patti Concrete & Excavating LLC for Vega Street Reconstruction was sponsored by Martha Zenns, seconded by Jim Olson

Discussion: A Phone Poll was conducted to all JURA Board Members for their approval of this project.

5 AYES 0 NAYS

Resolution adopted.

Approval of Change Order No. 1 to the contract with R. Patti Construction for the Vega Street Rehabilitation Project was sponsored by Greg Rabb, seconded by Jim Olson

No discussion

5 AYES 0 NAYS

Resolution adopted.

Due to insufficient information and the absence of the Director of Public Works, review of the Bids submitted for the Cold Mill and Overlay of North Main Street was delayed until more information was received.

The meeting was adjourned to Executive Session to discuss property acquisition and transfer and a collective bargaining item. No action will be taken at this time.

Sponsored by Michael Munella, seconded by Jim Olson

5 AYES 0 NAYS

Resolution adopted

Meeting resumed in open session.

Mr. Olson excused himself from the meeting at this time, but indicated his support of the Contract Agreement.

JURA Minutes
Page Three
June 21, 2012

A motion to approve the Collective Bargaining Agreement with the JCA/JURA Unit retroactive to the January 1, 2011 pay increase effective immediately and on the increase in Health Care contributions identical to what the City approved with JCAA Management Unit was sponsored by Martha Zenns, seconded by Michael Munella

Discussion: This resolution is identical to the motion with the JCAA Bargaining Unit bringing all five (5) City Bargaining Units to a 12/31/11 Contract Expiration point including the JURA Bargaining Unit. Negotiations with the JURA Bargaining Unit will begin again immediately to move forward

5 AYES

0 NAYS

Resolution adopted.

A motion authorizing the Chairman to accept the Deed and execute all documents to the acceptance of the title to the former Railroad Station Boiler Building property on West Second Street, Jamestown, New York, subject to the approval of JURA Legal Counsel as to form of the Agreement and closing documents was sponsored by Greg Rabb, seconded by Michael Munella

No discussion.

5 AYES

0 NAYS

Resolution adopted.

There being no further business to come before the Agency, meeting was adjourned.

Respectfully submitted,

E. J. Favata
Senior Secretary

Jamestown Urban Renewal Agency
Executive Session
June 21, 2012

After reviewing the Bids, it was decided that more detail was needed in regard to the bids submitted for the North Main Street project before the contract was awarded. After review by all Agency members, a phone poll would be conducted on said members, and ratified at the next JURA meeting.

The request from Christopher Mascelli to acquire a JURA owned lot as well as two other lots on Allen Street (Zoned R-2) 2 family residential) for expansion of a community garden in conjunction with the Jamestown Renaissance Corporation was reviewed by Board members. The property is assessed at \$9,700. Mr. Mascelli advised he would pay for all closing and transfer costs. There was some concern as to what Mr. Mascelli plans to do with the lots. It was recommended that the request be tabled for more information before a decision is made.

Steve Centi advised that the “boiler house” located at track level to the west of the Train Station Project is owned by the DJR, and not part of the SHIPO project. The Tax Credit Financer was not willing to accept the property because it was determined that there was asbestos in the structure. Phase I of the project revealed that the Train Station was clean, but there is asbestos in the Boiler House. Staff has inquired as to why the Boiler House was not included in the project but have not received a response. \$3.1 million in Tax Credit Financing will not be available to the City unless the Boiler House is no longer part of the Train Station property and project. There were a number of title issues, IDA Tax leases and Pilot Agreements relative to the project to be resolved. The DJDC has offered to put aside \$25,000 for environmental purposes if needed. JURA will actually get a sign-off on the use of this money. \$26,000 of the money is held in house by JURA. The money was a loan from Gebbie to proceed with the sole source LWRP. However, staff did not go forward with that and the project was rolled into the Riverfront Project. It was agreed that the money could be used for another purpose which was part of the Branding Study. However, Gebbie has advised that rather than having the \$26,000 paid to them, they will allow us to roll that repayment into the fund. It has been agreed that JURA will hold title to the property for 5 years only (term of the Tax Credits) then the title would be deeded back to Gebbie. This agreement was signed recently.

Steve Centi advised that JURA worked without a contract since 12/31/10. Staff is proposing to settle the 2011 Contract with a two percent (2%) increase. The health care contribution was increased from 16 to 17% bringing it to same level as other employees (except Police and Firemen). This will be an addendum to the 2011 Contract and will be retro-active. Negotiations for the 2012 Contract will commence. Increase to the Health Care contribution will be immediate.

Meeting adjourned to Open Session

