



City of Rochester

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

FINANCE INTRODUCTORY NO.

Lovely A. Warren
Mayor

326

August 27, 2020

TO THE COUNCIL

FINANCE 17

Ladies and Gentlemen:

Re: Cancellation or Refund of
Erroneous Taxes and Charges

Transmitted herewith for your approval is legislation approving the cancellation or refund of taxes and charges totaling \$550,614.45.

There was an error in the 2016-17 PILOT bill for 40-52 Chestnut Street. The City, at the direction of the Law Department, corrected the bill, but did not relay the error to Monroe County. The 2017 County PILOT bill was not corrected and went unpaid by the owner. In November of 2018, the attorney for Imagine Monroe/COMIDA sent correspondence to the owner cancelling the lease, lease-back and PILOT on the property because the 2017 and 2018 Monroe County PILOT bills had not been paid. At that time the property was immediately put back on the tax roll and supplemental taxes were charged, as the July 1, 2018-19 city/school PILOT also had not been paid. However, the owner paid the 2018-19 city/school PILOT on 11/30/2018 and the 2018 Monroe County PILOT bill on 12/10/18. The owner had not yet paid the 2017 County PILOT bill because it had not been corrected. The owner approached the City with this hardship and with a letter of support from the City of Rochester in August 2019, Imagine Monroe/COMIDA reinstated the PILOT retroactively to November 19, 2018. The property was put back under COMIDA when the 2019-20 city/school PILOT bill was paid in May 2020.

The property located at 1183 Scottsville Road is a vacant parcel of land. Due to a clerical error, a delinquent refuse charge was added to tax when it should have been added to 1157 Scottsville road. The tax billing/receivable system has been corrected.

393 Lexington Avenue is owned by Rochester Refugee Resettlement Services, Inc. which is a non-profit organization. The organization had filed the necessary applications and supporting documents for a tax exemption under RPTL 420-a by the due date of February 1, 2020. Due to a clerical error, the exemption was not processed.

The City of Rochester Bureau of Water annually adds delinquent water bills to the associated property tax bill. Some water accounts are flagged to leave the delinquent balance on the water account. This can be due to various reasons including pre-existing payment arrangements, the recent sale of a property or other reasons. Inadvertently, 120 accounts were added to the tax bill that were intended to be left off. The Bureau of Water is proposing to cancel the added to tax amounts listed and will return those balances to their water account.

If these cancellations are approved, total cancellations thus far for 2019-20 will be as follows:

	<u>Accounts</u>	
City Council	123	\$550,616.45
Administrative	0	<u>\$0.00</u>
Total	123	\$550,616.45

These cancellations represent 0.2013% of the tax receivables as of July 1, 2020.



Respectfully submitted,

A handwritten signature in blue ink, reading "Lovely A. Warren". The signature is written in a cursive style with a large, stylized initial "L".

Lovely A. Warren
Mayor



Administrative
Council cancellation

For approval: Sep-20

S-B-L: 121.240-0002-037 CD: ON Phone:
Property address: 40-52 Chestnut Street
Owner's name: 50 Chestnut Ventures, LLC-COMIDA
Mailing address: 24 Maple Street, Marcellus, NY

City / School tax	Nonhomestead	orig asmt	corct asmt	asmt chg	orig exmt	corct exmt	exmt chg	tax year	tax rate	amt cancelled
City								2021	0.013067	
School								2021	0.022741	
City		5,750,000	5,750,000			5,750,000	5,750,000	2020	0.013151	75,818.25
School		5,750,000	5,750,000			5,750,000	5,750,000	2020	0.026307	151,265.25
City								2019	0.013714	
School								2019	0.027433	
										226,883.50 total

Embellishments / Refuse

Year	orig units	corct units	2021 billed cancelled	2020 billed cancelled	2019 billed cancelled	2018 billed cancelled
SC400						
RP600						
SP700						
HSR						
Refuse						
City tax				75,818.25 75,818.25		
School tax				151,265.25 151,265.25		
Supplemental City Tax				38,123.04 38,123.04		
Supplemental School Tax				76,259.98 76,259.98		
Delinquent Water						
Grand total				341,266.52 341,266.52		

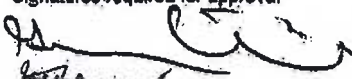
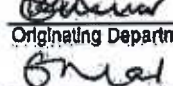
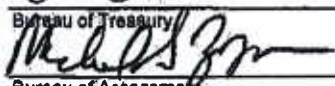
Rates	2021	2020	2019	2018
SC400	1.222	1.541	1.273	1.519
RP600	2.860	2.485	2.424	2.424
SP700	0.897	0.908	0.786	0.817
HSR	0.821	0.958	1.312	1.035

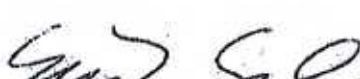
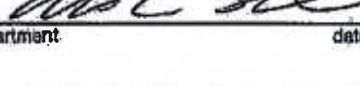
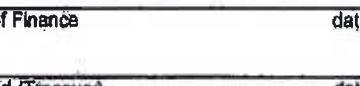
Total cancelled
all years: 341,266.52

Reason for cancellation

There was an error in the 2016-17 PILOT bill. The City, at the direction of the Law Department, corrected the bill, but did not relay the error to Monroe County. The 2017 County PILOT bill was not corrected and went unpaid by the owner. In November of 2018, the attorney for Imagine Monroe/COMIDA sent correspondence to the owner cancelling the lease, lease-back and PILOT on the property because the 2017 and 2018 Monroe County PILOT bills had not been paid. At that time the property was immediately put back on the tax roll and supplemental taxes were charged, as the July 1, 2018-19 city/school PILOT also had not been paid. However, the owner paid the 2018-19 city/school PILOT on 11/30/2018 and the 2018 Monroe County PILOT bill on 12/10/18. The owner had not yet paid the 2017 County PILOT bill because it had not been corrected. The owner approached the City with this hardship and with a letter of support from the City of Rochester in August 2019, Imagine Monroe/COMIDA reinstated the PILOT retroactively to November 19, 2018. The property was put back under COMIDA when the 2019-20 city/school PILOT bill was paid in May 2020.

Signatures required for approval


8/13/2020
date
Originating Department

8/13/2020
date
Bureau of Treasury

8/13/2020
date
Bureau of Assessment


8/13/2020
date
Law Department

8/13/2020
date
Director of Finance

8/13/2020
date
Completed (Treasury)

11:52:50 Thursday, July 16, 2020

ARMSUM ASSESSMENT - SUMMARY DISPLAY - CURRENT YEAR DATE: 07/16/2020 DISPLAY

121 240 0002 037 000 0000 00 1 ON P 00 CT/B-AD 0094.02 102 04

0040-52 CHESTNUT ST 14604 USE 482 23 SF YR N/A

- OWNER & MAILING INFORMATION - MISC. -

50 CHESTNUT VENTURES LLC RS - SS CURRENT

- COMIDA 8 - 5 LAND 234,400 COUNTY 0

% CANOPY RESIDENTIAL ACT HSC TOTAL 5,750,000 CITY 0

24 MAPLE ST A - N PRIOR LAND 234,400 SCHOOL 0

MARCELLUS NY 13108 00009 NGBHD LAND 234,400 BANK CODE 0001920

TOTAL 5,750,000 MORTGAGE

INVESTOR 01920

- - - - - SALES INFORMATION - - - - -

PRICE 1,800,000 DEED W DATE 103114

BOOK 11463 PAGE 00623 CTL# 9999999

FR OWNER 50 CHESTNUT PLAZA LLC

- - - - - EXEMPTIONS - - - - - RES% 00

CODE AMOUNT PCT IV TY HC

18020 005750000 0.00 20

00000 000000000 0.00 00

00000 000000000 0.00 00

PF10-APPRAISER TASK LOG

PF12-RETURN TO ARMXLOC

- - DIMENSIONS - - - COORDINATES - -

F 109.25 D 264.00 E 410082 N 151429

ACRES 0.00 SP/MRG 00000000 IR LT I

- - - - - SPECIAL DISTRICTS - - - - -

SPC UNITS PCT TYPE VALUE

SC400 196.00 .0000 0.00

RP600 196.00 .0000 0.00

SP700 196.00 .0000 0.00

HSR00 196.00 .0000 0.00

DG100 0.00 .0000 0.00

EN305 75.00 .0000 0.00

11:53:05 Thursday, July 16, 2020

TRASMOY TXR - ASSESSMENTS AND TAX ADDITIONS DATE: 07/16/2020 *
TAX YEAR NOT FOUND - DISPLAYING MOST RECENT OPEN TAX YEAR FOR ACCOUNT
SBL NUMBER 121 240 0002 037 000 0000 ON TAX YEAR 2020
ADDRESS 0040-52 CHESTNUT ST

TAX RATE TYPE: NON-HOMESTEAD

ASSESSMENT	CITY	SCHOOL
LAND ONLY	234,400	234,400
LAND&IMPRVMTS	5,750,000	5,750,000
EXEMPTIONS	0	0
TAXABLE VALUE	5,750,000	5,750,000
-- EXEMPTIONS --		

CITY TAX	75,618.25
SCHOOL TAX	151,265.25
REFUSE AMOUNT	0.00
TAX ADDITIONS	118,011.26
TOTAL TAXES	344,894.76

-- TAX ADDITIONS --

STREET MAINT. FULL	302.04
ROADWAY SNOW PLOW	487.06
SIDEWALK SNOW PLOW	177.58
HAZARD SDWLK REPLACE	187.77
ENCROACHMENTS	75.00
DELINQUENT WATER	2,398.79
SUPPLMTL TAX - CITY	38,123.04
SUPPLMTL TAX-SCHOOL	76,259.98

STAR SVNGS C: 0.00 S: 0.00 TOTAL: 0.00 TRUE AMT: 228,112.95
PF13-NAME/ADDR PF15-ADJMENTS PF16-ACCT BAL PF17-PAYMENTS
PF18-PAY RCPT PF19-PRIOR ADDN PF20-MORE ADDNS PF12-RETURN TO ARMSUM

fall of 2018

2019-20

11:53:36 Thursday, July 16, 2020

TRBALQY TXR - ACCOUNT BALANCES FOR ALL YEARS DATE: 07/16/2020 *

SBL NUMBER 121 240 0002 037 000 0000 ON FORECLOSURE BANKRUPTCY
ADDRESS 0040-52 CHESTNUT ST. BAD CHECK LOCAL IMPROVEMENT Y

YEAR	PRINCIPAL PAID	ENDING BALANCE	INTEREST DUE	TOTAL DUE	OVER PAY	PY CD
TOTAL	186,897.66	336,124.20	39859.37	375,983.57		
2009	20,132.61	0.00	0.00	0.00		A
2010	20,611.76	0.00	0.00	0.00		A
2011	18,179.08	0.00	0.00	0.00		
2012	18,466.22	0.00	0.00	0.00		
2013	18,562.60	0.00	0.00	0.00		A
2014	18,189.96	0.00	0.00	0.00		A
2015	20,702.68	0.00	0.00	0.00		
2016	24,231.25	0.00	0.00	0.00		
2017	2,857.59	0.00	0.00	0.00		
2018	4,493.53	0.00	0.00	0.00		
2019	10,470.38	0.00	0.00	0.00		
2020	10,000.00	334,894.76	39859.37	374,754.13		

YEARS IN RED - TAX LIEN SOLD

PF13-NAME/ADDR PF14-ASMT/TAX PF15-ADJMENTS PF17-PAYMENTS
PF18-PAY RCPT PF19-DUP BILL PF20-FORECLSR PF12-RETURN TO ARMSUM



Administrative
Council cancellation

For approval: Sep-20

S-B-L: 105.250-0003-005.002

CD: OM

Phone: 585-732-6803

Property address: 393 Lexington Avenue

Owner's name: Rochester Refugee Resettlement Services, Inc.

Mailing address: 393 Lexington Avenue, Rochester, NY 14615

City / School tax	Nonhomestead									
	orig asmt	corct asmt	asmt chg	orig exmt	corct exmt	exmt chg	tax year	tax rate	amt cancelled	
City	40,300	40,300			40,300	40,300	2021	0.013087	527.41	
School	40,300	40,300			40,300	40,300	2021	0.022741	916.46	
City							2020	0.013151		
School							2020	0.026307		
City							2019	0.013714		
School							2019	0.027433		
									1,443.87 total	

Embellishments / Refuse

Year	orig units	corct units	2021		2020		2019		2018	
			billed	cancelled	billed	cancelled	billed	cancelled	billed	cancelled
SC400										
RP600										
SP700										
HSR										
Refuse										
City tax			527.41	527.41						
School tax			916.46	916.46						
Supplemental City Tax			496.68	496.68						
Supplemental School Tax			983.55	983.55						
Delinquent Water										
Grand total			2,934.10	2,934.10						

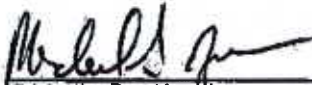

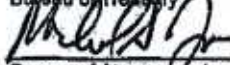
Rates	2021	2020	2019	2018
SC400	1.222	1.541	1.273	1.518
RP600	2.850	2.485	2.424	2.424
SP700	0.897	0.906	0.786	0.817
HSR	0.821	0.958	1.312	1.036


Total cancelled
all years: 2,934.10

Reason for cancellation

The owner is a not for profit organization and had applied for a non-profit, charitable exemption under RPTL-420. The organization is qualified and the application was filed timely. Due to a clerical error, it was not processed.

