

**Additional Proposed Legislation for the
July 24, 2018 City Council Meeting -
Filed in the Office of the City Clerk
June 28 through July 3**

*** * Please Note * ***

**For questions regarding the proposed legislation,
call the City Clerk's Office at 585-428-7421**



City of Rochester

City Hall Room 308A, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

PUBLIC SAFETY, YOUTH & RECREATION INTRODUCTORY NO.

Lovely A. Warren
Mayor

276, 277



June 29, 2018

TO THE COUNCIL

Ladies and Gentlemen:

Re: Campbell R-Center Gateway Improvement
Project – Property Acquisition

Council Priority: Creating and Sustaining a Culture of
Vibrancy

Transmitted herewith for your approval is legislation related to property acquisitions for the Campbell R-Center Gateway Improvement Project. This legislation will authorize acquisition, by negotiation or condemnation, of three adjacent properties located at 512 Campbell Street, 520 Campbell Street, and 835 Jay Street.

The value of the properties was established by an independent appraisal performed by Stropp Appraisal (Eriksen E. Stropp, Brewerton, NY) on April 19, 2018; an appraisal review was completed by R.K. Hite & Co., Inc. (Richard Hite, Avon, NY) on May 21, 2018.

	Type	Owner	Appraised Value
512 Campbell Street	Single family house	Bruisin Ventures, LLC.	\$15,000
520 Campbell Street	Single family house	Lydia L. Francis	\$15,000
835 Jay Street	Vacant lot	Greystone Properties NY, LLC	\$4,000

The City has hired R.K. Hite & Co., Inc. to provide relocation and moving assistance related services for any occupants of the properties. Following acquisition, the two houses will be demolished in order to expand the adjacent R-Center park through the Campbell R-Center Gateway Improvement Project. The project seeks to better integrate the R-Center into the community, provide enhanced access to and from the surrounding neighborhood, and improve the site's safety and security. Improvements shall include, but not be limited to the following:

- Formal pedestrian gateway connections from Jay and Ames Streets utilizing City owned parcels. Improvements shall include gateway, walkway, fencing, lighting, grading, and drainage, amenities, and landscape enhancements to maximize site lines into the park.
- Relocation of ball diamond from the northwest to the northeast corner of the site.
- Preliminary design and estimating only for a new parking lot with accommodations for 30 vehicles and bike racks located on City owned or soon to be acquired parcels on Campbell Street.

Construction will begin in the spring 2019 with completion by the Summer 2019. This project will result in the creation/retention of the equivalent of 2.5 full-time jobs. A SEQR Full Environmental Assessment Form (EAF) was completed for the property acquisition, dated June 21, 2018, with negative declaration finding/determination of no significant impacts.

A public hearing is required.

Respectfully submitted,

Lovely A. Warren
Mayor

RECEIVED
CITY OF ROCHESTER
PLANNING/COUNCIL OFFICE
2018 JUL -3 PM 3:43



Day 8
11



CAMPBELL ST. R-CENTER, RE-IMAGINED!

INTRODUCTORY NO.

276

11a

Ordinance No.

Determinations and findings relating to the acquisition of properties for the Campbell R-Center Gateway Improvement Project

WHEREAS, the City of Rochester proposes to acquire the parcels at 512 Campbell Street, 520 Campbell Street and 835 Jay Street (the "Properties") to effectuate the Campbell R-Center Gateway Improvement Project (the "Project"), and

WHEREAS, the Council of the City of Rochester held a public hearing on July 19, 2018 pursuant to Article 2 of the Eminent Domain Procedure Law to consider the acquisition of this parcel and _____ speakers appeared at the hearing.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. The Council hereby makes the following determinations and findings concerning the acquisition of the Properties for the Project:

- A. Project description – The Campbell Street R-Center Gateway Project will create new community access and entry points to the R-Center facility grounds.
- B. Project purpose – The acquisition of the Properties, which consist of 512 Campbell Street, a single family house, 520 Campbell Street, a single family house, and 835 Jay Street, a vacant residential lot, when combined with adjacent parcels already owned by the City, will allow for the Project to proceed, providing new public pathways onto the R-Center grounds from the north and the south, better sight lines, and more parking.
- C. Project effect – The acquisition of the Properties and the overall Project will have no significant adverse environmental effects. The acquisition of the Properties has been reviewed under the State Environmental Quality Review Act ("SEQR") and Chapter 48 of the Municipal Code, a SEQR Full Environmental Assessment Form has been completed, and the acquisition has been determined to have no potential significant adverse environmental impacts, pursuant to a Negative Declaration issued by the Mayor on June 21, 2018.

Section 2. This ordinance shall take effect immediately.

INTRODUCTORY NO.
277

11b

Ordinance No.

Authorizing the acquisition by negotiation or condemnation of properties for the Campbell R-Center Gateway Improvement Project

BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. The Council hereby approves the acquisition of the following parcels for the maximum acquisition amounts indicated to effectuate the Campbell R-Center Gateway Improvement Project:

Property Address	Reputed Owner	SBL#	Type	Maximum Acquisition Amount
512 Campbell St	Brusin Ventures, LLC	120.25-1-36	1-family residence	\$15,000
520 Campbell St	Lydia L. Francis	120.25-1-34	1-family residence	15,000
835 Jay St	Greystone Properties NY, LLC	105.81-3-5	vacant residential lot	4,000

Section 2. The acquisition amounts and necessary closing costs shall be funded from the Infrastructure Improvements allocation of the General Community Needs fund of the 2014-15 Community Development Block Grant, which was appropriated in Ordinance No. 2017-69.

Section 3. City taxes and other current-year charges against said parcel shall be canceled from the date of acquisition closing forward. If the present owner has paid any taxes or other current-year charges attributable to the period after the closing, such charges shall be credited to such owner at closing, and may, if appropriate, be refunded. Any taxes levied after the date of closing, while the City owns the parcel, shall also be canceled.

Section 4. In the event that said parcel cannot be acquired by negotiation, the Corporation Counsel is hereby authorized to commence condemnation proceedings to acquire said parcel. In the event of condemnation, the amount set forth herein for the acquisition shall be the amount of the offer. Nothing in this ordinance shall be deemed to limit in any way the liability of the City for further claims arising from the acquisition of said parcel pursuant to the Eminent Domain Procedure Law.

Section 5. This ordinance shall take effect immediately.