


Memorandum

TO: Matthew A. Stanley, AICP, Director, Office of Environmental Affairs

FROM: Joanna Oliver, AICP, Environmental Manager, Office of Environmental Affairs 

DATE: April 10, 2026

RE: *State Environmental Quality Review (SEQR) Type II Determination for the Olean Public Library 2026 Financing Project (Public Libraries Program) – Cattaraugus County, New York*

Description of Proposed Action and Proposed Project. The Olean Public Library (the “Library”) has requested financing from the Dormitory Authority of the State of New York (“DASNY”) for its *2026 Financing Project* (the “Proposed Project”). Based on a review of the attached *Transaction Report – Single Approval*, dated April 7, 2026, it has been determined that the Proposed Action would involve DASNY’s authorization of the issuance of one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds, in an amount not to exceed \$7,900,000 with maturities not to exceed 31 years, to be sold at one or more times through a negotiated offering on behalf of the Library, pursuant to DASNY’s *Public Libraries Program*.

Bond proceeds would be used to construct additions, alterations, and improvements to the building to modernize and improve functionality. More specifically, the Proposed Project would include the expansion of the first floor, and the construction of a partial basement and partial second floor, adding approximately 7,500 gross-square-foot (“gsf”) to the existing Library building’s 19,500 gsf. The Project also includes the renovation of 7,000 gsf of the existing building, the purchase of equipment and furnishings, and related site work. The Library is located at 134 North 2nd Street, Olean, Cattaraugus County, New York.

Program Overview. New York State has approximately 760 public libraries served by 23 cooperative public library systems that address the needs of its member libraries. The main financial support for public libraries in New York State derives from local public funds. Libraries are subject to State Education Law and the regulations of the Commissioner of Education. A board of trustees governs each library, with specific powers and responsibilities under the Education Law, and each library board is autonomous.

DASNY has financed 14 public libraries. As of March 31, 2026, DASNY had approximately \$94.1 million in outstanding public library bonds on behalf of 13 libraries.

About the Institution. The Olean Library Association was established on March 25, 1871, and was renamed the Olean Public Library on December 13, 1906, when it was chartered by the Board of Regents of the State of New York. The Library is a School District public library which provides library services and facilities serving the 15,000 residents of the Olean City School District in Cattaraugus County. The Olean Public Library is one of approximately 36 members of the Chautauqua-Cattaraugus Library System.

SEQR Determination. DASNY completed this environmental review in accordance with the *State Environmental Quality Review Act* (“SEQRA”), codified at Article 8 of the *New York Environmental Conservation Law* (“ECL”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“N.Y.C.R.R.”), which collectively contain the requirements for the *State Environmental Quality Review* (“SEQR”) process.

The Proposed Project would involve “...*replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part*” and “...*routine activity of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area*”, which are Type II actions as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(2) and (10), respectively. Type II “*actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8.*”¹ Therefore, no further SEQR determination or procedure is required for a Proposed Project identified as Type II.

SHPA Determination. The Proposed Action was also reviewed in conformance with the *New York State Historic Preservation Act of 1980* (“SHPA”), especially the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law* (“PRHPL”), as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”).

OPRHP has determined that the Olean Public Library is not eligible for listing on the State and National Register of Historic Places. In compliance with Article III, Section 3.0 of the MOU, OPRHP would be notified of the proposed Bond issuance. It is the opinion of DASNY that the Proposed Action would have no impact on historical or cultural resources in or eligible for inclusion in the S/NR.