Signatures required for approval

 8/13/2020
 Originating Department date
 8/13/2020
 Bureau of Treasury date
 8/13/2020
 Bureau of Assessment date

 8/13/2020
 Law Department date
 Director of Finance date
 Completed (Treasury) date

10:02:18 Monday, August 10, 2020

TRASMQY TKR - ASSESSMENTS AND TAX ADDITIONS DATE: 08/10/2020 *
TAX YEAR NOT FOUND - DISPLAYING MOST RECENT OPEN TAX YEAR FOR ACCOUNT
SBL NUMBER 105 250 0003 005 002 0000 OM TAX YEAR 2021
ADDRESS 0393 LEXINGTON AV

TAX RATE TYPE: NON-HOMESTEAD			CITY TAX	527.41
ASSESSMENT	CITY	SCHOOL	SCHOOL TAX	916.46
LAND ONLY	9,500	9,500	REFUSE AMOUNT	0.00
LAND&IMPRVMTS	40,300	40,300	TAX ADDITIONS	1,725.83
EXEMPTIONS	0	0	TOTAL TAXES	3,169.70
TAXABLE VALUE	40,300	40,300	-- TAX ADDITIONS --	
-- EXEMPTIONS --			HAZARD SDWLK REPLACE	32.84
			ROADWAY SNOW PLOW	114.00
			STREET MAINT. FULL	48.88
			SIDEWALK SNOW PLOW	39.88
			SUPPLMTL TAX - CITY	496.68
			SUPPLMTL TAX-SCHOOL	993.55

STAR SVNGS C: 0.00 S: 0.00 TOTAL: 0.00 TRUE AMT: 1,679.47
PF13-NAME/ADDR PF15-ADJMENTS PF16-ACCT BAL PF17-PAYMNTS
PF18-PAY RCPT PF19-PRIOR ADDN PF20-MORE ADDNS PF12-RETURN TO ARMSUM



105.25-3-5.002

261400 Rochester

Active

R/S

School

Rochester

Rochester Refugee
393 Lexington Ave

Roll Year 2021 Roll Yr
Land Size 0.09 acres

Beneficial
Non-Homestead

Land AV 9,500
Total AV 40,300

Handwritten: 8

- Parcel 105.25-3-5.002
- History
- Assessment
- Good Data
- Describe
- Owner(s)
- Images
- Site Plan
- Land(s)
- Blot(s)
- Com Use
- Valuation
- Save 07/29/19

Assessment		Assessor's Values		Market Value Survey	
Land Assessed Value	9,500				
Total Assessed Value	40,300				
Residential Percentage					
Uniform Percent	100.00				
Full Market Value	40,300				
Partial Construction Flag	<input type="checkbox"/>				
		Taxable Values County Taxable 40,300 Muni Taxable 40,300 School Taxable 40,300 Muni Alt. STAR 40,300 School Alt. STAR 40,300			
		Reliefs School Relief .00			
AR Information					
Equal Inc.		Prvs. Inc.		Hold AR Amt	
Equal Dec		Prvs. Dec		SP/EM/CA No.	
Total 2 Roll Years					
Roll Yr	Land AV	Total AV	\$ Diff from Prv	% Change from Prv	
2021	9,500	40,300	0	0	
2020	9,500	40,300	N/A	N/A	

Handwritten: R/S 8

Handwritten: Add Exempt

Handwritten: 25130 FY = 20 \$40,300

Handwritten: AV Exempt Amount

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City of Rochester
Inter-Departmental Correspondence

Bureau of Water

To: Mike Zazzara, Assessor
From: Patrick O'Connor, P.E., Director of Water *Patrick O'Connor*
Date: July 16, 2020
Subject: Water Accounts Added to Tax - Cancellation

The City of Rochester Water Bureau annually adds delinquent water bills to the associated property's tax bill. Some water accounts are flagged to leave the delinquent balance on their water account. This can be due to various reasons including pre-existing payment arrangements, the recent sale of the property, or other reasons. Inadvertently, 119 accounts were added to tax that were intended to be left off. (20, 142)

As such, the Water Bureau is proposing to cancel the tax levy for the accounts listed in the attachment and return those balances to their water account.

PO:NC

Attachment: List of Properties to Cancel

cc: Nick Considine
Cathy Barrett
Kim Jones
John Fomof
Brian Gregor

X Bmw 8/13/2020
Surz 8/13/2020
Mike 8/10/2020

Water Accounts Added to Taxes - Need to be removed

Account #	Address	SBL	Balance Added to Tax
52048300	451 Flower City Pk	090 500 0002 017 000 0000	\$ 29,466.75
52035200	83 RIDGEWAY AV	090 430 0003 067 000 0000	\$ 18,755.01
16042500	426 AVE D	091 780 0003 050 000 0000	\$ 8,713.97
18037000	1021 North St	106 250 0003 071 000 0000	\$ 4,261.66
15015700	71 Ave A	106 210 0001 039 001 0000	\$ 4,229.47
52092000	191 Pullman Avenue	090 430 0001 002 000 0000	\$ 3,752.56
03091300	29 Helena Street	106 490 0003 012 000 0000	\$ 3,377.63
42002000	154 Salina Street	120 640 0001 034 000 0000	\$ 3,344.18
23075700	1939 Clifford Av	107 300 0003 015 000 0000	\$ 3,292.02
49048000	100 Linnet Street	105 250 0002 066 000 0000	\$ 3,181.50
18098000	94 Sobieski St	091 730 0001 046 000 0000	\$ 2,897.79
49047500	491 Lexington Av	105 250 0002 071 000 0000	\$ 2,873.84
44024700	396 Orange St	105 820 0003 052 000 0000	\$ 2,712.73
49061300	22 Holmes Street	105 250 0002 004 000 0000	\$ 2,557.73
46007100	7 Kendolf S	105 820 0001 073 000 0000	\$ 2,534.08
25065700	102 Ellison St	107 450 0003 071 000 0000	\$ 2,483.72
39084400	161 maxwell Av	135 330 0001 024 000 0000	\$ 2,167.11
05013600	185 Second Street	106 510 0001 016 000 0000	\$ 2,039.24
48098300	144 Michigan Street	105 410 0004 064 000 0000	\$ 1,998.43
47014800	48 Rogers Avenue	105 570 0001 053 000 0000	\$ 1,911.33
03053400	32 Quamina Drive	106 390 0003 032 000 0000	\$ 1,821.19
16099700	680 Ave D	091 800 0001 027 000 0000	\$ 1,816.31
46000800	52 Lime St	105 740 0003 014 000 0000	\$ 1,813.65
13089600	91 Locust Street	105 420 0001 010 000 0000	\$ 1,780.07
39022000	48 Hillendale Street	135 230 0002 037 000 0000	\$ 1,770.60
09068600	291 Columbia av	120 680 0003 048 000 0000	\$ 1,766.23
50059500	416 Electric Avenue	090 480 0002 098 000 0000	\$ 1,719.54
50064200	229 Electric Ave	090 570 0001 033 000 0000	\$ 1,650.70
52102000	235 Avis Street	090 410 0002 027 000 0000	\$ 1,648.30
11009800	493 Hawley St	120 740 0001 018 000 0000	\$ 1,620.87
47013000	151 Warner Street	105 570 0001 016 000 0000	\$ 1,605.93
12012000	63 Dengler St	120 350 0002 092 000 0000	\$ 1,589.59
56103900	81 Redwood Rd	090 440 0001 008 000 0000	\$ 1,583.07
51099800	10 Fairview Heights	090 750 0001 048 000 0000	\$ 1,556.44
58121000	1367 Norton Street	091 670 0001 037 000 0000	\$ 1,541.94
39062300	339 Ellicott Street	135 320 0002 009 000 0000	\$ 1,538.60
21027200	56 Portage Street	106 280 0001 069 000 0000	\$ 1,496.13
25027600	338 Webster Avenue	107 530 0002 091 000 0000	\$ 1,429.28
52103100	327 Avis Street	090 410 0002 016 000 0000	\$ 1,417.77
44101400	194 Independence Street	120 310 0001 087 000 0000	\$ 1,389.09
14028500	253 Driving Park Av	090 820 0003 057 000 0000	\$ 1,372.52
49060700	52 Holmes Street	090 810 0003 043 000 0000	\$ 1,371.21

13047400	79 Emerson St	105 430 0002 019 000 0000	\$	1,367.18
47057300	784 Glide Street	105 550 0002 028 000 0000	\$	1,340.83
49005600	292 Curlew Street	105 240 0002 041 000 0000	\$	1,314.96
19040700	229 Durnan St	091 820 0001 020 000 0000	\$	1,313.48
21024000	10 Manitou Street	106 350 0001 041 000 0000	\$	1,306.86
42072500	157 Kenwood Av	120 580 0001 006 000 0000	\$	1,289.67
16041800	702 Joseph Av	106 230 0003 040 000 0000	\$	1,274.60
09073100	269 Seward St	121 690 0001 009 000 0000	\$	1,263.16
20021600	33 Sylvester Street	091 680 0002 005 000 0000	\$	1,217.30
49032500	371 Glenwood Av	105 340 0001 003 000 0000	\$	1,194.87
58104400	99 Brookhaven Terrace	091 580 0003 034 000 0000	\$	1,172.13
53018200	99 Rand Street	090 330 0001 043 000 0000	\$	1,166.61
14099000	39 Rialto St	091 780 0002 055 000 0000	\$	1,116.74
44014700	363 Campbell Street	120 260 0001 071 000 0000	\$	1,111.44
39042600	685 Thurston Rd	135 320 0001 017 000 0000	\$	1,105.81
51036300	32 Argo Park	090 800 0001 054 000 0000	\$	1,097.20
47051600	44 Rockview Terrace	105 630 0002 064 000 0000	\$	1,072.36
47041100	223 McNaughton Street	105 470 0004 013 000 0000	\$	1,052.54
44048600	9 Elser Terrace	120 320 0002 008 000 0000	\$	1,048.95
46076400	187 Sherman St	105 580 0001 019 000 0000	\$	1,047.94
17047200	94 Warsaw St	091 730 0004 028 000 0000	\$	1,038.25
04089900	340 Sixth Street	106 440 0002 003 000 0000	\$	1,009.50
46048100	519 Hague Street	105 720 0001 027 000 0000	\$	1,002.49
49060300	459 Driving Park Avenue	090 810 0003 016 000 0000	\$	997.46
32018800	244 Rutgers	121 590 0002 066 000 0000	\$	992.87
50054000	465 Clay Avenue	090 490 0002 018 000 0000	\$	991.97
13089500	88 Locust Street	105 340 0003 052 000 0000	\$	969.23
41017800	56 Aldine Street	120 660 0003 050 000 0000	\$	968.92
20020500	93 Sylvester Street	091 680 0002 016 000 0000	\$	951.66
17069000	58 Eiffel Place	091 800 0004 054 000 0000	\$	933.81
24047600	25 Richland Street	107 480 0001 005 000 0000	\$	930.58
49060100	447 Driving Park Avenue	090 810 0003 018 000 0000	\$	928.98
50045300	835 Flower City Park	090 480 0002 036 000 0000	\$	918.57
53006200	420 Pullman Avenue	090 330 0002 022 000 0000	\$	917.17
17031900	27 Peckham Street	091 640 0002 061 000 0000	\$	866.27
31005500	246 Breck St	107 780 0001 012 000 0000	\$	853.02
09063300	157 Dr. Samuel McGree Way	120 600 0001 004 000 0000	\$	846.08
52095400	118 Avis Street	090 420 0002 033 000 0000	\$	833.39
02023700	38 Jefferson Av	120 360 0001 083 000 0000	\$	831.69
44034300	447 Wilder St	120 250 0003 044 000 0000	\$	821.56
43014800	139 Depew Street	120 470 0002 067 000 0000	\$	789.61
50095700	575 Augustine Street	090 640 0001 034 000 0000	\$	778.04
39040800	33 Ernestine Street	135 320 0001 023 000 0000	\$	767.69
47125500	1338D Emerson Street	105 370 0001 031 000 0000	\$	765.99
46105300	343 Murray St	105 570 0003 022 000 0000	\$	757.05
25062900	791 Bay Street	107 460 0001 002 000 0000	\$	755.21
41018400	20 Aldine St	120 660 0003 044 000 0000	\$	739.75

47018900	23 Rogers Avenue	105 560 0002 023 000 0000	\$	731.59
03101100	38 Concord Street	106 490 0002 035 000 0000	\$	726.85
50079200	398 Magee Avenue	090 570 0001 045 000 0000	\$	719.05
46004500	189 Whitney St	105 820 0001 053 000 0000	\$	715.61
42011100	49 Wilton Terrace	120 640 0002 053 000 0000	\$	701.95
18011100	172 Alphonse St	106 330 0001 011 000 0000	\$	688.37
33063100	758 Harvard Strret	122 540 0001 046 000 0000	\$	665.69
40079900	49 Roslyn Street	120 820 0003 018 000 0000	\$	644.00
17077600	279 Berlin St	106 250 0001 006 000 0000	\$	642.51
52060500	293 Clay Avenue	090 500 0003 009 000 0000	\$	639.03
22093300	34 Greenlane Drive	107 230 0001 042 000 0000	\$	625.66
50037900	700 Flower Street	090 490 0001 007 000 0000	\$	618.55
51107300	181 Pierpont Street	090 740 0002 012 000 0000	\$	613.06
53001000	371 Pullman Avenue	090 420 0001 002 000 0000	\$	595.91
39042200	606 Brooks Avenue	135 320 0001 020 000 0000	\$	580.80
47017700	15 Lois Street	105 650 0001 009 000 0000	\$	565.89
52110000	226 Avis Street	090 410 0001 028 000 0000	\$	518.10
51049300	387 Lake View Park	090 810 0001 018 000 0000	\$	492.07
21058100	86 Nichols Street	106 280 0002 030 000 0000	\$	463.86
53011600	296 Steko Avenue	090 320 0001 048 000 0000	\$	448.26
20001700	64 Delamaine Drive	091 750 0002 050 000 0000	\$	376.11
25100800	315 Parsells Avenue	107 620 0001 017 000 0000	\$	340.05
50080600	354 Magee Avenue	090 570 0001 037 000 0000	\$	283.42
51004100	327 Birr Street	090 730 0001 034 000 0000	\$	275.26
48029000	396 McNaughton Street	105 400 0001 058 000 0000	\$	261.13
19035600	229 Ernst Street	091 740 0004 067 000 0000	\$	250.41
51023400	410 Lake View Park	090 730 0003 069 000 0000	\$	219.57
53021100	269 Rand Street	090 320 0001 027 000 0000	\$	215.89
41022700	385 Arnett Boulevard	120 650 0003 016 000 0000	\$	176.63
13080600	191 Fulton Avenue	105 350 0004 040 000 0000	\$	120.70
46091200	36 Orlando Street	105 570 0004 015 000 0000	\$	79.73
			\$	204,676.93



Administrative
Council cancellation

For approval: _____

S-B-L: 135.130-0001-001-002.LS11

CD: _____

Phone: _____

Property address: 1183 Scottsville Rd

Owner's name: Monroe County Airport

Mailing address: 1200 Brooks Ave.

