



COMMUNITY PROFILE

OLEAN, NEW YORK AREA

City of Olean
Villages of Allegany and Portville
Towns of Allegany, Hinsdale, Olean and Portville
Cattaraugus County, New York
Elevation 1,450 ft.

LOCATION

Olean is located in the southeast corner of Cattaraugus County, in the southwestern portion of New York State.

| <u>Major Cities</u> | <u>Direction</u> | <u>Highway Mileage</u> |
|---------------------|------------------|------------------------|
| Buffalo, NY | N | 75 |
| Jamestown, NY | W | 60 |
| Binghamton, NY | E | 160 |
| Erie, PA | SW | 90 |
| Pittsburgh, PA | S | 220 |

POPULATION

| <u>Census Year</u> | <u>Cattaraugus County</u> | <u>City Olean</u> | <u>Suburban Area</u> |
|--------------------|---------------------------|-------------------|----------------------|
| 2010 | 80,317 | 14,452 | 15,136 |
| 2006 | 81,534 | 15,347 | 17,324 |
| 2000 | 83,955 | 15,347 | 17,324 |
| 1990 | 84,234 | 16,946 | 19,838 |
| 1980 | 85,697 | 18,207 | 19,793 |
| 1970 | 81,666 | 19,169 | 15,858 |
| 1960 | 80,187 | 21,868 | 14,172 |

Trade service population within a 50 mile radius = 180,000
Market Population within a 500 mile radius = 700,000

GOVERNMENT

City of Olean

6.3 sq. mi, Mayor and Common Council, Municipal Water and Sewer, Master Plan, Zoned, Job incentive.

Villages of Allegany and Portville

1/2 sq. mi, Major-Council (State Law), Municipal Water and Sewer, Planned and Zoned.

Towns of Allegany, Portville & Hinsdale

Allegany (72.3 sq. mi), Portville (36.5 sq. mi), and Hinsdale (37.9 sq. mi) have Supervisor-Town Board (state law), Police Patrol, Volunteer Fire, Individual, Water and Sewer, Some zone, Limited Plan

COMMUNITY SERVICES

Medical and Health

- 1 Hospital/186 bed capacity, Emergency Room
- 1 Mash Urgent Care
- 105 Physicians and surgeons
- 16 Dentists
- 3 Medical groups- Olean Medical, Universal Primary Care, Pediatric Associates
- 3 Nursing Homes-Absolut Care, Pines Healthcare & Rehabilitation Center, Eden Heights
- 1 Senior Care - Total Senior Care

Senior Citizens Services

- 3 Senior Citizen Centers
- 1 Proprietary Home (Eden Heights)
- 1 Senior Care - Total Senior Care

Media

- Print: Olean Times Herald- daily paper with circulation of 12,900 daily, 13,400 Sundays. Other regional weeklies include: Money Saver, Cuba Patriot, Salamanca Press
- Radio: WHDL-AM, WOEN-AM, WSBU-FM, BOB-FM, WMXO-FM, WPIG-FM, WVTT-FM, WXMT-FM
- TV: Cable: Time Warner Cable- 50 Stations plus 10 premium services

Public Services

- Police: City of Olean - 34 sworn officers - plus county sheriff's department. NYS Police/ Amity, NY/ with Olean based sub station.
- Fire: City of Olean -40 man force, 2 fire stations, plus 6 volunteer fire departments within the immediate vicinity.

Financial Institutions

- 5 Commercial Banks
- 2 Credit Unions

EDUCATION

City of Olean

Public: 2 elementary (K-3);
1 High School (8-12)
1 Intermediate Middle (4-7)
Parochial: 1 Elementary, 1 High School
Central
Systems: Allegany-Limestone (K-12);
Portville (K-12);
Hinsdale (K-12)

Vocational/Technical

Cattaraugus-Allegany BOCES offers a wide variety of programs including special education, career and technical education, adult and continuing education, and instructional support services. CABOCES also provides labor relations, business office support and safety/health issues, as well as assistance in implementing a variety of information technologies within the schools.

Colleges/Universities

Olean Business Institute -AOS - Accounting, Business Management, Legal Assistant, Executive/Medical Secretary, Information Processing. (Enrollment: 150)

Jamestown Community College-Cattaraugus Campus at Olean -Associates in Arts, Science, Applied Science, JCC Continuing Education includes -- management dev., prof. certifications and licensing, computers, & vocational skills. Customized training programs for business & industry are available. (Enrollment: 900)

St. Bonaventure University - BS Ed., BA, BS, BBA, MA, MS, MS Ed, MBA. Degrees: Liberal Arts and Sciences, Business, Education, Journalism and Mass Communication, and Franciscan Studies (Enrollment: 2,000 undergraduate; 500 graduate)

University of Pittsburgh at Bradford - AS, BA and BS degrees in 40 programs, including biology, nursing, business management, criminal justice, psychology, education, broadcast communications. Enrollment: 1,500 on a friendly, personalized campus where students get the University of Pittsburgh degree.

