

AGENDA REVIEW
OCTOBER 4, 2018
#1

FINANCE COMMITTEE

FIN

Int. 349 (27) – Rochester Housing Authority – Wage and Salary Increase

Q: Provide what the salary level was for their last agreement. Clifford

A: The previous agreement for wage and salary increases for bargaining unit and non-bargaining unit employees of the Rochester Housing Authority (RHA) was 2% for 2016, 2017, and 2018.

Int. 350 (29) – Amendatory Agreement – Kronos Incorporated, Enterprise Process & System Solution for Scheduling, Time and Attendance

Q: Is this anticipated to be the final Budget Amendment? Clifford

A: The Timekeeping and Scheduling project work is planned though citywide implementation. Yes, this incorporates full city-wide implementation and is expected to be the final amendment to the Kronos agreement.

Q: Does this investment in the new system for payroll monitoring lead to a cost savings? Or time efficiency eventually? The role out and the training are time consuming but the resulting goal must be either time or dollars saving? Is this something that we can quantify? Spaul

A: The main reason for undertaking this project was the need to replace our payroll system and other disparate legacy solutions. Our original payroll system was implemented in 1986. We have approached the project with the expectation of achieving a combination of productivity/efficiency gains and cost savings, but are not in a position to quantify those yet. A cost study was done prior to the start of the program indicated savings related to labor cost of current scheduling and time capture activities, particularly in departments with complex timekeeping rules and practices. The efficiencies are spread over multiple roles – citywide department and central payroll clerks, supervisors, and employees in certain departments. This presumes that employees and supervisors use the automated system processes to record and approve time, and manage schedules and overtime, and reallocate existing timekeeping roles needed to manage the paper-based processes. There was also some savings related to the purchase, collection and distribution of timecards. It is estimated that the new enterprise solution will eliminate approximately 7 legacy solutions.

Int. 351 (33) – Agreement – Financial Empowerment Centers Planning Grant 2018

Council Priority: Jobs and Economic Development

Q: How many people will receive one-on-one professional counseling services? Evans

A: The grant will be used to facilitate a process to plan for the implementation of the Financial Empowerment Centers model in Rochester. As part of this planning grant, the Office of Community Wealth Building will work in partnership with the Cities for Financial Empowerment Fund to set performance targets, including the number of residents receiving counseling services annually. In the Financial Empowerment Centers model, free and professional financial counseling services are available to all residents without qualification.

Q: What other cities have these financial centers? Clifford

A: The Financial Empowerment Centers model was originally created in New York City under then-Mayor Michael Bloomberg. Since 2013, the Cities for Financial Empowerment Fund has provided grants and technical assistance to replicate the model in the following communities: Antigua and Barbuda, City of Akron/Summit County OH, City of Memphis/Shelby County TN, Cleveland OH, Denver CO, Detroit MI, Greenville County SC, Hawaii County HI, Houston TX, Lansing MI, Miami FL, Nashville TN, New Haven CT, New York NY, Philadelphia PA, Pittsburgh PA, Sacramento CA, San Antonio TX, San Francisco CA, Shreveport LA, and Syracuse NY.

Q: Provide a copy of the grant deliverables or work plan. Gruber

A: The development of a detailed work plan, including grant deliverables, will be the focus of the first period of engagement with the Cities for Financial Empowerment Fund. The Office of Community Wealth Building will share copies of the work plan with the Council upon its completion.

Q: Who are the participants in this initiative? Who will receive the counseling? Is this a grant that the City applied for? Who are the other cohort cities? Spaul

A: The Mayor's Office of Community Wealth Building applied for the grant, will serve as the lead project manager, and will work in partnership with a variety of community organizations to develop a plan for the implementation of the Financial Empowerment Centers model. The program, once fully implemented, will provide free and professional financial counseling to all residents without qualification. To date, the Cities for Financial Empowerment Fund has not yet announced the other cities comprising the 2018 Financial Empowerment Centers Replication Initiative cohort, but will do so in the near future. Cities that have received the grant in the past are listed in a prior answer.

NEIGHBORHOOD & BUSINESS DEVELOPMENT

#1

NBD

Int. 352 (11) – Sale of Real Estate

Council Priority: Rebuilding and Strengthening Neighborhood Housing

Q: Why are lots being sold to LLC's and why are we selling these properties to them? Gruber

A: The adjoining owners of the lots hold title to their properties as LLC's. Individuals or corporations who are adjoining owners are afforded the opportunity to purchase vacant lots which adjoin their property. Vacant lots can be costly to maintain and one of the city's priorities is to return properties to active tax status when possible.