City / School tax		Nonhomestead			orig exmt	corct exmt	exmt chg	tax year	tax rate	amt cancelled
orig asmt	corct asmt	asmt chg								
City								2021	0.013087	
School								2021	0.022741	
City								2020	0.013151	
School								2020	0.026307	
City								2019	0.013714	
School								2019	0.027433	
City								2018	0.012517	
School								2018	0.026933	
City								2017	0.011982	
School								2017	0.025781	
										total


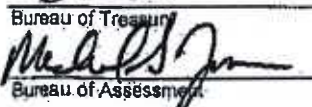
Embellishments / Refuse

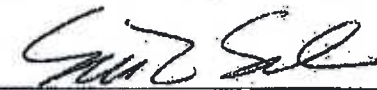
Year	orig units	corct units	2021		2020		2019		2018	
			billed	cancelled	billed	cancelled	billed	cancelled	billed	cancelled
SC400										
RP600										
SP700										
HSR										
Delinquent Refuse			1,738.90	1,738.90						
City tax										
School tax										
Grand total			1,738.90	1,738.90						
Rates			2021	2020	2019	2018	Total cancelled all years: 1,738.90			
SC400										
RP600										
SP700										
HSR										

Reason for cancellation

Delinquent refuse was place on wrong address; should be 1157 Scottsville Rd, with the same SBL

Signatures required for approval

 8/13/20
Originating Department date
 8/13/20
Bureau of Treasury date
Bureau of Assessment date

 8/13/2020
Law Department date

Director of Finance date

Completed (Treasury) date

11:30:35 Friday, July 10, 2020

TRASMQV TXR - ASSESSMENTS AND TAX ADDITIONS DATE: 07/10/2020 *

SBL NUMBER 135 130 0001 001 002 LS11 GF TAX YEAR 2021
ADDRESS 1183 SCOTTSVILLE RD

TAX RATE TYPE: NON-HOMESTEAD

ASSESSMENT	CITY	SCHOOL	CITY TAX	19.63
LAND ONLY	1,500	1,500	SCHOOL TAX	34.11
LAND&IMPRVMTS	1,500	1,500	REFUSE AMOUNT	0.00
EXEMPTIONS	0	0	TAX ADDITIONS	1,738.90
TAXABLE VALUE	1,500	1,500	TOTAL TAXES	1,792.64
-- EXEMPTIONS --			-- TAX ADDITIONS --	
			DELINQUENT REFUSE	1,738.90

STAR SVNGS C: 0.00 S: 0.00 TOTAL: 0.00 TRUE AMT: 53.74
PF13-NAME/ADDR PF15-ADJMNTS PF16-ACCT BAL PF17-PAYMNTS
PF18-PAY RCPT PF19-PRIOR ADDN PF20-MORE ADDNS PF12-RETURN TO ARMXLOC

Delinquent refuse placed in wrong address, but same SBL
This property is land.

11:31:01 Friday, July 10, 2020

RIDUPAJ RIS-ADJUSTMENT/CASH DUPLICATE BILL DATE 07/10/2020 *

ACCT/SBL: 135 . 130 - 0001 - 001 . 002 - LS11 / 0 BUILDING NUMBER: 000
BILL DATE: 2020/07/01

BILLING ADDRESS:

GRI AIRPORT / RTOC
ATT LILY MA
1200 BROOKS AV
ROCHESTER, NY 14624 - 0000

DATE	SEQ#	TYPE	DESCRIPTION	AMOUNT
2020/05/21	00001	A	ADDED TO 20-21 TAX	1,718.90-

PF13-ACCT DISP PF14-DUP BILL

10:35:31 Thursday, August 13, 2020

RIDUPBL REFUSE INFORMATION SYSTEM - DUPLICATE BILL DATE: 08/13/2020

ACCOUNT: 135 . 130 - 0001 - 001 . 002 - LS11 / 0 DATE: 2020/07/01

BILLING ADDRESS

PICKUP ADDRESS:

GRI AIRPORT / RTOC

1157 SCOTTSVILLE

RD

ATT LILY MA

1200 BROOKS AV

BILLING PERIOD

CASH DATE

ROCHESTER, NY

14624

07/01/20 / 09/30/20

05/21/20

PREV BAL: 1718.90 LATE CHG: 0.00

PAYMENTS: 0.00

ADJUST: 1718.90- CURR SERV: 1092.53

NET DUE: 1092.53

GROSS: 1092.53 DUE DATE: 09/14/20

----- CURRENT SERVICES -----

UNITS	SIZE	P/U	MATERIAL	RATE	RENTAL	TOTAL
1	6.0 CU	13	C REFUS	51.683	0.00	671.88
1	30.0 CU	13	C REFUS	26.796	0.00	348.35
1	6.0 CU	13	C CORRU	0.000	72.30	72.30
6	95.0 GAL	13	C MIXED	0.000	0.00	0.00

TOTAL

1092.53

(B=BULK, C=CONTAINER)

PF13-ACCT DISP

PF14-SERV LIST

PF15-DUP ADJ

PF21-ADR LIST

PF22-NAME LIST

showing Add-to-tax with this SBL

10:36:15 Thursday, August 13, 2020

RIADJUP RIS-ADJUSTMENT MAINTENANCE DATE 08/13/2020 +0P
MS03 Your last change (function M) completed successfully

LAST CHANGE DATE/TIME/CLERK: 08/13/20 10:36 KK

ACCT/SBL: 135 . 130 - 0001 - 001 , 002 - LS11 / 0 BLD NUM: 000 2020/08/13 00001

ADDRESS: 1157 SCOTTSVILLE RD HF: —

DELETE (ENTER Y): —

NAME: COUNTY OF MONROE AIRPORT DATE PICKED UP: 2020/07/01

AMOUNT: 1,738.90 TYPE: DESCRIPTION: REVERSE ATT FYR 21

TIMING: I (I/N) DESCRIPTION: IMMEDIATE REBILL: —

MATERIAL TYPE:

ON CALL ACCOUNTS

DUMPSTER SIZE:	VOL OF BULK:	NBR OF TOTES:	SERVICE ORDER:
0000	0.00	00	000000

ROLLOFF ACCOUNTS

TONNAGE:	WGHT	TONNAGE	HAULING	SERVICE
	TICKET#:	CHARGE:	CHARGE:	ORDER:
0.00		0.00	0.00	000000

PF13-ACCT DISP PF14-ACCT RECV PF15-ADJ DISP PF16-ADJ LIST PF17-SERV LIST

Recharge/corrected delinquent refuse from tax bill
to correct property.

SEQRA STATUS

Transmittal Re: [insert subject as it appears on transmittal]

- ☒ Request not subject to SEQRA or action is classified as Type II
- ☐ Action is classified as Type I; Negative Declaration issued on _____
- ☐ Action is classified as Unlisted; Negative Declaration issued on _____
- ☐ SEQRA review in progress; environmental determination will be issued prior to Council Committee meetings (or ordinance will be withdrawn or held in Committee)

Department head/environmental liaison initials:

Date: 8/13/2020

Michael S. Zappala

City Assessor

Cancellation of Taxes and Charges September 15, 2020 Approval

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

Section 1. The City Treasurer is authorized to cancel the following taxes and charges.

<u>S.B.L. #</u>	<u>Class</u>	<u>Address</u>	<u>Tax Year</u>	<u>Amount Cancelled</u>	<u>Subtotal</u>
<p>(A) There was an error in the 2016-17 PILOT bill for 40-52 Chestnut Street. The City, at the direction of the Law Department, corrected the bill, but did not relay the error to Monroe County. The 2017 County PILOT bill was not corrected and went unpaid by the owner. In November of 2018, the attorney for Imagine Monroe/COMIDA sent correspondence to the owner cancelling the lease, lease-back and PILOT on the property because the 2017 and 2018 Monroe County PILOT bills had not been paid. At that time the property was immediately put back on the tax roll and supplemental taxes were charged, as the July 1, 2018-19 city/school PILOT also had not been paid. However, the owner paid the 2018-19 city/school PILOT on 11/30/2018 and the 2018 Monroe County PILOT bill on 12/10/18. The owner had not yet paid the 2017 County PILOT bill because it had not been corrected. The owner approached the City with this hardship and with a letter of support from the City of Rochester in August 2019, Imagine Monroe/COMIDA reinstated the PILOT retroactively to November 19, 2018. The property was put back under COMIDA when the 2019-20 city/school PILOT bill was paid in May 2020.</p>					
121.24-2-37	N	40-52 Chestnut St.	2020	\$341,266.52	\$341,266.52
<p>(B) The property located at 1183 Scottsville Road is a vacant parcel of land. Due to a clerical error, a delinquent refuse charge was added to tax when it should have been added to 1157 Scottsville road. The tax billing/receivable system has been corrected.</p>					
135.13-1-1.2/LS11	N	1183 Scottsville Rd.	2021	\$1,738.90	\$1,738.90
<p>(C) 393 Lexington Avenue is owned by Rochester Refugee Resettlement Services, Inc. which is a non-profit organization. The organization had filed the necessary applications and supporting documents for a tax exemption under RPTL 420-a by the due date of February 1, 2020. Due to a clerical error, the exemption was not processed.</p>					
105.25-3-5.2	N	393 Lexington Ave.	2020	\$2,933.29	\$2,934.10
<p>(D) The City of Rochester Bureau of Water annually adds delinquent water bills to the associated property tax bill. Some water accounts are flagged to leave the delinquent balance on the water account. This can be due to various reasons including pre-existing payment arrangements, the recent sale of a property or other reasons. Inadvertently, 120 accounts were added to the tax bill that were intended to be left off. The Bureau of Water is proposing to cancel the added to tax amounts listed and will return those balances to their water account.</p>					
Various	N & H	See Attachment	2020	\$204,676.93	\$204,676.93
GRAND TOTAL					\$550,616.45

Section 2. If full or partial payment of the aforesaid taxes and charges has been made and received, the City Treasurer is hereby authorized and directed to remit to the owner of the parcel the amount of said payment without interest.

Section 3. This ordinance shall take effect immediately.

INTRODUCTORY NO.

#17

326

Ordinance No.

Authorizing the cancellation or refund of erroneous taxes and charges

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

Section 1. The City Treasurer is authorized to cancel the following taxes and charges:

S.B.L. #	Class	Address	Tax Year	Cancelled	Subtotal
(A) 121.24-2-37	N	40-52 Chestnut St.	2020	\$341,266.52	\$341,266.52

There was an error in the 2016-17 payment in lieu of taxes (PILOT) bill for this address. The City, at the direction of the Law Department, corrected the bill, but did not relay the error to Monroe County. The 2017 County PILOT bill was not corrected and went unpaid by the owner. In November of 2018, the attorney for Imagine Monroe/COMIDA sent correspondence to the owner cancelling the lease, lease-back and PILOT arrangement on the property because the 2017 and 2018 Monroe County PILOT bills had not been paid. At that time the property was immediately put back on the tax roll and supplemental taxes were charged, as the July 1, 2018-19 city/school PILOT also had not been paid. However, the owner paid the 2018-19 city/school PILOT on 11/30/2018 and the 2018 Monroe County PILOT bill on 12/10/18. The owner had not yet paid the 2017 County PILOT bill because it had not been corrected. The owner approached the City with this hardship and with a letter of support from the City of Rochester in August 2019, Imagine Monroe/COMIDA reinstated the PILOT retroactively to November 19, 2018. The property was put back under COMIDA when the 2019-20 city/school PILOT bill was paid in May 2020.

(B) 135.13-1-1.2/LS11	N	1183 Scottsville Rd.	2021	\$1,738.90	\$1,738.90
-----------------------	---	----------------------	------	------------	-------------------

This property is a vacant parcel of land. Due to a clerical error, a delinquent refuse charge was added to the bill for this property when it should have been added to 1157 Scottsville Road. The tax billing/receivable system has been corrected.

(C) 105.25-3-5.2	N	393 Lexington Ave.	2020	\$2,933.29	\$2,934.10
------------------	---	--------------------	------	------------	-------------------

This property is owned by Rochester Refugee Resettlement Services, Inc. which is a non-profit organization. The organization had filed the necessary applications and supporting documents for a tax exemption under RPTL 420-a by the due date of February 1, 2020. Due to a clerical error, the exemption was not processed on time.

(D) Various	N & H	See Exhibit A	2020	\$204,676.93	\$204,676.93
-------------	-------	---------------	------	--------------	---------------------

The City Water Bureau annually adds delinquent water bills to the associated property tax bill. Some water accounts are flagged to leave the delinquent balance on the water account. This can be due to various reasons including pre-existing payment arrangements, the recent sale of a property or other reasons. Inadvertently, 120 accounts were added to the tax bill that were intended to be left off. The Water Bureau will cancel the added to tax amounts listed and will return those balances to their water account.

GRAND TOTAL \$550,616.45

Section 2. If full or partial payment of the aforesaid taxes and charges has been made and received, the City Treasurer is hereby authorized and directed to remit to the owner of the parcel the amount of said payment without interest.

Section 3. This ordinance shall take effect immediately.