Attachments

cc: Stephen J. Kosier
Michael Logan, Esq.
SEQR File
OPRHP File

¹ 6 N.Y.C.R.R. § 617.5(a)



Transaction Report – Single Approval Olean Public Library – Olean, New York

April 7, 2026

PROGRAM:

Public Libraries

PURPOSE:

New Money

NOT TO EXCEED AMOUNT:

\$7,900,000

NOT TO EXCEED TERM:

31 Years

INTEREST RATE TYPE:

Fixed and/or Variable

BOND TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering

EXPECTED RATINGS:

A2/NR/NR

SECURITY:

Pledge of Revenues

Intercept of Tax Receipts

Bond Insurance, if Economically

Advantageous

Proposed New Issue Overview

The Board is being asked to adopt the necessary documents for one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds, in an amount not to exceed \$7,900,000, with maturities not to exceed 31 years, to be sold at one or more times, through a negotiated offering, on behalf of Olean Public Library (the “Library”)

Financing Team:

- Lead Manager – Roosevelt & Cross Incorporated
- Co-Bond Counsel – Hodgson Russ LLP and Holley & Pearson-Farrer LLP
- Underwriter’s Counsel – Chapman and Cutler LLP

Purpose:

- Financing the construction of additions, alterations, and improvements to the existing Library building.

Security:

- Pledge of revenues of the Library.
- “Lockbox” to intercept the collection of tax revenues of the Library for priority payment of debt service on the bonds.
- Bond insurance, if economically advantageous

Description of the Bonds:

- The Bonds are a special obligation of DASNY.
- The Loan Agreement is a general obligation of the Library.
- The Bonds are payable from payments made under the Loan Agreement and funds and accounts established under the Resolution.

Financing Details:

New Money: Bond proceeds will be used to construct additions, alterations, and improvements to the Library building located at 134 North 2nd Street, Olean, New York. The existing Library building is approximately 19,500 square feet and is operating beyond capacity. The renovation will modernize the building with a new layout to improve its functionality. The Project will include the expansion of the first floor of the Library building to add additional usable space for Library purposes, including play space, multipurpose rooms, and lobby space; the construction of a partial second floor with office space, meeting rooms, and a browsing lounge; and the construction of a partial basement for storage purposes, which will collectively renovate approximately 7,000 square feet of the Library building and add another approximately 7,500 square feet to the Library building, as well as include the acquisition of equipment and furnishings, and ancillary or related site work required.

Sources and Uses: The anticipated par is \$7.895 million with an estimated premium issuance of approximately \$458,000. Issuance costs, including the underwriter’s

discount and bond insurance, are expected to total approximately \$453,000. The estimated project fund deposit is approximately \$7.9 million.



Sources of Funds:	Series 2026
Bond Proceeds	
Par Proceeds	\$ 7,895,000
Original Issue Premium	457,880
Total Sources	\$ 8,352,880
Uses of Funds:	
Project Fund Deposit	\$ 7,900,000
Estimated Costs of Issuance	351,683
Bond Insurance	39,221
Underwriter's Discount	61,976
Total Uses	\$ 8,352,880

Approvals

SEQR Filing (anticipated) – April 13, 2026 PACB Approval (anticipated) – April 22, 2026 TEFRA Hearing – N/A

Program Overview

New York State has approximately 760 public libraries served by 23 cooperative public library systems (the “Systems”). The Systems provide services designed to address the needs of their member libraries and to provide economies of scale in making services available to libraries that could not otherwise afford them. The Systems are designed to assure the quality of library services throughout the State. The main financial support for public libraries in New York State derives from local public funds.

A public library serves a hamlet, village, town, city, county, school district, a combination of these units, or, in certain cases, a special library district established by the State Legislature. These libraries are subject to State Education Law and the regulations of the Commissioner of Education. A board of trustees governs each library, with specific powers and responsibilities under the Education Law. Each public library board is autonomous.

The four major types of public libraries are municipal libraries (created by a village, town, city, or county government), school district libraries (created by a vote of the school district electorate or a city board of education), association libraries (created by a membership association), and special district libraries (created by the State Legislature to serve a part of one or more municipalities).

Financing History:

DASNY has financed 14 public libraries. As of March 31, 2026, DASNY had public library bonds outstanding totaling approximately \$94.1 million, on behalf of 13 public libraries. Payments under these obligations to DASNY have always been met on time and in full.