Int. 354 (13) – Lease Agreement – 11 Favor Street Parking Lot

Council Priority: Creating and Sustaining a Culture of Vibrancy

Q: Provide a detail on what the disrepair is, what needs to be fixed, and how was it allowed to deteriorate to this condition? Gruber

A: The entire lot needs refinishing. Cracks, catch basins cleaning, failed pavement, 20 tons of asphalt for leveling lot, full surface topcoat, striping and landscaping to bring the lot to code. (*Total costs have been determined to be in line with typical city costs by our engineers.)

The office of Municipal parking collected payments under a month to month agreement, but they maintained no active management over the lot. The tenant was taking care of snow removal and mowing, and even did some spot repairs to the lot as necessary.

Int. 355, 356, 357 (14) – Bull's Head Urban Renewal Plan – Property Acquisition and Authorizing Bonds

Council Priority: Rebuilding and Strengthening Neighborhood Housing; Public Safety; Jobs and Economic Development

Q: Is the 780 Brown St. single family home owner occupied? Evans

A: Yes, 780 Brown Street is owner occupied.

Q: What was the process for notification to the owners when eminent domain was utilized? McFadden

A: Certified mail notices were sent out on September 25 to each of the property owners stating that the City Council will be considering acquisition of their properties by eminent domain and that there is a public hearing on the issue scheduled for October 11. Notice of the proposed acquisitions and public hearing also was published in the Democrat and Chronicle on five consecutive days from September 27 through October 1.

Q: Will this be the last set of acquisitions for Bull's Head? Gruber

A: Other than 68-92 Genesee Street, these acquisitions are the remaining ones as identified in the Bull's Head Urban Renewal Plan. There are currently no plans to acquire any additional properties.

Q: What is currently occupied and in business for the commercial properties listed? Provide more detail regarding the health facility on Clifton Street. Clifford

| Occupied Commercial Property Address | Occupant |
|--------------------------------------|--|
| 806-810 Brown Street | Mama Kim's Diner |
| 32 York Street | Inner Faith Gospel Tabernacle Church |
| 918-922 West Main Street | Cricket Wireless |
| 924-930 West Main Street | Universal Heating and Cooling |
| 932-938 West Main Street | Andy's Automotive Enhancements / Doug's Deli |
| 4-12 West Avenue | Chester's Check Cashing / Maklan Market |
| 160 Clifton Street | Delphi Rise |

Delphi Rise (formerly Drug and Alcohol Council, Inc.) is a behavioral health agency, serving Rochester and the Finger Lakes. As a New York State Department of Health - Health Homes Care Provider Agency, the Clifton Street facility is their headquarters. Delphi Rise provides: outpatient treatment; Monroe County reentry services; mental health first aid training; supported forensic housing; domestic violence education; case management in the Rochester Judicial Diversion Program Court; and, care management services. Delphi is also the lead agency for RecoveryNet's Open Access Clinic, providing on-demand substance abuse evaluations.

Q: This is a huge project. Is the city monitoring the work itself or is it outsourced? Is DES involved? Which depts. comprise the project team? Who is leading this project internally? Spaul

A: Bull's Head Revitalization is a multifaceted multi-phased neighborhood revitalization project overseen by NBD. The project includes various City departments including primarily NBD, DES, RPD, and Law. The project is supported through a Brownfield Opportunity Area grant administered by the New York State Department of State and includes outside consulting provided by Fisher Associates and by R. K Hite & Co., Inc. Once the land assembly is completed, we would expect to issue an RFP for redevelopment.

Int. 362 (18) – Consolidated Community Development Plan Amendments and Appropriation – Community Development Block Grant Funds for Infrastructure Improvements and Commercial Nodes and Corridors

Council Priority: Creating and Sustaining a Culture of Vibrancy

Q: How much will be allocated for Job Creation/Youth Development in 2018-2019? Evans

A: \$350,000 has been allocated for Job Creation/Youth Development.

Q: How much will be allocated for Parent Leadership Training Institute 2017-2018, 2018-2019? Evans

A: This CDBG allocation ended in 2016-17. The City funded this program via Undistributed funds at \$10,000 per year in 2017-18 and in 2018-19.

Q: Provide whole budget for the Campbell Street R Center Gateway Project. Clifford

A: The entire budget for this phase of the project is \$364,135, including the proposed additional funds.

Int. 363 (19) – Veterans Outreach Center (VOC) Liberty Landing Affordable Rental Project
Council Priority: Rebuilding and Strengthening Neighborhood Housing

NOTE FOR COUNCIL: The corrected chart is the chart within the new Transmittal Letter – not just the chart

Q: Provide clarification on who is able to live in the facility – is it open to all income qualifying with 10 units designated for veterans with special needs or is the property as a whole only veterans and 10 of the units are designated for veterans with special needs.