Exhibit A

Account #	Address	SBL	Water Charges Removed
52048300	451 Flower City Pk	090 500 0002 017 000 0000	29,466.75
52035200	83 RIDGEWAY AV	090 430 0003 067 000 0000	18,755.01
16042500	426 AVE D	091 780 0003 050 000 0000	8,713.97
18037000	1021 North St	106 250 0003 071 000 0000	4,261.66
15015700	71 Ave A	106 210 0001 039 001 0000	4,229.47
52092000	191 Pullman Avenue	090 430 0001 002 000 0000	3,752.56
03091300	29 Helena Street	106 490 0003 012 000 0000	3,377.63
42002000	154 Salina Street	120 640 0001 034 000 0000	3,344.18
23075700	1939 Clifford Av	107 300 0003 015 000 0000	3,292.02
49048000	100 Linnet Street	105 250 0002 066 000 0000	3,181.50
18098000	94 Sobieski St	091 730 0001 046 000 0000	2,897.79
49047500	491 Lexington Av	105 250 0002 071 000 0000	2,873.84
44024700	396 Orange St	105 820 0003 052 000 0000	2,712.73
49061300	22 Holmes Street	105 250 0002 004 000 0000	2,557.73
46007100	7 Kondolf St	105 820 0001 073 000 0000	2,534.08
25065700	102 Ellison St	107 450 0003 071 000 0000	2,483.72
39084400	161 Maxwell Av	135 330 0001 024 000 0000	2,167.11
05013600	185 Second Street	106 510 0001 016 000 0000	2,039.24
48098300	144 Michigan Street	105 410 0004 064 000 0000	1,998.43
47014800	48 Rogers Avenue	105 570 0001 053 000 0000	1,911.33
03053400	32 Quamina Drive	106 390 0003 032 000 0000	1,821.19
16099700	680 Ave D	091 800 0001 027 000 0000	1,816.31
46000800	52 Lime St	105 740 0003 014 000 0000	1,813.65
13089600	91 Locust Street	105 420 0001 010 000 0000	1,780.07
39022000	48 Hillendale Street	135 230 0002 037 000 0000	1,770.60
09068600	291 Columbia av	120 680 0003 048 000 0000	1,766.23
50059500	416 Electric Avenue	090 480 0002 098 000 0000	1,719.54
50064200	229 Electric Ave	090 570 0001 033 000 0000	1,650.70
52102000	235 Avis Street	090 410 0002 027 000 0000	1,648.30
11009800	493 Hawley St	120 740 0001 018 000 0000	1,620.87
Account #	Address	SBL	Water Charges Removed
47013000	151 Warner Street	105 570 0001 016 000 0000	1,605.93

12012000	63 Dengler St	120 350 0002 092 000 0000	1,589.59
56103900	81 Redwood Rd	090 440 0001 008 000 0000	1,583.07
51099800	10 Fairview Heights	090 750 0001 048 000 0000	1,556.44
58121000	1367 Norton Street	091 670 0001 037 000 0000	1,541.94
39062300	339 Ellicott Street	135 320 0002 009 000 0000	1,538.60
21027200	56 Portage Street	106 280 0001 069 000 0000	1,496.13
25027600	338 Webster Avenue	107 530 0002 091 000 0000	1,429.28
52103100	327 Avis Street	090 410 0002 016 000 0000	1,417.77
44101400	194 Independence Street	120 310 0001 087 000 0000	1,389.09
14028500	253 Driving Park Av	090 820 0003 057 000 0000	1,372.52
49060700	52 Holmes Street	090 810 0003 043 000 0000	1,371.21
13047400	79 Emerson St	105 430 0002 019 000 0000	1,367.18
47057300	784 Glide Street	105 550 0002 028 000 0000	1,340.83
49005600	292 Curlew Street	105 240 0002 041 000 0000	1,314.96
19040700	229 Durnan St	091 820 0001 020 000 0000	1,313.48
21024000	10 Manitou Street	106 350 0001 041 000 0000	1,306.86
42072500	157 Kenwood Av	120 580 0001 006 000 0000	1,289.67
16041800	702 Joseph Av	106 230 0003 040 000 0000	1,274.60
09073100	269 Seward St	121 690 0001 009 000 0000	1,263.16
20021600	33 Sylvester Street	091 680 0002 005 000 0000	1,217.30
49032500	371 Glenwood Av	105 340 0001 003 000 0000	1,194.87
58104400	99 Brookhaven Terrace	091 580 0003 034 000 0000	1,172.13
53018200	99 Rand Street	090 330 0001 043 000 0000	1,166.61
14099000	39 Rialto St	091 780 0002 055 000 0000	1,116.74
44014700	363 Campbell Street	120 260 0001 071 000 0000	1,111.44
39042600	685 Thurston Rd	135 320 0001 017 000 0000	1,105.81
51036300	32 Argo Park	090 800 0001 054 000 0000	1,097.20
47051600	44 Rockview Terrace	105 630 0002 064 000 0000	1,072.36
47041100	223 McNaughton Street	105 470 0004 013 000 0000	1,052.54
44048600	9 Elser Terrace	120 320 0002 008 000 0000	1,048.95
46076400	187 Sherman St	105 580 0001 019 000 0000	1,047.94
17047200	94 Warsaw St	091 730 0004 028 000 0000	1,038.25
04089900	340 Sixth Street	106 440 0002 003 000 0000	1,009.50
46048100	519 Hague Street	105 720 0001 027 000 0000	1,002.49
49060300	459 Driving Park Ave	090 810 0003 016 000 0000	997.46
32018800	244 Rutgers	121 590 0002 066 000 0000	992.87
50054000	465 Clay Avenue	090 490 0002 018 000 0000	991.97
13089500	88 Locust Street	105 340 0003 052 000 0000	969.23
Account #	Address	SBL	Water Charges Removed
41017800	56 Aldine Street	120 660 0003 050 000 0000	968.92
20020500	93 Sylvester Street	091 680 0002 016 000 0000	951.66
17069000	58 Eiffel Place	091 800 0004 054 000 0000	933.81
24047600	25 Richland Street	107 480 0001 005 000 0000	930.58

49060100	447 Driving Park Ave	090 810 0003 018 000 0000	928.98
50045300	835 Flower City Park	090 480 0002 036 000 0000	918.57
53006200	420 Pullman Avenue	090 330 0002 022 000 0000	917.17
17031900	27 Peckham Street	091 640 0002 061 000 0000	866.27
31005500	246 Breck St	107 780 0001 012 000 0000	853.02
09063300	157 Dr. Samuel McCree Way	120 600 0001 004 000 0000	846.08
52095400	118 Avis Street	090 420 0002 033 000 0000	833.39
02023700	38 Jefferson Av	120 360 0001 083 000 0000	831.69
44034300	447 Wilder St	120 250 0003 044 000 0000	821.56
43014800	139 Depew Street	120 470 0002 067 000 0000	789.61
50095700	575 Augustine Street	090 640 0001 034 000 0000	778.04
39040800	33 Ernestine Street	135 320 0001 023 000 0000	767.69
47125500	1338D Emerson Street	105 370 0001 031 000 0000	765.99
46105300	343 Murray St	105 570 0003 022 000 0000	757.05
25062900	791 Bay Street	107 460 0001 002 000 0000	755.21
41018400	20 Aldine St	120 660 0003 044 000 0000	739.75
47018900	23 Rogers Avenue	105 560 0002 023 000 0000	731.59
03101100	38 Concord Street	106 490 0002 035 000 0000	726.85
50079200	398 Magee Avenue	090 570 0001 045 000 0000	719.05
46004500	189 Whitney St	105 820 0001 053 000 0000	715.61
42011100	49 Wilton Terrace	120 640 0002 053 000 0000	701.95
18011100	172 Alphonse St	106 330 0001 011 000 0000	688.37
33063100	758 Harvard Street	122 540 0001 046 000 0000	665.69
40079900	49 Roslyn Street	120 820 0003 018 000 0000	644.00
17077600	279 Berlin St	106 250 0001 006 000 0000	642.51
52060500	293 Clay Avenue	090 500 0003 009 000 0000	639.03
22093300	34 Greenlane Drive	107 230 0001 042 000 0000	625.66
50037900	700 Flower Street	090 490 0001 007 000 0000	618.55
51107300	181 Pierpont Street	090 740 0002 012 000 0000	613.06
53001000	371 Pullman Avenue	090 420 0001 002 000 0000	595.91
39042200	606 Brooks Avenue	135 320 0001 020 000 0000	580.80
47017700	15 Lois Street	105 650 0001 009 000 0000	565.89
52110000	226 Avis Street	090 410 0001 028 000 0000	518.10
51049300	387 Lake View Park	090 810 0001 018 000 0000	492.07
21058100	86 Nichols Street	106 280 0002 030 000 0000	463.86
Account #	Address	SBL	Water Charges Removed
53011600	296 Steko Avenue	090 320 0001 048 000 0000	448.26
20001700	64 Delamaine Drive	091 750 0002 050 000 0000	376.11
25100800	315 Parsells Avenue	107 620 0001 017 000 0000	340.05
50080600	354 Magee Avenue	090 570 0001 037 000 0000	283.42
51004100	327 Birr Street	090 730 0001 034 000 0000	275.26
48029000	396 McNaughton Street	105 400 0001 058 000 0000	261.13
19035600	229 Ernst Street	091 740 0004 067 000 0000	250.41

51023400	410 Lake View Park	090 730 0003 069 000 0000	219.57
53021100	269 Rand Street	090 320 0001 027 000 0000	215.89
41022700	385 Arnett Boulevard	120 650 0003 016 000 0000	176.63
13080600	191 Fulton Avenue	105 350 0004 040 000 0000	120.70
46091200	36 Orlando Street	105 570 0004 015 000 0000	79.73



City of Rochester

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

FINANCE INTRODUCTORY NO.

327

Lovely A. Warren
Mayor

August 27, 2020

TO THE COUNCIL

Ladies and Gentlemen:

DHRM 18

Re: Amendatory Agreement – CypherWorx,
Inc. Online Employee Training

Council Priority: Support the Creation of
Effective Educational Systems

Transmitted herewith for your approval is legislation authorizing an amendatory agreement with CypherWorx, Inc. (Paul Cypher, Chief Executive Officer), for additional compensation needed to expand the City's use of their online training platform to include select mandatory in-service compliance and professional development training for the Rochester Fire Department. The original agreement, authorized in March 2019 (Ordinance No. 2019-47), established maximum compensation of \$83,891 for a term of three years. This amendment will increase compensation by \$24,900 for a maximum of \$108,791. The additional cost will be funded from the 2020-21 (\$12,450) and 2021-22 (\$12,450) Budgets of the Fire Department, contingent upon approval.

CypherWorx, Inc. currently provides online training programs for City employees on the topics of Sexual Harassment, Workplace Harassment, and Workplace Violence and will soon be providing Diversity/Inclusion training. The additional compensation for this agreement will allow the Rochester Fire Department to participate in additional online training and provide select topics in Emergency Medical Services (EMS), Professional Development and New York State mandated and specialty area in-service training. This online training platform also provides for the tracking, recording, and documenting of the trainings, and provides progress and verification reports to supervisors regarding their employees' completion of the trainings.

The above referenced trainings for uniformed members of the Rochester Fire Department is currently provided by Ninth Brain, Inc. whose contract with the City to provide these trainings expires on October 31, 2020.

Respectfully submitted,

Lovely A. Warren
Mayor



INTRODUCTORY NO.

DHRM #18

327

Ordinance No.

Authorizing an amendatory agreement with CypherWorx, Inc. for online employee training

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

Section 1. The Mayor is hereby authorized to enter into an amendatory professional services agreement with CypherWorx, Inc. to provide an online training platform for City employees. The agreement shall amend the agreement authorized in Ordinance No. 2019-47 to increase the maximum compensation by \$24,900 to a new total of \$108,791. The amendatory compensation shall be funded in the amounts of \$12,450 from the 2020-21 Budget of the Fire Department and \$12,450 from the 2021-22 Budget of the Fire Department, contingent upon approval of the latter budget.

Section 2. The amendatory agreement shall contain such additional terms and conditions as the Mayor deems to be appropriate.

Section 3. This ordinance shall take effect immediately.



City of Rochester

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

**NEIGHBORHOOD &
BUSINESS DEVELOPMENT
INTRODUCTORY NO.**

328

Lovely A. Warren
Mayor

August 27, 2020 NBD01

TO THE COUNCIL

Ladies and Gentlemen:

Re: Sale of Real Estate

Council Priority: Jobs and Economic Development

Comprehensive Plan 2034 Initiative Area:
Fostering Prosperity and Opportunity

Transmitted herewith for your approval is legislation approving the sale of a portion of one property. The newly created site will be approximately 80'x 90'. City records have been checked to ensure that the purchaser (except those buying unbuildable vacant lots) does not own other properties with code violations or delinquent taxes (unless noted), and have not been in contempt of court or fined as a result of an appearance ticket during the past five years.

The property is a vacant lot and is listed on the attached spreadsheet under the heading, I. Request for Proposal. It will be sold to Ahmad Fazily (70 Holworthy Street, Rochester, NY), for the construction of a bakery. The proposed building will be approximately 1,353 SF with parking for 3 vehicles. The business will provide products to other business with no portion of the operation for general retail.

The first year projected tax revenue for the property, assuming full taxation, current assessed valuations and current tax rates, is estimated to be \$860.

All City taxes and other charges, except water charges against properties being sold by the City, will be canceled on the first day of the month following adoption of the ordinance because either the City has agreed to convey the properties free of City tax liens and other charges, or these charges have been included in the purchase price.

Respectfully submitted,

Lovely A. Warren
Mayor



September 15, 2020

\$ 860



City of Rochester

Division of Real Estate

30 Church St, Room 125-B, Rochester, NY 14614

DEVELOPMENT PROPOSAL OUTLINE FOR VACANT LAND

ADDRESS OF PROPERTY
TO BE PURCHASED

60 Holworthy St

PURCHASER'S NAME

Ahmad Fazily

DATE

7/26/19

PURCHASE PRICE (state the amount of your bid) \$ 1,800

1.) Do you currently own property that adjoins the City-owned vacant land? Yes ☒ No ☐

If you answered no to the previous question, proceed to Section 3.

If you answered yes, describe your adjoining property:

Address: _____

Type of property / current use and occupancy: Vacant industrial

2.) If you are an adjoining owner, do you intend to construct improvements on the City-owned vacant land? Yes ☒ No ☐

If you answered no, skip Sections 3, 4, 5, 6, and 7. Complete Sections 8 and 9.

