

September 26, 2016

City Council

Proceedings by Authority

State of New York
City of Jamestown ss:
City Council Chambers

A Public Hearing of the City Council of the City of Jamestown, New York was held on Monday, September 26, 2016 at 6:30 P.M.

Present: Council President Rabb, Councilmembers Marie Carrubba, Tom Nelson, Kim Ecklund, George Spitale

Others Present: Director of Financial Services/City Clerk James N. Olson, Director of Development Vince DeJoy, Principal Planner Bill Rice, Deputy Fire Chief Chet Harvey

Council President Greg Rabb called the Public Hearing to order and asked the City Clerk to read the Public Hearing Notice.

201609A00.01

Notice is hereby given that the Jamestown City Council will hold a Public Hearing to consider an application to the New York State Empire State Development Corporation (ESDC) under the Restore NY Communities Initiative. The ESDC has invited participation in the initiative to obtain funding for among other things, the development of vacant, abandoned, surplus or condemned commercial and/or residential buildings as defined in the funding application. The hearing procedure will be as follows: [1] program overview, [2] the proposed project, which is summarized as follows: an application for up to \$500,000 in funding to redevelop the property at the site of the former Key Bank Building, 200-204 North Main Street, 28,556 Square feet, 206 North Main Street, 9,269 square feet, for residential and commercial mixed use and [3] Invite and receive citizen comments and recommendations.

The hearing will be held at 6:30 p.m. on Monday, September 26, 2016, in the City Council Chambers, Second Floor, Municipal Building, 200 East 3rd Street, Jamestown, New York.

All persons wishing to comment on this matter are invited to speak at this time.

Comments may also be submitted in writing to: Vincent DeJoy III, Director of Development, Municipal Building, 200 East 3rd Street, Jamestown, New York 14701. All written comments must be received by 4:30 p.m., September 26, 2016.

Persons with disabilities who require special accommodations are asked to notify the City Clerk with a request for specific accommodations prior to the Public Hearing.

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Gregory P. Rabb
City Council President

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Council President Rabb: Thank you. I know Mr. DeJoy wishes to speak, but is there anyone out in the chamber that would like to address us with respect to the public hearing? If you would step up to the microphone, please and state your name and residential address.

201609A00.02

Ms. Galster: Lori Galster, 1655 Martin Road, Jamestown, New York. I would like to speak representing G. Patti Development in completing a project; I was the project manager. A project downtown; the former M & T Bank, now the Signature Center located on the corner of Third and Main Streets. Just thanking the board for all of its participation for that project and like projects. That's why I'm here representing developers to encourage that we assist them as much as possible. To take these buildings that are gems in our downtown area and bring them back to life. Signature Center was a success story in that it's 100% occupied in just a year and a half. A complete renovation from top to bottom. Thank you.

201609A00.03

Mr. Duke: My name is Arnold Duke and I reside at 35 Lincoln Road in Bemus Point. And basically, I love the history of Jamestown. I'm fairly new to the area, but the Key Bank Building is just a beautiful gem in the rough. I see tremendous potential and being from a jewelry background, I want to polish that diamond. I'm happy to answer any questions that anybody may have. Thank you.

201609A00.04

Mr. DeJoy: Thank you Mr. President. The city is about to submit an application to Empire State Development for 2016 Restore New York Communities Initiative application. In it will be a \$500,000.00 application that will detail the complete redevelopment of the former Key Bank building. The former bank building was auctioned in July of this year and I'm extremely pleased that the winning bid was submitted by Mr. Duke. I had spoken to him previously about other projects that he's been involved in as he came to our office to ask a little bit more about the building and potential incentives and opportunities for redevelopment. There were others that were interested and basically gave them the city information.

But this Restore New York is a program that the Mayor mentioned last week at the work session that hadn't been funded in the last three to four years. This is a great opportunity to help redevelop this type of vacant structure. Key Bank basically abandoned the building about a year and a half ago. It's sat empty except for one professional office that still remains on the fourth

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floor of the building. We would like to see this building brought back to life and Mr. Duke has a fantastic plan to do so.

I'll just describe some of the components of the plan. They include the north building, which is 206 North Main Street, it started off historically as three separate buildings, but this building was basically for back office operations for previous banks. Whether it was the Bank of Jamestown, turned into Banker's Trust and then to Key Bank and it's sat vacant for a number of years. What Mr. Duke's plans are to rehabilitate the space to bring in a technology-based company that he has been working with that could bring an additional 25-50 jobs in downtown Jamestown. High-paying, professional, tech-oriented jobs which aligns perfectly with our strategy of bringing more employment, bringing more people living downtown and people being entertained downtown. That's about 12,000 - 15,000 square feet of space that will be rehabbed.

The center portion, which is the historic atrium, main branch that is beautiful in nature, that has the ornate plaster ceilings, the marble walls and is still a gem and there's no concrete plan there except that Mr. Duke is looking to perhaps cite some type of restaurant, café, bistro operation. There are other concepts being thrown about in terms of the center concourse space, perhaps pop-up retail; something of that nature. The vaults that are still remaining there offer other unique and creative opportunities just waiting for the right idea to come about. Not much, that I understand, will likely happen in terms of character and architecture there in that space.

The south building, which is basically facing East Second Street, Mr. Duke is proposing to rehab commercial space, again much of it has been vacant for many years, into market-rate, luxury-type apartments. They will be very dramatic. They will be very large. They will have a lot of windows, a lot of light and that's just a fantastic plan. That's one that will again bring more living downtown.

We have the combination of the three-legged stool, as the Mayor like to refer to it; high end employment being downtown, bringing more people living downtown in market-rate type of residences and some type of entertainment and retail space in the center. We are very pleased that Mr. Duke is putting forth his development proposals. We are trying to assemble all the final cost estimates this week. We're working with Clark Patterson Lee, local architecture firm. They are working with Behr and Associates in Buffalo to provide all the cost estimating and five years of operating performance. There are other types of incentives that we will also be looking at for this. Jamestown Renaissance Corporation has committed to some grant money. We are also looking at the potential for utilizing historic tax credits for this project. So there are a number of tools in the toolbox that could help for this renovation. It's also a potential project that will likely be reviewed for our Downtown Revitalization Initiative. There are a number of different tools that Mr. Duke can help assemble and package to come up with a fantastic project that will enhance what we have, that will be complimentary to all of the development that is currently happening downtown with the advent of the National Comedy Center, Doubletree Hotel and so many other projects that will be happening within the next year. It's a very exciting time and we're just pleased that Mr. Duke is extremely excited and that he has actually located a company that is very anxious and excited to move into this space.

Council President Rabb asked three times if anyone wished to speak for or against the grant application.

There being no one, the Public Hearing was adjourned.

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James N. Olson
Director of Financial Services/City Clerk