HOUSING

Quality housing is available at the most affordable prices in a variety of architectural styles.

| | |
|--------------------------------|----------------------------|
| Single Family Homes: | \$50,000 to \$350,000 |
| Rental Rates: | \$500 to \$1500 |
| New Construction Cost | \$100 to \$150 per sq. ft. |
| Typical Urban Lot 100' X 150': | \$12,000 to \$25,000 |
| Typical Construction: | basement, frame |

EMPLOYMENT

Total NonFarm: 33,100 Total Private: 22,500
Natural Resources, Construction, Mining: 1,100
Manufacturing: 3,800 Trade, Utilities: 5,000
Financial Activities: 900 Prof/Bus: 1,400
Educ/Health: 6,400 Leisure/Hosp: 2,600
Other Services: 1,300 Government: 10,600

Avg. Work Force: 40,300 # Employed: 36,800
Average Annual Unemployment: 8.1% - 9.9%

Average Wage Rates

Manufacturing: \$26.57 Health Care: \$16.80
Retail Trade: \$10.86 Admin/Waste: \$28.14
Wholesale Trade: \$20.30 Construction: \$19.71
Finance/Insurance: \$19.07 Prof/Tech: \$25.37
Accommodation/Food Services: difficult to calculate given that many employees are part-time.

TAXES

Local

Property Taxes

Average Assessment of Single Family
Home in the Olean Area: \$66,900
Total Taxes Paid (County/ City/School)
Based on This Average would be \$3,416.

This figure does not take into account any STAR or other exemptions that property owners may qualify for.

*Retail Sales Tax: 4% (Eff. 3/1/00)**

State 0% County 2.5% Municipal 1.5%

**NYS 4% Sales Tax on Clothing items under \$110 is exempted.*

State

State Income Tax:

Personal: \$325 minimum, 0% - 6.85%

Corporate: 8% - 9%

NYS Unemployment Compensation:

| | UI Tax Rate | RSF | Total |
|-------------------|-------------|-------|-------|
| Lowest Rate: | 1.43% | 0.08% | 1.50% |
| New Employer Rate | 4.03% | 0.08% | 4.10% |
| Highest Rate: | 9.83% | 0.08% | 9.90% |

NYSIF Worker's Compensation Rate:

Based on Industry - Pure Premium

| | | | |
|----------------|------|--------------------------|-------|
| Cutlery Mfg. | 6.71 | Welding/Cutting | 7.51 |
| Precision Mfg. | 2.51 | Carpentry | 10.32 |
| Trucking | 9.58 | Retail - Clothing/ Apprl | 0.94 |
| Dept. Store | 2.62 | Clerical | 0.14 |
| Hospital | 4.61 | | |

UTILITIES

Water: Municipal Water Supply Source, Olean Filtration Plant, 1332 River Street, Olean. Excess capacity: Municipal Wells - 5 million ga. per day. Static 50-105 PSI

Sewer/Waste: One Treatment Plant South 19th Street, Olean Excess capacity: 3.5-4 million gal. per day, design flow is 7 million

Electric: National Grid Co.
800-892-2345

Gas: NYSEG 800-572-1111
National Fuel 800-365-3234

Telephone: AT&T 800-222-0300
Time Warner 888-488-3368
DFT 800-724-1057
Verizon 888-481-0387

Western Union: TOPS, 2401 West State Street, Olean
KMart, 2801 West State, Olean

Fuel Oil: Griffith Oil, Olean, 877-927-6488
Hinsdale Oil, Cuba, 716-373-5201
Rinker Oil, Cuba, 585-968-3330
Sandburg Oil Co., Olean, 716-372-4444

TRANSPORTATION

Bus Service: Coach USA Lines
Shortline

Rail Freight: The Western New York and Pennsylvania Railroad operates a system centered on Olean, NY. The Southern Tier Extension heads east to the Norfolk Southern Railway's (NS' Southern Tier Line at Hornell and West to NS at Meadville, with a branch continuing to the Oil City area). The WNYP also operates the former Norfolk Southern Buffalo line from Driftwood, PA to Machias, NY.

Air: Olean Municipal Airport is 11.5 miles from Olean with a 2,137' elevation. The Airport has a beacon light and a 4,699' x 100' runway. Private and corporate aircraft only.
Commuter air service is also available through Jamestown, NY and Bradford, PA airports.
International commercial air service and port service is available in Buffalo, NY.