3.) PROPOSED USE - Describe proposed use and nature of improvements to be constructed. Indicate number of units and whether they will be leased or owner-occupied. Indicate the specific uses of stores, offices, and industrial space, i.e. beauty salon, restaurant, etc.

1. Residential (No. of Units): _____

2. Commercial (Specify): Bakery

3. Industrial (Specify): _____

4. Parking Lot: _____

5. Green Space: _____

6. Other: _____

Time required to complete construction of improvements will be 10 months.

4.) PARKING LOT PROPOSALS: SUBMISSION OF A SITE PLAN IS REQUIRED.

Information regarding site plans can be obtained from the office of Planning and Zoning at (585) 428-7043.

For parking lot proposals, skip Section 5 and complete Sections 6, 7, 8 and 9.

5.) NEW CONSTRUCTION:

FOR ALL NEW CONSTRUCTION, SUBMISSION OF A SITE PLAN IS REQUIRED.

- Proposals for new residential construction should include a front elevation.
- Proposals for new commercial or mixed-use construction should include a façade plan.
Façade Plan (applicable to commercial or mixed-use structures only.) - Describe in detail below the proposed street façade of the building, including:
 - a. Exterior siding materials;
 - b. Type, size and number of windows and doors;
 - c. Proposed color of exterior;
 - d. Exterior lighting plan;
 - e. Security measures, if any; and
 - f. Size, location and number of exterior signs.

DESCRIPTION (attach additional pages if needed) :

See attached drawings

- 6.) EXPERIENCE** - Describe in detail below previous experience in completing similar projects. Include references and photographs if possible. If your project will be carried out by more than one individual, describe the experience and role of each team member. Attach additional pages if needed.

<u>ADDRESS</u>	<u>SCOPE OF PROJECT</u>	<u>COST OF PROJECT</u>	<u>REFERENCE & TELEPHONE #</u>
----------------	-------------------------	------------------------	------------------------------------

<u>G.R.H. - Reza Hourmanesh Architect</u>			<u>(585) - 634-1000</u>
<u>will manage construction</u>			

7.) **CONSTRUCTION COST ESTIMATE**

Please develop an itemized estimate of anticipated construction costs using the Cost Estimate Outline below (Or provide contractor/architect provided estimates):

EXTERIOR

ESTIMATED COSTS

- | | |
|--------------------------------------|----------|
| 1. Chimneys - point or rebuild | \$ _____ |
| 2. Roof - repair or replace | _____ |
| 3. Cornice and trim repairs | _____ |
| 4. Siding - repair or replace | _____ |
| 5. Gutters & downspouts | _____ |
| 6. Exterior door - repair or replace | _____ |
| 7. Steps & porch repairs | _____ |
| 8. Foundation wall pointing & repair | _____ |
| 9. Exterior protective covering | _____ |
| 10. Storms & screens | _____ |
| 11. Accessory Building repairs | _____ |
| 12. Service walks repairs | _____ |
| 13. Driveway/Parking Lot | _____ |
| 14. Landscaping | _____ |
| 15. Fence | _____ |
| 16. Other: _____ | _____ |

SUBTOTAL EXTERIOR: \$ 0.00

INTERIOR

- | | |
|---------------------------------|----------|
| 16. Joist or beam repairs | \$ _____ |
| 17. Wall changes | _____ |
| 18. Wall & ceiling treatments | _____ |
| 19. Electric | 1500.00 |
| 20. Heating | 3500.00 |
| 21. Plumbing | 1000.00 |
| 22. Window repairs | _____ |
| 23. Door repairs | _____ |
| 24. Stairways & railings | _____ |
| 25. Insulation - attic/sidewall | _____ |
| 26. Kitchen cabinets & counters | _____ |
| 27. Floor repairs | _____ |
| 28. Cellar enclosures | _____ |
| 29. Other: _____ | _____ |

SUBTOTAL INTERIOR: \$ 0.00

TOTAL ESTIMATED COSTS: \$ 0.00 80000.00

PURCHASE PRICE: \$ 0.00

TOTAL EXPENDITURE: \$ 0.00

Construction
Costs
\$74,000

Square foot of Building: 1 _____	Cost per sq. ft. \$ 0.00
Number of Units: 1 _____	Cost per unit \$ 0.00

Name source of estimates:

Architect: Reza Houshmesh

Contractor: _____

8.) **FINANCING - SOURCE OF FUNDS**

A. **Personal Funds**

(you must provide verification, i.e. bank statements, etc.)

\$ 51,000

B. **Bank Financing** (Letter of Interest from bank must be included if your proposal relies on bank financing.)

\$ _____

TOTAL

\$ 0.00

*Total amount of financing must be greater than or equal to bid price plus development / construction cost as set forth in Section 7. Adjoining owners must demonstrate proof of funds for bid price only.

9.) **CONTINGENCIES (indicate which, if any, contingencies apply to your proposal.)**

A. **Combination**

Upon acquiring ownership of the City-owned vacant land that is the subject of this proposal, I agree to combine the land with my adjoining property. (Note: this contingency is required for purchasers are owners of adjoining property.) No

B. **Zoning** Yes ☐ No ☒

Reason for contingency _____

C. **Financing** Yes ☐ No ☒

Time required to obtain loan commitment _____

D. **Other** _____

DATE 9/26/19

SIGNATURE(S) Armed Faj



Architecture, Engineering & Construction

July 31, 2020

Neighborhood & Business Development
Building Dept.
30 Church Street
Rochester, NY 14614

RE: 60 Holworthy Street-Rochester, NY - Z Bakery - Probable Cost Estimate

To Whom it may concern:

Following is a list of Soft & Hard Cost for the new building at 60 Holworthy Street, Z Bakery.

A. SOFT Cost

1. Architectural & Engineering Design	\$ 5,000
---------------------------------------	----------

B. HARD Cost

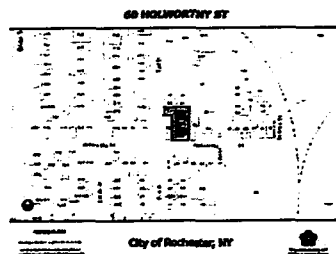
1. Site Work (Asphalt, Gas, Sewer, Water & Plants)	\$ 22,000
2. Pole Barn Structure:	\$ 25,000
3. Pole Barn Exterior Walls/Roof Insulation:	\$ 5,000
4. Interior Drywalls & Gypsum Board	\$ 7,000
5. Doors, Windows & Hardware	\$ 5,500
6. Plumbing	\$ 4,000
7. HVAC	\$ 4,000
8. Electrical	\$ 5,000
9. Sub-Total	\$ 82,500
10. Contingencies	\$ 2,500
TOTAL	\$85,000

Please contact me if you have any question regarding this matter.

Sincerely,

Reza Hourmanesh, RA, CE, CDT

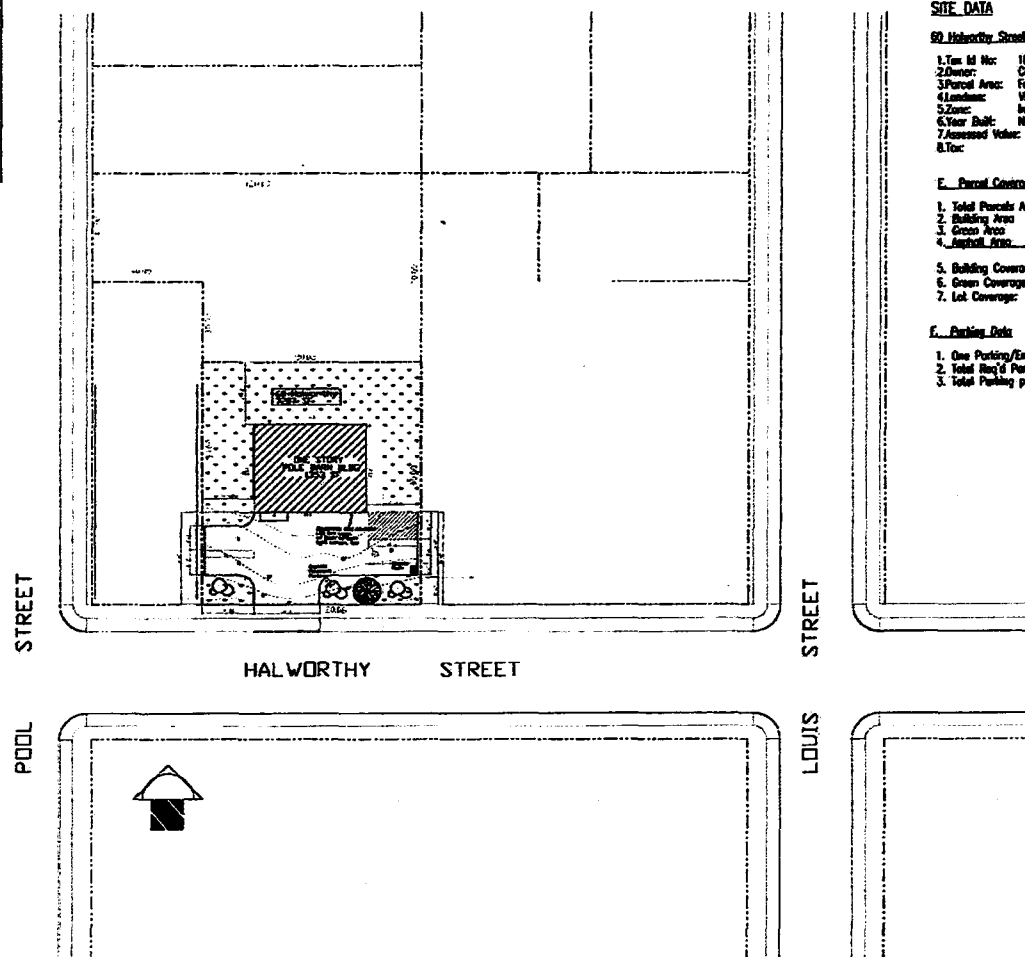
CC: File



Location Map

NTS

1



Site Plan

1" = 20'

SITE DATA

60 Halworthy Street

1. Tax Id No: 105.72-1-07.004
2. Owner: City of Rochester
3. Parcel Area: 60.05' x 90' Area: 7,207 SF
4. Land Use: Vacant Industrial Land - 340
5. Zone: Industrial (M-1)
6. Year Built: NA
7. Assessed Value: \$ Pending
8. Tax: \$ Pending

F. Parcel Coverage Data

1. Total Parcel Area = 7,207 SF
2. Building Area = 1,353 SF
3. Green Area = 3,854 SF
4. Asphalt Area = 1,950 SF
5. Building Coverage: 18.8%
6. Green Coverage: 53.5%
7. Lot Coverage: 46.4%

F. Parking Data

1. One Parking/Employee = 2 Employees
2. Total Required Parking Spaces: 1 Parking/2 Employees = 2
3. Total Parking provided: 3 Parking

Project:

**Z
Bakery**

60 Halworthy Street
Rochester, NY, 14606

Owner:

A. Fazily

70 Halworthy Street
Rochester, NY, 14606

Architect:

GRH
Architecture, Engineering & Construction

333 Glen Haven Road
Rochester, New York 14609

Tel/Fax: (585) 654-6000

Mobile: (585) 739-6000

Email: GRH@rochester.ny.us

Consultant:

Revisions:

No.	Description	By	Date

Warning: Unauthorized Use, Alteration, Addition, Deletion, Change and/or Reproduction of this drawing is a violation of the New York State Education Law, Article 145, Section 7200.

© Copyright 2020, GRH, AEC

Sheet Title:

**Proposed
Site
Development
Plan**

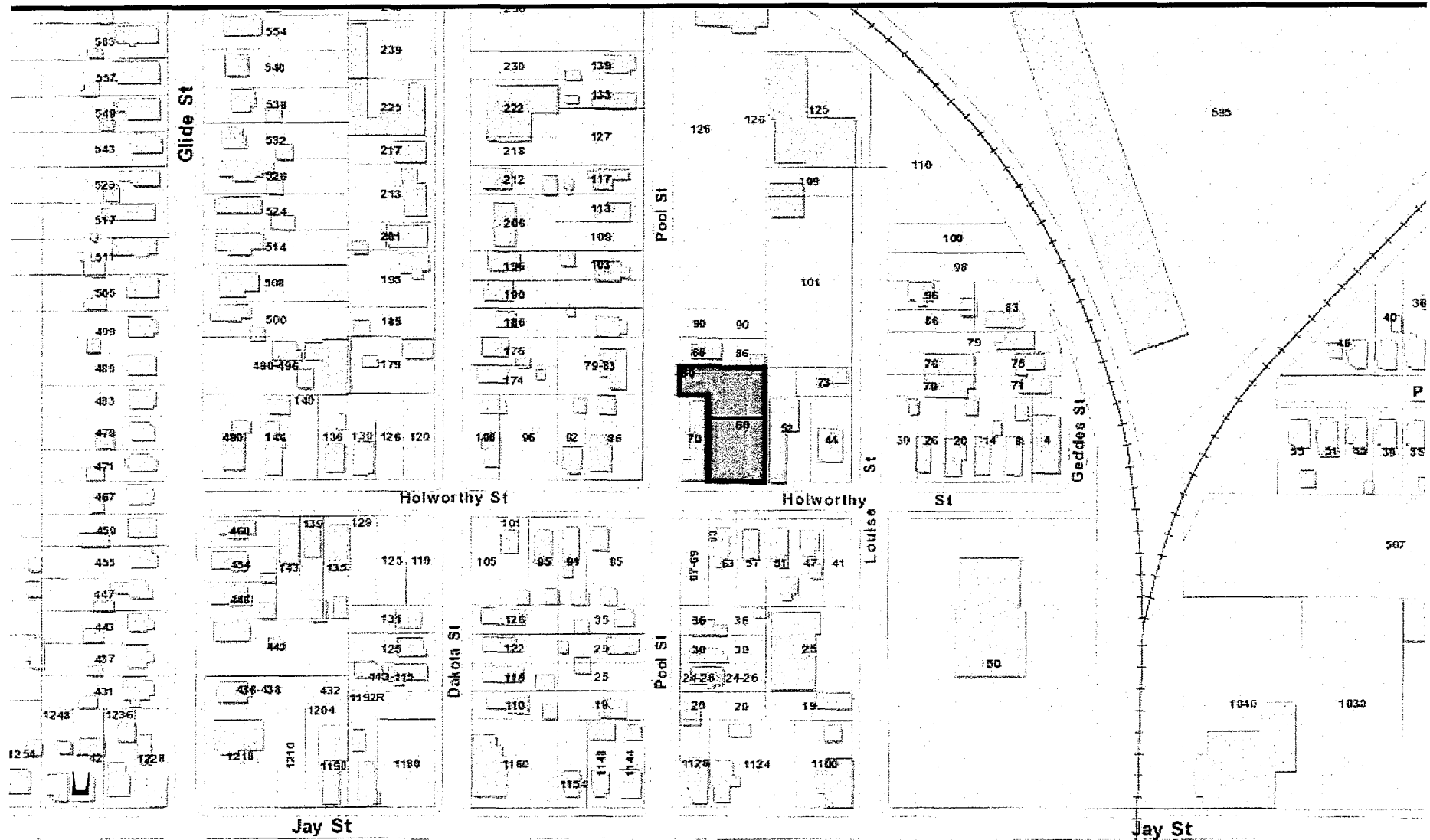
Project Manager: GRH	Scale:
Project Architect: GRH	
Drawn by: GRH	
Checked by: GRH	
Project No: 0110	
Date Issued: 2/28/20	
Scale: 1" = 20'	
Drawing Number:	

S-1

1 of 10

2

South Portion of 60 HOLWORTHY ST



August 6, 2020

This map is intended for general reference only.