Borrower Overview

The “Olean Library Association” was established on March 25, 1871, and was renamed Olean Public Library on December 13, 1906, when it was chartered by the Board of Regents of the State of New York. The Library moved into its current building at 134 North 2nd Street in September 1973. The Library is a School District public library which provides library services and facilities serving the over 15,000 residents of the Olean City School District (the “School District”) in Cattaraugus County (the “County”). The Library is one of approximately 36 members of the Chautauqua-Cattaraugus Library System. The seven Board Members of the Library are elected by the electors of the School District and may serve for up to five years.

School District Libraries:

School district libraries are established by a vote of the school district voters in accordance with the Education Law. The residents of the school district vote directly for the appointment of trustees and the approval of the budget. Once approved by the voters of the district, school district library budgets are considered an annual appropriation until changed by further vote. If a school district library requests a budget increase and the voters of the district defeat the request, then the appropriation reverts to the amount last approved by the voters.



Real Property Tax Collection Process:

The Library’s fiscal year ends on December 31st of each year. Each May, the Library holds its budget vote for the following fiscal year. The Library’s property taxes are levied by the School District and are collected by the School District each September. Taxes that remain unpaid after October 31 are turned over to the County for enforcement of collection. The School District is reimbursed by the County for all unpaid taxes and is thus assured of 100% collection of its annual levy. The School District pays the Library 100% of the Library’s annual tax levy in November each year. These tax receipts cover the following fiscal year’s Library budget.

Financing History:

The proposed financing will be the first DASNY issuance for the Library. The Library was added to the DASNY statute by chapter 220 of the laws of 2023. Authorization to pledge funds raised by taxes for amounts required under the loan agreement was approved by a voter referendum held on June 26, 2025, with a principal amount not to exceed \$7,900,000 and annual installments not to exceed \$670,000.

Security Provisions:

The Loan Agreement between the Library and DASNY will be a general obligation of the Library. Payments under the Loan Agreement will be secured by a pledge of the Library’s right to receive tax levies collected annually and turned over to the tax receiver on behalf of the Library. Under its designation by the State Legislature as an eligible public library under the Dormitory Authority Act, the Library has the power to assign and pledge to DASNY any and all public funds apportioned by the State or a political subdivision, in an amount sufficient to make all payments required by the Library pursuant to its Loan Agreement. The voter referendum effectively amended the Library’s tax levy to provide for future debt service payments under its Loan Agreement. The Loan Agreement will provide for notification to DASNY in the event of (i) the submission of any preliminary budget of the Library providing for a reduction in public funding, or (ii) any petition submitted to abolish the Library. Pursuant to the Education Law and the approved voter referendum, the taxpayers within the School District remain responsible for the future debt service payments under the Loan Agreement through property tax assessments until the debt is satisfied, regardless of the Library’s operational status or reduction in public funding for its annual budget.

The proposed bonds will be secured by a pledge and assignment to the Trustee of the payments to be made by the Library to DASNY under the provisions of the Loan Agreement. DASNY, the Trustee, the Library, and the School District will enter into a Tax Pledge and Collection Agreement to establish a lockbox mechanism to provide additional security by ensuring that the Library’s tax revenues are available when needed to satisfy DASNY’s obligations to bondholders. As a result, the School District will remit all Library tax revenues to the Trustee, a portion of which will be withheld by the Trustee to pay debt service on the bonds, before the balance of the tax receipts is made available to the Library.

Summary

- Staff requests that the Board adopt the necessary documents for one or more series on behalf of Olean Public Library, in an amount not to exceed \$7,900,000. Hodgson Russ, LLP and Holley & Pearson-Farrer LLP, co-bond counsel, will provide the Board with an overview of certain document provisions at the April 15, 2026 Board meeting.

This report was prepared solely to assist DASNY in its review and approval of the proposed financing described therein and must not be relied upon by any person for any other purpose. DASNY does not warrant the accuracy of the statements contained in any offering document or any other materials relating to or provided by the Institution in connection with the sale or offering of the Bonds, nor does it directly or indirectly guarantee, endorse or warrant (1) the creditworthiness or credit standing of the Institution, (2) the sufficiency of the security for the Bonds or (3) the value or investment quality of the Bonds.