A: The project is open to all income qualifying residents with 10 of the units set aside for veterans with special needs. However, please note that the remaining 23 units do have a preference for veterans. Any qualifying resident who happens to also qualify as a veteran would jump to the top of the waitlist for the project.

Q: Why is 30 years and 10% the standard – how is/was this determined? Gruber

A: The 10% shelter rent PILOT is defined/established in New York State private housing finance law. The PILOT agreements run co-terminus with the first mortgage, in most cases that is 30 years. However, some developments require a slightly longer term.

Int. 383, 384 (35) – Real Estate Acquisition – 1540 and 1560 Lake Avenue

Q: Provide more information on how appraised value now and the value after remediation is determined without knowing the cost of the remediation. Has a purchase like this been done before and if so where, and was the estimated value post remediation close to what was expected? Clifford

A: "As-Repaired" (Remediated) value is based on comparable sales of similar properties needing no remediation, with the hypothetical condition that repairs to the subject have already been made. The cost of remediation itself has no bearing on value, only whether a profit or loss is recognized when comparing acquisition costs and repair costs to the market derived value.

Although we have not had a purchase structured in this manner, we have completed Phase I and Phase II Environmental Site assessments to develop an Opinion of Probable Cost (OPC) for the cleanup of this site. We developed similar OPC for cleanup at 937-941 Genesee St (a site of a former dry cleaner and an auto repair facility) and the final remediation costs were in line with the OPC

Q: Is this what was anticipated for real estate costs for this project? Gruber

A: The costs are in line with the budget, further, structuring the deal so that the remediation is done by the seller prior to the city taking ownership actually saves the City money as the remediation costs would be more expensive if done by the city.

Q: What was this lot used for in the past? Why does it require so much remediation? Spaul

A: This was a decades long location of an Auto Dealership (Piehler Pontiac) and its respective Automotive Service Center.

The remediation is required for the parcel located at 1560 Lake Avenue, which is planned to be used primarily for parking for the Northwest Patrol Section Station to be constructed on the adjoining parcel at 1540 Lake Avenue. 1560 Lake Avenue has been used in the past for residential homes, a gasoline station, an auto repair facility, and auto sales and auto service facility. Past releases of various petroleum products, including gasoline, have impacted soil and groundwater, which will require remediation as part of redevelopment. As a condition of the City's purchase of the properties, the property owner has agreed to conduct an investigation and remediation of this parcel under the New York State Brownfield Cleanup Program with the approval of the New York State Department of Environmental Conservation. The groundwater remediation will likely entail use of an advanced oxygen injection system to stimulate the function of microorganisms that naturally break down petroleum hydrocarbons into harmless substances. The system is anticipated to consist of several dozen injection wells and manifold piping connected to two separate oxygen injection system trailers which will require periodic maintenance, monitoring and sampling. The City Division of Environmental Quality has successfully installed and operated oxygen injection systems at several other cleanup sites in the City. Past experience indicates that bioremediation of groundwater can take several years to meet remedial objectives. Accordingly, the acquisition and redevelopment of the properties is planned to occur in phases in order to allow for the Patrol Station to be constructed and put into use without significant delay and without interfering with the ongoing remediation process.

PARKS & PUBLIC WORKS

#1

PPW

Int. 371 (7) – Agreement – Stantec Consulting Services, Inc. Frederick Douglass Community Library Green Roof

Council Priority: Creating and Sustaining a Culture of Vibrancy

Q: Provide a copy of the design for the roof. Is there a curriculum being designed around this for the kids at this school? Gruber

A: Stantec is being hired to do the green roof design utilizing criteria developed on other projects such as the City Hall Green Roof completed in 2010 and it will be shared once that has taken place. Interpretive signage and kiosks will be explored as a potential part of this WQIP (Water Quality Improvement Program) project. Information will be forwarded to RCSD should they choose to develop curriculum to promote this exciting learning opportunity.

Int. 373 (9) – Amendatory Agreement – Ravi Engineering and Land Surveying, P.C. – Reynolds Street & Seward Street Rehabilitation

Q: Will RG&E contribute to the costs incurred because of the delay? Gruber

A: RG&E has a permit to undertake repairs to their facilities, however the permit does not allow for reimbursement due to unforeseen delays. The City is unable to reclaim costs at this time.

Q: Currently who is doing work in the area – is it City or RG&E? Lightfoot

A: The majority of the street work in the area has been completed by the City utilizing Villager Construction Inc. Work related to the School No. 19 (Dr. Charles Lunsford) is being completed under a separate contract and is the responsibility of RCSD. RG&E is taking advantage of the streetwork to upgrade their facilities.

Q: What is done to hold RG&E and others accountable when the roads are torn up or projects are delayed due to their work? Lightfoot

A: Under newly developed criteria, all utilities are being held responsible for their work in the right of way. They are now present at our project coordination meetings and are expected to perform their work within the project schedule.