The City of Rochester makes no representation as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Lovely A. Warren, Mayor

INTRODUCTORY NO.**328**

NBD #1

Ordinance No.

Authorizing the sale of real estate

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

Section 1. The Council hereby approves the negotiated sale with proposal of the following vacant parcel of land:

Address	SBL#	Lot	Price	Purchaser
South Portion 60 Holworthy St	105.72	80 x	\$1,8	Ahmad Fazily
	1 27 1	00	00	

comprised of all that tract or parcel of land, situate in the City of Rochester, County of Monroe, State of New York, being the southerly 90.0 feet of Lots 18 & 19, Section 'C' of the Pool Farm Subdivision, as filed in the Monroe County Clerk's Office in Liber 3 of Maps, Page 123. The southerly portion of said Lots 18 & 19 together front 80.0 feet on the northerly side of Holworthy Street and are 90.0 feet in depth.

Section 2. City taxes and other City charges, except water charges, against said properties are hereby canceled up to the first day of the month following the date of adoption of this ordinance for the reason that the City has agreed to convey said properties free of City tax liens and other charges or because these charges have been included in the purchase price.

Section 3. This ordinance shall take effect immediately.



City of Rochester

City Hall Room 308A, 30 Church Street
Rochester, New York 14614-1290
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NEIGHBORHOOD & BUSINESS DEVELOPMENT INTRODUCTORY NO.

329

Lovely A. Warren
Mayor

August 27, 2020 NBD02

TO THE COUNCIL

Ladies and Gentlemen:

Re: Amendatory Agreements –Northeast Quadrant
Historic Resources Survey

Council Priorities: Creating and Sustaining a Culture
of Vibrancy

Comprehensive Plan 2034 Initiative Area: Fostering
Prosperity & Opportunity

Transmitted herewith for your approval is legislation related to existing agreements for the
Northeast Quadrant Historic Resources Survey. This legislation will:

- 1) Authorize an amendatory agreement with the New York State Department of Parks
Recreation and Historic Preservation, State Historic Preservation Office (SHPO). The
existing grant agreement was authorized by Ordinance No. 2019-305 and authorized the
receipt and use of a \$23,600 grant to fund a historic resource survey of properties in the
City's Northeast Quadrant and of properties in a portion of the Northwest Quadrant. The
amendment will extend the term of the existing agreement by six months, from September
30th, 2020, to March 31, 2021. All other terms will remain the same.
- 2) Authorize an amendatory agreement with The Landmark Society of Western New York, Inc.
(Wayne Goodman, Executive Director) located at 5 Castle Park, Rochester, NY. The existing
\$38,600 agreement was authorized by Ordinance No. 2019-305 and provides services to the
City necessary to implement the grant project including grant management, soliciting and
hiring consultants, and coordinating findings with the SHPO. The agreement was funded by
the SHPO grant funds and \$15,000 from the 2019-20 Budget of the Department of
Neighborhood and Business Development. The amendment will extend the term of the
existing agreement by six months, from September 30th, 2020, to March 31, 2021. All other
terms will remain the same.

The six month extension is required to conduct the bulk of the data collection required to record
potential historic properties. The COVID-19 Health Crisis has made it difficult to complete the
survey work within the original one year timeframe. The SHPO has already approved the six
month extension of their agreement to coincide with the new expiration date of March 31, 2021.

Respectfully submitted,

Lovely A. Warren
Mayor



INTRODUCTORY NO.

NBD #2

329

Ordinance No.

Authorizing amendatory agreements for the Northeast Quadrant Historic Resources Survey

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

Section 1. The Mayor is hereby authorized to enter into an amendatory agreement with the New York State Historic Preservation Office (SHPO) to fund the Northeast Quadrant Historic Resources Survey (the Project). The amendatory agreement shall extend through March 31, 2021 the term of the original agreement authorized in Ordinance No. 2019-305.

Section 2. The Mayor is hereby authorized to enter into an amendatory agreement with The Landmark Society of Western New York, Inc. to conduct the Project. The amendatory agreement shall extend through March 31, 2021 the term of the original agreement authorized in Ordinance No. 2019-305.

Section 3. The amendatory agreements shall contain such additional terms and conditions as the Mayor deems to be appropriate.

Section 4. This ordinance shall take effect immediately.



City of Rochester

City Hall Room 308A, 30 Church Street
Rochester, New York 14614-1290
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NEIGHBORHOOD & BUSINESS DEVELOPMENT INTRODUCTORY NO.

330

Lovely A. Warren
Mayor

August 27, 2020

NBD03

TO THE COUNCIL

Ladies and Gentlemen:

Re: Zoning Map Amendment –
17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-99
Federal Street

Council Priority: Rebuilding and Strengthening
Neighborhood Housing

Comprehensive Plan 2034 Initiative Area:
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation amending the Zoning Map of the City of Rochester by rezoning the properties located at 17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-99 Federal Street from R-1 Low Density Residential to R-2 Medium Density Residential.

This rezoning will facilitate a Rochester Housing Authority (RHA) redevelopment project. RHA proposes to demolish the eight (8) two-family dwellings (16 units total) at 55-99 Federal Street and to construct: one (1) accessible single-family dwelling with a detached garage and two (2) multifamily dwellings in its place. When completed, the multifamily dwellings will offer a total of 17 units (five (5) of which would be ADA accessible). Notification of the rezoning was provided to the surrounding property owners.

The City Planning Commission held an informational meeting on August 10, 2020. The applicant, their representatives, and two members of the public spoke in support of the project. No one spoke in opposition. In addition, there were five (5) written comments received in support of the project, and there were four (4) written comments received in opposition. By a vote of 6-0-0, the City Planning Commission recommended approval.

A public hearing is required for the Zoning Map Amendment.

Respectfully submitted,

Lovely A. Warren
Mayor



Proposed rezone of 17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-59 Federal Street
from Low Density Residential (R-1) to Medium Denisty Residential (R-2)

C-2

(Community Center District)

R-1 to R-2

R-1

(Low Density Residential)

R-2, O-O

(Medium Density and Office Overlay)



City of Rochester, NY

**CITY PLANNING COMMISSION
RECOMMENDATION
ZONING MAP AMENDMENT**

Re: To amend the Zoning Map by rezoning the properties located at 17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-99 Federal Street from R-1 Low Density Residential to R-2 Medium Density Residential to facilitate the Rochester Housing Authority redevelopment project; an action requiring a City Planning Commission recommendation to the Rochester City Council.

Case No: M-01-20-21

Resolution:

RESOLVED, the City Planning Commission **RECOMMENDS** approval of a request to amend the Zoning Map by rezoning the properties located at 17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-99 Federal Street from R-1 Low Density Residential to R-2 Medium Density Residential to facilitate the Rochester Housing Authority redevelopment project.

Vote: Motion Passes

Action: Recommend Approval

Filing date: August 10, 2020

Record of Vote: 6-0-0

Record of Vote:

D. Watson	Recommend Approval
E. Marlin	Recommend Approval
B. Flower	Recommend Approval
M. Pichardo	Recommend Approval
K. Carroll	Recommend Approval
S. Rebholz	Recommend Approval
M. Mauser	Recused Himself

Findings:

This decision was based on the following findings.

Pursuant to 120-190C(3)[2], in making recommendations regarding amendments to the text of the Zoning Ordinance or to the Zoning Map, the Planning Commission shall consider and make findings on the following matters regarding the proposed amendment:

A. Consistency with the City's Comprehensive Plan and any other adopted special area plans.

This Zoning Map Amendment is consistent with *Rochester 2034*, the City's Comprehensive Plan, the zoning code, and the Draft 2020 Comprehensive Plan for the EMMA and Beechwood Neighborhoods.

Consistency with the Zoning Code: This zoning amendment is the proposed rezone of eight properties from R-1 to R-2. The purpose of the R-2 district is to provide a mix of housing choices. The R-2 district calls for the inclusion of single-family residential, two-family residential and multifamily residential that provides a diversity of housing choices while bulk and density regulations maintain the lower-density scale of the neighborhoods.

Of the eight properties that comprise of the proposed rezoning: one is a multifamily dwelling, two are two-family dwellings, four are single-family dwellings, and one is vacant property that was last legal for eight two-family dwellings. The existing two-family and multifamily dwellings will become permissible and specially permissible uses in the proposed zoning district. The proposed Zoning Map Amendment will not create any

nonconforming structures. Given that the existing uses align with the purpose of the proposed zoning district, it is hereby concluded; that this Zoning Map Amendment is consistent with the Zoning Code.

Consistency with Rochester 2034: The subject properties are located in the Low Density Character Area and on the boundary between the Industrial and Neighborhood Mixed-Use Character Areas of *Rochester 2034's* Placemaking Plan. The proposed rezoning will connect to an existing R-2 district which located in the Placemaking Plan's Neighborhood Mixed-Use Character Area. The recommended primary uses for this Character Area are multi-family residential, residential uses when part of a mixed-use building, and commercial uses. In addition, the proposed rezoning will facilitate the Rochester Housing Authority redevelopment project. This proposed redevelopment project meets the goals of Rochester 2034 because it increases density along transit corridors and it offers diverse housing opportunities.

Consistency with other area special plans: The draft 2020 Comprehensive Plan for the EMMA and Beechwood Neighborhoods includes a recommendation for this proposed amendment, stating "Upzone RHA's Federal Street Townhomes site and adjacent properties fronting on Federal Street to R-2 to enable the current design concept, approved by the Beechwood neighborhood, to be built with a special permit." A letter of support from the Beechwood Neighborhood Coalition was received on behalf of this project and their president provided oral testimony at the virtual hearing.

B. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

The proposed rezoning will expand the R-2 district. The existing two-family and multifamily dwellings will become permissible and specially permitted uses in the proposed zoning district. The proposed rezoning will not create any nonconforming structures.

C. Suitability of uses proposed by the zoning amendment for the property affected by the amendment.

Of the property affected by the amendment, the existing two-family dwellings are now permitted.

The proposed rezoning will facilitate the Rochester Housing Authority (RHA) redevelopment project. RHA proposes to demolish the eight two-family dwellings (16 units total) at 55-99 Federal Street and to construct: one accessible single-family dwelling with a detached garage and two multifamily dwellings in its place. This proposed development will require City Planning Commission review of a request for a Special Permit to establish the two multifamily dwellings. When completed, the multifamily dwellings will offer a total of 17 units (five (5) of which would be ADA accessible). Demolishing 16 units and creating 17 units plus one single-family dwelling was determined not to have a substantial impact on the intensity of uses.

D. Availability of public services and infrastructure generally suitable and adequate for uses allowed within the proposed district.

The available public facilities, services and infrastructure are suitable and adequate for the uses allowed under the proposed amendment.

**CITY PLANNING COMMISSION INFORMATIONAL MEETING
MEETING MINUTES (8/10/2020)
ZONING MAP AMENDMENT**

M-01-20-21

Page 1

APPLICANT: Linda Stango, Rochester Housing Authority

PURPOSE: To amend the Zoning Map by rezoning the properties located at 17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-99 Federal Street from R-1 Low Density Residential to R-2 Medium Density Residential to facilitate the Rochester Housing Authority redevelopment project; an action requiring a City Planning Commission recommendation to the Rochester City Council.

APPLICANT AND/OR REPRESENTATIVE PRESENTATION:

Shawn Burr, Deputy Executive Director, Rochester Housing Authority: Thank you commission for allowing us to present tonight, we appreciate the time that you are taking to allow us this opportunity. RHA is very excited to continue our mission of changing the face of public housing and this is a project we hope to be very proud of. It is a part of a larger project in the neighborhood which will total 54 units consisting of 27 two-bedroom units, 22 three-bedroom units, 4 four-bedroom units and 1 five-bedroom units. All in much need according to our waiting list. RHA will be participating in the HUD's Rental Assistance Demonstration Program. We have submitted an application prior and have been approved and we will be moving forward with that. This project will create accessible and affordable housing that will be sustainable for a long time to come. The Federal Street component will involve the demolition of the eight currently vacant buildings and in its place we will be constructing two low-rise buildings and a single-family home and that will total 18 units. 16 are ADA. We also have 36 units of scattered site housing in the near area and those will undergo various methods of rehabilitation or replacements. For the past years we have had high occupancy rates in our properties with the exception of Federal Street which has been vacant which is the reason we have decided what to do with that site. Fifty-two percent (52%) of these units will receive rental assistance and be affordable to persons earning zero to 50% of the AMI and two of the units be targeted to those earning eighty percent of the AMI.