The Bonds are special limited obligations of DASNY that are secured only by the amounts required to be paid by the Institution pursuant to the Loan Agreement, certain funds established under the Resolution and other property, if any, pledged by the Institution as security for the Bonds.

At a regular meeting of the Board Trustees (the “Board”) of the Olean Public Library (the “Library”) held at the Olean Public Library, 134 North 2nd Street, Olean, New York 14760 on the 16th day of April, 2025:

PRESENT:

Lanna Waterman, President
Reed McElfresh, Vice President
Ann Tenglund, Secretary
Patty Shumway, Finance Officer
Laura Whitford, Trustee
Jennifer Mahar, Trustee
Gretchen Copella, Trustee

ABSENT:

Laura Whitford presented the following resolution and duly moved that it be adopted and was seconded by Reed McElfresh:

BE IT RESOLVED BY THE BOARD AS FOLLOWS:

RESOLUTION ADOPTED PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT DETERMINING THAT THE RENOVATION AND EXPANSION OF THE LIBRARY BUILDING IS A TYPE II ACTION AND NOT SUBJECT TO FURTHER REVIEW.

WHEREAS, the Library is the sponsor of a proposed project which includes renovation and expansion of the existing Olean Public Library building at 134 North 2nd Street (a/k/a 209 Laurens Street), Olean, New York 14760 (the “Project”); and

WHEREAS, the Project will include the expansion of the first floor of the Library building to add additional usable space for Library purposes, including play space, multipurpose rooms, and lobby space; the construction of a partial second floor with office space, meeting rooms, and a browsing lounge; and the construction of a partial basement for storage purposes, which will collectively add approximately 7,500 square feet to the Library building; and

WHEREAS, the Board now desires to comply with the New York State Environmental Quality Review Act (“SEQRA”) and the implementing regulations in 6 NYCRR Part 617 (the “Regulations”) with respect to the Project; and

WHEREAS, pursuant to New York State Department of Environmental Conservation guidance in *The SEQRA Handbook*, educational institutions for purposes of SEQRA include all libraries chartered by the New York State Board of Regents; and

WHEREAS, pursuant to the Regulations, the Board has considered the Project in light of the actions included on the Type I list specified in section 617.4 of the Regulations and in light of the actions included on the Type II list specified in section 617.5 of the Regulations.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. Based upon an understanding of the Project as explained to the Board and contained in materials describing the Project, the Board’s knowledge of the Library building, and such other investigation of the Project as the Board has deemed appropriate, the Board makes the following findings and determinations:

2. The Library is chartered by the New York State Board of Regents and is an educational institution for SEQRA purposes; and

3. The Board has determined that the Project does not meet or exceed any of the thresholds on the Type I list specified in section 617.4 of the Regulations; and

4. The Board has determined that the Project constitutes a “Type II action” (as the quoted term is defined in the Regulations) because it falls clearly within the ambit of an action included on the Type II list specified in section 617.5 of the Regulations:

a. “routine activity of an educational institution, including expansion of existing facilities by less than 10,000 square feet of gross floor area” (§ 617.5(c)(10)); and

5. The Board hereby determines that the Project is not subject to further review under SEQRA; and

6. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Lanna Waterman, President	VOTING <u>Yes</u>
Reed McElfresh, Vice President	VOTING <u>Yes</u>
Ann Tenglund, Secretary	VOTING <u>Yes</u>
Patty Shumway, Finance Officer	VOTING <u>Yes</u>
Laura Whitford, Trustee	VOTING <u>Yes</u>
Jennifer Mahar, Trustee	VOTING <u>Yes</u>
Gretchen Copella, Trustee	VOTING <u>Yes</u>

The Resolution was thereupon declared duly adopted.

Signed: Ann M. Tenglund Dated: April 21, 2025