Highways: Interstate Route I-86 runs east/west along the southern portion of NYS and continues on into New Jersey.
US Highway 219 runs north to Buffalo, NY and south to Washington, DC and Florida.
Highway 16, 219 which also runs north/south, intersects with Interstate 86 at Exit 26 (Olean, NY)

INDUSTRIAL PARKS

Constitution Commerce Park

Constitution Avenue, Olean, NY
Total Acreage: 156.2
Located within the Cattaraugus Empire Zone. Public and privately owned parcels; sale and/or lease option. Within 1 mile of Interstate 86.
Contact: City of Olean Urban Renewal Agency
716-376-5648

Blue Bird Industrial Park

Franklin St., Olean NY
Total Acreage: 23
Contact: Park Centre Development

Olean Gateway

Former Agway Property, North Olean, NY
Contact: City of Olean Urban Renewal Agency
716-376-5648

Olean Industrial Park

Homer Street, Olean, NY
Total Acreage: 80
Contact: Benson Construction & Development, LLC
716-372-1893

ECONOMIC DEVELOPMENT

Cattaraugus County Economic Development, Planning & Tourism

www.cattco.org • cabers@cattco.org • (716) 938-2307
303 Court Street • Little Valley 14755 • Fax 938-2779

Cattaraugus County Industrial Development Agency

www.cattcoida.com • info@cattcoida.com • (716) 699-2005
3 Washington Street • Ellicottville 14731 • Fax 699-2942

Cattaraugus County Business Development Center

www.ccbdc.org • mjceller@ccbdc.org • (716) 938-9531
214 Main St • Little Valley 14755 • Fax 408-1110

Cattaraugus County Procurement & Technical Assistance Center

www.ccptac.org • jjwilliams@cattco.org • (716) 938-2331
303 Court Street • Little Valley 14755

Cattaraugus-Allegany Workforce New York

www.cawib.net • mailbox@cawfny.com • (716) 806-0060
One Blue Bird Square • Olean 14760

City of Olean-Community Development & Planning

www.cityofolean.org • mgeorge@cityofolean.org
101 East State Street • Olean 14760 • (716) 376-5647

Greater Olean Area Chamber of Commerce

www.oleanny.com • info@oleanny.com • (716) 372-443
120 North Union Street • Olean 14760 • Fax 372-7912

Salamanca Industrial Development Agency

www.salmun.com • mbull@salmun.com (716) 945-3230
225 Wildwood Ave • Salamanca 14779 • Fax 945-8289

Southern Tier West Regional Planning

www.southerntierwest.org • (716) 945-5301
4039 Rte 219, Ste 200 • Salamanca 14779 • Fax: 945-5550

Neighborhood Information / Demographics

| | Olean | Portville | Allegany | Hinsdale | Cattaraugus |
|---|----------|-----------|----------|----------|-------------|
| | City | Town | Town | Town | County |
| Population | 14,452 | 3,730 | 8,004 | 2,168 | 80,317 |
| Median Age | 38.9 | 43.1 | 31.7 | 44.2 | 39.8 |
| Median Household Income | \$41,988 | \$47,309 | \$53,434 | \$33,537 | \$42,466 |
| Average Household Income | \$54,239 | \$59,584 | \$59,749 | \$52,914 | |
| Per Capita Household Income | \$24,035 | \$24,712 | \$21,065 | \$23,821 | \$28,519 |
| Households | 6,454 | 1,532 | 2,676 | 888 | 32,666 |
| Average Household Size | 2.20 | 2.42 | 2.39 | 2.43 | 2.38 |
| Percentage Some College or Better | 16.52% | 15.95% | 15.99% | 17.24% | |
| Completed Associate Degree | 10.15% | 11.08% | 11.08% | 9.03% | |
| Completed Bachelors Degree | 11.67% | 18.14% | 18.14% | 10.48% | 18.10% |
| Cost of Living Index | 86.1 | 85.6 | 86.8 | 96 | 85.4 |
| Mar. 2012 (U.S. average is 100) | | | | | |
| Owner Occupied Housing Units | 3574 | 1175 | 2116 | 756 | 23,306 |
| Median Value Owner Occupied Housing | \$79,148 | \$79,679 | \$66,100 | \$54,400 | \$77,000 |
| Quality of Life Index~ | 64 | 49 | 59 | 48 | |
| Avg. Annual Low Temperature | 33.4° | 33.6° | 33.7° | 34.2° | |
| Avg. August Temperature | 78.7° | 78.7° | 78.8° | 76.6° | |
| Avg. Annual Precipitation Total Inches | 39.61" | 40.45" | 39.64" | 38.57" | |
| Avg. Annual Snowfall Total Inches | 91.00" | 91.00" | 91.00" | 91.00" | |
| Total Crime Risk* | 28 | 20 | 33 | 28 | |
| Travel Time to Work Less Than 15 mins | 65.27% | 33.49% | 65.81% | 28.30% | |

~QOL INDEX calculated based on what variables affect individuals as they search for a new home, how much they would enjoy living in a place and the impact of each selected variable. United States has a 100 index. *CRIME RISK is index score for an area compared to the national average of 100. A score of 200 indicated twice the national average total crime risk, while 50 indicates half that national risk.