As you can see it serves the lowest income segment of our population in the city and we encourage as always neighborhood diversity and housing choice within our community. We are excited to remove the existing structures that no longer serve the needs of current residents and replacing them with energy efficient and much more useful layouts and as well as accessible units there's no way we can put accessible units on that site now. Federal Street and the scattered sites will upgrade to extend useful life as well as stabilize units within the Beechwood neighborhood while furthering community revitalization goals which have been articulated in the City of Rochester 2034 comprehensive plan and the Connected Communities neighborhood plan. We have a rough timeline of project completion around June, April to June of 2023 with various stages. Estimated cost of this project would be about 15 million dollars with about 3.4 million estimated for the Federal Street portion. We are applying for low-income housing tax credits and other New York State HCR financing for this project and the deadline for that submittal is August 26th rapidly approaching. We're requesting a rezoning to R-2 to meet current zoning requirements we are requesting that the CPC make a positive recommendation to City Council so we can move the project forward. Again, thank you for your time, I will now introduce Lin who is already been introduce but she can take over with PowerPoint from here.

Linda Stango, Rochester Housing Authority: Thanks for the introduction Shawn. I know everyone had a chance to drive by the property and as you can tell there are eight buildings on the site right

Meeting Minutes

M-01-20-21

17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-99 Federal Street

Page 2

now, and there are 16 units on the property it is just under an acre of land. We started with the idea that we would do a renovation project and when we started to do the calculations of how expensive it would be to do we realized that we were not getting a lot of the things that we wanted out of it, so for example when you walk in the apartment you go down half a level to the living space, it was a living dining kitchen area and then upstairs to two or three bedrooms and the bathroom. No matter what we did it would be very, very difficult and prohibitively expensive to make any of these units accessible and one of the largest demands we have at RHA are for accessible units. The decision was made to demolish and rebuild we are going to use the HUD RAD conversion which means that these house units will no longer be public housing but they will switch to the section 8 platform. Then in realizing the amount of money that it would cost to do we expanded the project to include the scattered sites around the neighborhood that Shawn was speaking about. The other thing that we did was we were very conscientious of including the neighborhood and the neighborhood association and the neighbors just to South of us. Obviously, this affects their property as well. We met with EMMA back in July just to have a one-on-one conversation we also held a meeting at RTS with the help of Nancy Johns-Price that had Beechwood there, EMMA, ACE and we went through the project. They know what we are proposing and we did receive a lot of feedback and we were asked to attend the Beechwood Neighborhood meeting in September of last year, two of the primary changes that we incorporated into the plan were reducing the number of units believe it or not we started out with three buildings on the site with 27 units multi-family units and then the one single family we reduced it to two buildings and kept a single family. The other major change to the plan is we relocated the single family to the North side of the property so that it makes the transition to the houses on Cedarwood more appropriate than a larger building and it allowed us not to over develop a site. We appreciate all the input that was given. We did send out letters to the neighbors to the South of us because obviously this rezoning affects their property as well. I did have conversations with three owners. One was a lot of issues about parking which you can read in the staff report and one was like "well why does this have to affect me", I mean that, that's the way the ordinance is written I can't change it because the zoning does want to be continuous all the way down to East Main Street. The other major component is that we will be making in addition to having accessible units we also have more energy efficient units. Right now that it is very hard to control the temperature and the comfort level of that lower level it is a slab on grade to be low grade so it is either too cold it's damp it just doesn't lend itself to easy regulation. So with that I would like to ask Jeff Perkins to speak about the actual site plan and what we are working on.

Jeff Perkins, Literal Engineers: Thanks Linda. So I work for Literal Engineers and we have engineers and architects on the team for the design of this Federal Street project. When we were interviewed initially, Shawn had asked us "what do you think about affordable housing and making it so it feels nicer looks, nicer to the residents, not only in the dwellings that were proposing but in the shining neighborhood." So Linda and Shawn both challenged us with coming up with a great looking, as best we can within the price range a housing product that would make sense for future development. A lot of the positives that I have got written down here Linda and Shawn have already indicated but first and foremost you know we are not looking to change the use of the existing site it is just refined so it is cleaner, newer and more efficient in many respects. One of the efficiencies is reducing the overall number of buildings so we took the apartments and condensed them into two buildings rather than several other buildings. What we did with the look of building rather than it looking like a quote city type building that looks rectangular we used something looks a little more like a home. That is from an architectural standpoint we believe it blends in better with the adjacent neighborhood. We wanted to put porches on it has an element of inviting so people who want to integrate with the neighborhood. As was said earlier, they were looking at energy efficiencies and we are looking at a variety of different energy efficiencies. We have Rick Blanche with our firm from the mechanical plumbing side to answer those specific questions. From the construction standpoint we are also looking at meeting or exceeding the minority and women-owned business goals to make sure that we comply with the Section 3

requirements and the HOME and HUD requirements as well it was said earlier but we are adding five accessible units to the property we are adding a playground you can see the playgrounds [in the proposed site plan] are proposed in the back whether it is one or one larger one or two separated you know we're open to that. Within one of the buildings we are going to put a community room so that the residents have a place to gather and have celebrations or what have you. Shawn had indicated this is sizable investment. Very large in the neighborhood at-large but for this area we're looking at 3.4 million-dollar investment for this site. We wanted to connect it to the main street R-2. That's good planning because in the bottom of the photo or immediately west of Federal Street is the RTS bus facility and that's zone as C-2. Good planning you would normally have a transition set of zoning before you go to R-1 and that this strip would make a good transition.

Questions from the Members:

Commissioner Carroll: Looks actually like a cool project. I am generally pretty positive about it so far. I just want to clarify some of the actual numbers around what's being demolished what's being built on and so forth. So you're demolishing eight two family units so a total of 16 units and you are creating essentially 18 units, one single family and then 17 additional in those two multi-family buildings. Is that accurate?

Linda Stango: Yes, it's 17 in the two larger buildings and then one single family on the corner so it's 18.

Commissioner Carroll: So, 17 between the two multi-family.

Stephanie Benson: There is a community room within the multi-family so that's why the 17 seems like an odd number but the community room takes up some space.

Commissioner Carroll: That makes perfect sense. So there's basically a net adding of a single unit about two units to this project. I'm not really counting the single family house because it's got its own driveway and garage. Parking and traffic seems to be the biggest concern about most of the folks in the area so we're not really adding in the grand scheme of things additional units we're changing the units that are there. So on the new layout it looks like there's a parking lot that is adding 14 parking spaces and when I looked on google earth that looked like the existing parking lot has nine. So there's actually a net gain of five spaces is that accurate?

Linda Stango: No, the existing parking on the site there, are two parking lots for a total of 15 spaces that serve those 16 units. And the new plan we're planning on 18 spaces for those 17.

Commissioner Carroll: Okay so we're essentially net neutral on parking. One extra unit but extra spaces and with the five ADA units. Do you have any experience about whether folks with ADA apartments typically drive or do they have handicapped vehicles that require handicapped spaces?

Stephanie Benson: We do have I believe four handicapped parking spaces there already identified within the parking lot. We're required to do that by New York State HCR code. So that we have made the appropriate number of parking spots so far.

Commissioner Carroll: Where snow removal going in the big parking lot.

Jeff Perkins: You would be pushing it straight back to either side of the dumpster location.

Commissioner Carroll: Okay in between the dumpster and the tree type thing, perfect that's actually all my questions.

Commissioner Watson: The two areas behind both the major buildings I can't read what those are identified as being could you explain what they are?

Jeff Perkins: So we had planned those to be small playground areas. Where the plan is to have a two different age group type facilities. So that you're catering to a large group of children versus just one small group. So could be one for two through seven and then eight through fifteen or something like that. We're planning on doing something along those lines where you've got enough playground recreational space for the kids to play.

Commissioner Watson: Is there a garage on the single house or just a driveway?

Meeting Minutes

M-01-20-21

17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-99 Federal Street

Page 4

Jeff Perkins: We made provisions in the civil plan to put a garage there. We're not sure if HCR would fund one so what we wanted to do is from the site planning perspective state that either one would be there or be constructed new or planned in the future right at least have that placeholder so I think the current plan shows it just as a space holder but we want to be able to from the site planning perspective be allowed to put a garage.

Stephanie Benson: New York State does not pay for garages unfortunately. So we do want to allow that option if there's a way to do it later with other funding sources.

Verbal Public Testimony in Favor:

Kyle Crandall, President Beechwood Neighborhood Coalition: Good evening everybody. My name is Kyle Crandall I'm the president of the Beechwood Neighborhood Coalition. For those of you who have been on the Planning Commission for a while you may be shocked to hear that Beechwood is standing here to see to support this change in zoning and to support this project as we have worked very hard to down zone most parts of our neighborhood over the years. However what I want to share with the Planning Commission is the relationship that we have had with the Rochester Housing Authority throughout this project. When they indicate the public meetings that they had those are absolutely accurate but in addition they I believe presented to Beechwood one other time and did have a presentation to our board just recently during this pandemic time as well looking to include as much public input as they absolutely possibly could and if we showed if we were to go back and show you what the original design was the very first time it was presented publicly to where this project stands now to me I just cannot speak enough of the appreciation for RHA taking public input into consideration for Beechwood. One of our big things that we are battling right now is development without displacement how do we actually develop our neighborhood without displacing our current residents we have seen rents in some in some units in our neighborhood almost double in the last four to five years so being able to provide quality affordable housing to a segment of our community that desperately needs it is extremely important that's one of the things that we really want to champion with this project. We also want to champion the fact that I can't think in Planning Commission think of all of the proposals that you've had before you where have you seen the housing authority come to you and also offer a single family on the same site as you know seeing a 17 units that are there for affordable housing. So these are some things that were really as it relates to the actual zoning Beechwood is of course supportive *the Rochester 2034* comprehensive plan and the Connected Communities plan we felt we have had very valuable inputs into the zoning components of the comprehensive plan as well as the components of the of the Connected Communities plan as well. The contiguous zoning is something that you know I think there are going to be times when it could cause a little bit of friction and a little bit of problems and this may be one of those scenarios so Beechwood stands behind the need I guess to have to go ahead and change the zoning of all of those properties if you take a look at this project though I understand that it would kind of be a scattered site but there are some single-family homes from East Main Street two to the proposed sites of well where RHA has had affordable housing for you know a few decades. So we would not be opposed if the Planning Commission did make a decision to only change the zoning for that particular site but we also support the need to have to change all of it in order to see this project take place. But if that does become a sticking point with some of the current owners in that stretch you know will allow you to make that tough decision but we do support overall this change in zoning. The accessible units are really important to us again originally when this came to us it was 27 units to see this now down to what we think is going to be much more manageable and really fit in with the neighborhood we think is a is a real plus I will also share that the neighborhood our neighborhood association was really supportive and advocated for those two play areas we think that those are really important to have both of those play areas in the back. The concerns that you may hear regarding the need for off street parking are legitimate concerns I don't want to underestimate or undermine those concerns as someone who drives down Federal Street on a daily basis there is a significant amount of clutter with some of the cars that are there however I believe that the 18 parking spaces that this project is

Meeting Minutes

M-01-20-21

17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-99 Federal Street

Page 5

proposing should meet the need of the residents and of this site. There's nothing that RGH can do to mitigate some of the parking concerns that currently exist on Federal Street. I know that very soon we could be seeing a next phase for the RTS and seeing that wall relocated a little bit that may be a time when we could possibly see a little bit of street redesign there that would help mitigate some of the current parking concerns that are there on Federal Street but again the Beechwood Neighborhood Coalition does not believe that this project will grossly contribute to the parking concerns on Federal Street due to all of the off-street parking that currently exists. We also are very supportive of the green initiatives that RHA is putting into this project we have advocated and I know that RHA is still hearing this request we did not have a chance to iron this out but there was also a request for maybe some heat pumps to be able to be used on this project as well. But what I again just want to say is that on behalf and for those of you that aren't familiar with the Beechwood Neighborhood Coalition I just want to make sure that all of the members realize that when I come and speak it's not what Kyle Crandall thinks, it is a fully democratic process and you can ask the members of RHA what they had to go through when they do present to Beechwood because what we really want to do is have our whole community hear the proposal we have a 14 person elected board who then hears from members of the community and then we deliberate is a 14-person board and this particular project with our letter of support was passed and approved unanimously by our board of directors. So that shows the strong support from the Beechwood Neighborhood Coalition and again we could not ask for a more organization to come and really value the input of the neighborhood more than RHA has done and I'm convinced the couple remaining issues that we need to get through we will be able to get through those so unless anyone has any questions for me I want to thank you for your time and I certainly hope that we can move forward because what's proposed for the site is going to be a whole lot better than what currently exists and sits on that site now thank you.

Kimberly Russell: Good evening I'm Kimberly Russell and live at 72 Charlotte Street in Center City Rochester. Like all of you I love our city and I'm working to improve our community I live downtown for 23 years and have been involved in community development wearing various hats for the last seven. Tonight I'm before you as a city resident advocating for the CPC to recommend the proposed zoning map amendment to council I'm a member of the Connected Communities Housing Committee our committee membership includes resident ambassadors, local landlords, RHA, Habitat, The City of Rochester, City Roots Land Trust, Greater Rochester, Housing Partnership, ESL, Child Foundation and others our committee collaborated and contributed to the creation of the comprehensive neighborhood plan for the Beechwood and EMMA, ACE Neighborhoods guided by Interface Studios the same consultants that put together JOSANA's plan nearly a decade ago neighborhood residents were involved every step of the way. Now more than ever the demand for quality affordable housing exists. RHA has thousands of people on its waiting list eligible for Section 8 Vouchers. Providing decent affordable housing options helps address some of the systemic racial disparities that are a consequence of our city's historic policies of redlining exclusionary zoning and restrictive covenants. Warfield Square and the EMMA and ACE neighborhood serves as precedent for the proposed map amendment changed approved by council nearly five years ago allowed for the creation of 72 units of housing now housing over 100 residents this area is well served by transportation options and community services, Warfield Square is only two blocks away from these sites and is the site of the community's offices. We all know that building quality housing is expensive and takes years to develop the higher density permitted by shifting from R-1 and R-2 zoning reduces the per unit construction cost and allows more units to be constructed to house the residents RHA serves. The design has been informed by significant community engagement and fits in well with the surrounding neighborhood this is our collective first opportunity to begin to realize the vision for a healthy vital community laid out in the neighborhood plan. I encourage you to recommend the proposed zoning map amendment to council thank you.