Int. 374 (10) – Appropriate and Amendment – Main Street Streetscape and Pedestrian Wayfinding Enhancement Projects – Phases I and II

Q: Provide a copy of the design for the kiosks. Gruber

A: See drawing of the Main Street kiosk from the bid drawing and an example graphic.

(ATTACHMENT A)



City of Rochester



NorthWest

- 1 Brown Square Park
- 2 Monroe Community College
- 3 Ripen's Race / High Falls
- 4 Charles Carroll Park
- 5 Redstart Stadium
- 6 U.S. Federal Building
- 7 City Hall
- 8 Hochstein School of Music & Dance

SouthWest

- 1 Monroe County Office Building
- 2 Arden Park
- 3 War Memorial Plaza
- 4 Hall of Justice Courts
- 5 Blue Cross Arena
- 6 Civic Center
- 7 Rochester Public Safety Building
- 8 Landmark Society of Western NY
- 9 Corn Hill Landing

NorthEast

- 1 High Falls Terrace Park
- 2 Train Station
- 3 Greyhound/Trailways Bus Station
- 4 Senkler Park
- 5 Harro East Theatre and Ballroom
- 6 RTS Transit Center. Visit myRTS.com for bus stops & real-time info
- 7 Genesee Crossroads Park
- 8 YMCA Metro Center
- 9 Liberty Park Plaza

SouthEast

- 1 Eastman Theatre
- 2 Sibley Music Library
- 3 Eastman School of Music
- 4 Killebrew Hall
- 5 Visitor Info (www.visitrochester.com)
- 6 Rock-A-Rama Center
- 7 Little Theatre
- 8 Rochester Children's Museum
- 9 Cornerstone Park
- 10 Central Library
- 11 Washington Square Park
- 12 SUNY REOC
- 13 Dr. Martin Luther King Jr. Memorial Park
- 14 National Museum of Play
- 15 Ovens Theatre
- 16 Genesee Gateway Park

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City of Rochester, NY
Lovely A. Warren, Mayor
Rochester City Council



City of Rochester





PUBLIC SAFETY, YOUTH & RECREATION

#1

PSYR

Int. 376 (21) – Appropriation of Forfeiture Funds – GRANET Vehicle

Council Priority: Public Safety

Q: Does this vehicle contain seat belts? Evans

A: Yes this vehicle does come with seat belts.

Int. 379 (26) – Inter-Municipal Agreement – Rochester City School District, Maintenance of Play Apparatus and Field in Parks

Council Priority: Creating and Sustaining a Culture of Vibrancy

Q: Maintenance of school playgrounds. Is this a newly designed agreement, no dollars but just an agreement? Is it an agreement that has expired? How is it monitored? Spaul

A: The City and District have had a 25-year agreement in place that expires in November. It covers sites where the City and the District have shared responsibility for maintenance. The agreement focuses on delineating the spaces and does include minimum maintenance standards. The City has a positive working relationship with the District Facilities team and are in regular contact regarding any concerns.

Int. 381 (31) – Budget Amendment – 2018-19 Budget of the Police Department

Council Priority: Public Safety

Q: What is the reimbursement for? What was the role of the RPD member on the task force? Spaul

A: The reimbursement is for overtime worked by the RPD member while assigned to the task force. This member will be conducting undercover narcotics investigations with members from agencies at the Federal, State, and local levels.

Int. 382 (34) – Agreement – New York State Office of Children and Family Services, AmeriCorps Grant

Council Priority: Jobs and Economic Development; Support the Creation of Effective Educational Systems

Q: Which community organizations will the 20 members be placed at and how are the organizations chosen. Gruber

A: The City is still in the process of finalizing FCA host sites. Potential host sites were identified based on prior experience as a host site for Flower City AmeriCorps and/or opportunity to provide a meaningful service experience in the human services field serving the target population and goals of the grant. They are then asked to submit a host site work plan prior to acceptance into the program.

The following agencies have been identified as possible host sites for the 2018-19 program year:

- Action for a Better Community
- Adapted Recreation Services

- Catholic Family Center
- Center for Employment Opportunities
- The Center for Youth
- Coffee Connection
- Common Ground Health
- EarthWorks Institute Inc.
- Greentopia
- Habitat for Humanity
- Hochstein School of Music
- Ibero-American Action League
- PathStone
- Rochester People's Climate Coalition
- Rochester Refugee Resettlement
- RochesterWorks!
- St. Joseph's Neighborhood Service Center
- St. Mark's and St. John's
- Trillium Health

Q: Who will oversee the program overall in DRYs? Gruber

A: The program will be overseen by the Manager of Vocational Services within the Bureau of Employment Skills Training.