Meeting Minutes

M-01-20-21

17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-99 Federal Street

Page 6

Written Testimony in Favor:

Shane Wiegand, 381 Rosewood Terr. Rochester, NY 14609, 8/7/20

Maureen Duggan, 8/7/2020

Connected Communities, dated 7/29/2020

Written Testimony in Opposition:

Christopher Rhodes, 17-19 Federal St. Rochester, NY 14609, 8/7/2020

Roberta Deer-Taggart, 35 Federal St. Rochester, NY 14609, 8/5/2020

Carol Calamia, 283 Breck St. Rochester, NY 14609, 8/2/2020

Jamie Somersall, 25 Federal St. Rochester, NY 14609, 7/20/2020

Tom Toth, 29 Federal St. Rochester, NY 14609, 7/22/2020

Applicant's Rebuttal to the Testimony:

Shawn Burr, Deputy Executive Director, Rochester Housing Authority: Thank you just a couple of notes. As Mr. Crandall alluded to the parking situation exists before the project is there and we feel we're going to provide enough parking spaces for that site as we had when the other site was occupied. I think the important point to note is that we'd be more than happy to work with the residents in the community and the city and addressing those concerns as relates to the project because that would only help our residents out as well. So that seems to be the biggest concern here as far as the project goes. I thank you all for your time I appreciate you taking the time as volunteers and I hope you'll see it to move this project forward thank you.

HEARING ENDS

From: Maureen Duggan Jim McIntosh
To: City of Rochester Planning Commission
Subject: Rochester Housing Authority Federal Street and Scattered Site Project
Date: Friday, August 7, 2020 9:55:34 AM

Warning: This email originated from an external source. Please do not open attachments, click on links, or provide your username or password if the source is suspicious.

To the City Planning Commission:

I am writing in support of the above RHA project. This project is an important component of the recently adopted Connected Communities- led neighborhood plan. Working with partners to ensure that more affordable, attractive, safe housing is available for residents of EMMA and Beechwood is a key component of our holistic work. The Federal Street and Scattered Site Project will add good housing units to the catchment- a need identified in the comprehensive neighborhood plan.

As Connected Communities continues its work to support residents and fight racism we ask for your help in approving this project.

Thank you,

Maureen C. Duggan

Chair of Connected Communities Housing Committee

From: Shane Wiegand
To: City of Rochester Planning Commission
Subject: RHA Project on Federal Street Letter of Support
Date: Friday, August 7, 2020 9:33:30 AM

Warning: This email originated from an external source. Please do not open attachments, click on links, or provide your username or password if the source is suspicious.

Dear Mr. Watson,

I am resident in the Beechwood Neighborhood. I serve on the board of Connected Communities and the Beechwood Neighborhood Coalition. I am fully in support of RHA's project on Federal Street moving forward including rezoning from r-1 to r-2. This fits directly in with the comprehensive neighborhood plan that I have been an active participant in creating. We want safe affordable housing in our neighborhood and see the work RHA is doing as crucial to making Beechwood an even better place to live.

Shane Wiegand
381 Rosewood Terrace, Rochester, NY 14609
cell: 545-5380



July 29, 2020

David Watson, Chair
Rochester City Planning Commission
Bureau of Buildings and Zoning
30 Church St. Rm. 125B Rochester, NY 14614

RE: Rochester Housing Authority's Zoning Request

Dear Mr. Watson,

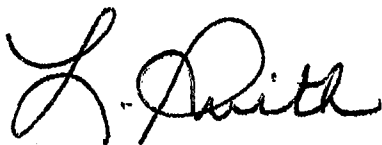
Connected Communities is a neighborhood revitalization organization serving the EMMA and Beechwood neighborhoods in Rochester. We act as a community quarterback, coordinating and aligning resources and bringing resident perspectives into the decision-making process. Our work encompasses four pillars: Mixed-Income Housing, Cradle-to-Career Education, Community Health and Wellness, and Workforce and Economic Development. In August, we will publish our Comprehensive Neighborhood Plan for the future of development in EMMA and Beechwood after years of community visioning and data collection. RHA's Federal Street and Scattered Site developments is a key component to housing revitalization in our community.

We support RHA's continued efforts to provide housing and employment opportunities in the Beechwood community through the preservation and new construction of affordable workforce housing. The project will significantly improve the quality of housing in our community and add assets to support further neighborhood revitalization. RHA has engaged neighborhood associations throughout the design development and has taken into consideration their input. Rezoning the property from R-1 to R-2 is the first step in the City approval process.

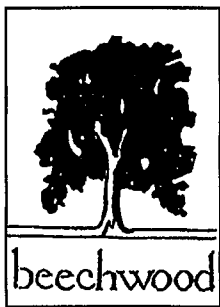
Federal Street/Scattered Sites will encompass 54 total units, including demolition of vacant and obsolete structures, new construction of 23 units, and preservation of the remaining 31 units. The scope of work centers improving energy efficiency and creating accessibility. Nine units (15%) will be made fully accessible to those with mobility impairments and three units (4%) will be adapted for the audio/visually impaired. All buildings will be wood frame construction and dwelling units will range in size from 950 to 1,770 square feet. Work scope items include: new high efficiency boilers, new DHW systems, improved insulation, some window replacement, new flooring, cabinets, countertops and appliances, new roofs where warranted, accessible features, common and in-unit laundry facilities, parking, a community space for resident gatherings, and a playground and exterior landscaping and seating. Green building principles include the use of energy star appliances and high-efficiency/low-flow HVAC/DHW systems. A third-party market analysis confirms that there is strong demand for the proposed housing and the projected capture rate is 3.15%. Demand is also evidenced by RHA's extensive wait list of 5,535 households.

Connected Communities supports RHA's proposed rezoning from R-1 to R-2 in alignment with our Comprehensive Plan and the City's Rochester 2034 Plan. This proposal is also supported by residents, many of whom hope to see up-zoning in key commercial and residential corridors in order to expand local businesses and create flexibility and better affordability in housing options. We will also be supporting RHA's NYS HCR's application to obtain funding of this workforce housing project and associated local approvals required to permit construction.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Smith". The signature is fluid and cursive, with a large initial "L" and a stylized "Smith".

LaShunda Leslie-Smith, LMSW,
Executive Director



**Beechwood
Neighborhood
Coalition**

360 Webster Avenue
Rochester, NY 14609
(585) 482-7320

July 28, 2020

David Watson, Chair
Rochester City Planning Commission
Bureau of Buildings and Zoning
30 Church St. Rm. 125B Rochester, NY 14614

RE: Rochester Housing Authority's Zoning Request

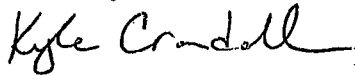
Dear Mr. Watson,

The Beechwood Neighborhood Coalition is a volunteer neighborhood group working to enhance and preserve the Beechwood neighborhood. We are working hard to see continued development in our neighborhood with displacing our residents. We support RHA's continued efforts to provide housing and employment opportunities in the Beechwood community through the preservation and new construction of affordable workforce housing. This is a priority for the Beechwood neighborhood and the City; it meets local, regional, and NYS goals. The project is identified as a priority in the Connected Communities Comprehensive Plan for the neighborhood and focuses on an RMAPI mission. The project will significantly improve the quality of housing in our community and adds assets to support further neighborhood revitalization. RHA has engaged the neighborhood association(s) throughout the design development and has taken into consideration our input. Rezoning the property from R-1 to R-2 is the first step in the City approval process.

Federal Street/Scattered Sites will encompass 54 total units, including the demolition of vacant and obsolete structures with the new construction of 23 units and the preservation of the remaining 31 units. Work scope in general focuses on improving energy efficiency and creating accessibility. Nine units (15%) will be made fully accessible to those with mobility impairments and three units (4%) will be adapted for the audio/visually impaired. All buildings will be wood frame construction and dwelling units will range in size from 950 to 1,770 square feet. Work scope items include: new high efficiency boilers, new DHW systems, improved insulation, some window replacement, new flooring, cabinets, countertops and appliances, new roofs where warranted, accessible features, common and in-unit laundry facilities, parking, a community space for resident gatherings, a playground and exterior landscaping and seating. Green building principles include the use of energy star appliances and high-efficiency/low-flow HVAC/DHW systems. A third-party market analysis confirms that there is strong demand for the proposed housing and the projected capture rate is 3.15%. Demand is also evidenced by RHA's extensive wait list of 5,535 households.

The Beechwood Neighborhood Association would like to see two different types of playgrounds on the site: one for younger children and the second one for older children/teens. We would also like to continue the discussion with RHA to see heat pumps and other forms of solar efficiency become part of this project. We appreciate the ongoing dialogue with RHA and support the rezoning from R-1 to R-2. We will also be supporting RHA's NYS HCR's application to obtain funding of this workforce housing project and associated local approvals required to permit construction.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kyle Crandall".

Kyle Crandall

President, Beechwood Neighborhood Coalition



City of Rochester

Office of Planning
City Hall Room 223B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Doraine Kirkmire
Manager

To: City Planning Commission

From: Doraine Kirkmire, Manager of Planning *DK*

Date: July 28, 2020

Subject: CPC Meeting August 10, 2020

The City of Rochester's Planning Office reviewed the agenda for the August 10, 2020 meeting of the City Planning Commission. Please consider the following comment for agenda item M-01-20-21, a proposal to amend the Zoning Map by rezoning the properties located at 17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-99 Federal Street from R-1 Low Density Residential to R-2 Medium Density Residential to facilitate the Rochester Housing Authority redevelopment project.

The Planning Office supports the rezoning in that it meets goals in *Rochester 2034* to increase density along transit corridors and to offer diverse housing opportunities. In addition, the draft 2020 Comprehensive Neighborhood Plan for the Emma and Beechwood Neighborhoods includes a recommendation for this proposal, stating "Upzone RHA's Federal Street Townhomes site and adjacent properties fronting on Federal Street to R-2 to enable the current design concept, approved by the Beechwood neighborhood, to be built with a special permit."



Keller, Anna L.

From: Christopher R <chrisseven@gmail.com>
Sent: Friday, August 7, 2020 4:22 PM
To: City of Rochester Planning Commission
Subject: Re zoning plans for Federal street Rochester,NY 14609

Warning: This email originated from an external source. Please do not open attachments, click on links, or provide your username or password if the source is suspicious.

Hello, my name is Christopher Rhodes. I am the owner/occupant of 17-19 Federal street Rochester NY 14609. I am submitting my comments and opinion on the R2 re-zoning plan for the area including the properties on Federal street which includes 17-19, 25,29,35,37-39,45-47,51 and 55-99.

I am and have been a resident in the inner city community of Rochester for several decades. I am all for the reconstruction of neighborhoods for improvement and the providing of safe affordable homes in our community. I believe RHA does a good job maintaining there properties and providing affordable housing for families but I oppose to the re-zoning plans of this area. Although the RHA plans include 18 on-site parking spots for the residents on its property 55 -99 Federal street, adding 18 more families to the area will increase traffic flow and call for more on street parking for the families, friends and visitors of those residents in the RHA homes (55-99).

Federal street is a small 2 way street with alternate parking that can be tough to navigate thru when cars are parked on both sides of the street. Parking is worse in the winter and during holidays when families have visitors and or functions at their residence. I would like to see some type of solution to accommodate the additional traffic and parking that will come with the R2 re zoning to medium density and additional families once the RHA homes open.

I oppose to the R2 re-zoning project plans as it is written at this time and would like to see some type of solution to the parking for the entire street.

Thank you,

Christopher Rhodes
585 450 7038
Chrisseven@gmail.com

----- Forwarded message -----

From: Christopher R <chrisseven@gmail.com>
Date: Fri, Aug 7, 2020, 4:14 PM
Subject: Re zoning plans for Federal street Rochester,NY 14609
To: <planningcommision@cityofrochester.gov>

Hello, my name is Christopher Rhodes. I am the owner/occupant of 17-19 Federal street Rochester NY 14609. I am submitting my comment and opinion on the R2 re-zoning plan for the area including the properties on Federal street which includes 17-19, 25,29,35,37-39,45-47,51 and 55-99.

I am and have been a resident in the inner city community of Rochester for several decades. I am all for the reconstruction of neighborhoods for improvement and the providing of safe affordable homes in our community. I believe RHA does a good job maintaining their properties and providing affordable housing for families but I oppose to the re-zoning plans of this area. Although the RHA plans include 18 on-site parking spots for the residents on its property 55 -99 Federal street, adding 18 more families to the area will increase traffic flow and call for more on street parking for the families, friends and visitors of those residents in the RHA homes (55-99 Federal st.).

Federal street is a small 2 way street with alternate parking that can be tough to navigate thru when cars are parked on both sides of the street. Parking is worse in the winter ,during holidays when families have visitors and or functions at their residence. I would like to see some type of solution to accommodate the additional traffic and parking that will come with the R2 re zoning to medium density and additional families once the RHA homes open.

I oppose to the R2 re-zoning project plans as it is written at this time and would like to see some type of solution to the parking for the entire street.

Thank you,

Christopher Rhodes
585 450 7038
Chrisrseven@gmail.com

Changing Federal St to R2

When I first heard of this proposal it was for single family homes and now its 2 apartment buildings. The first idea was agreeable but apartment buildings are not.

This is a small narrow street that does not need any more parking or speeding cars. The alternate parking is not always adhered to and it can make driving down or up the street difficult.

I realize the proposed apartment complex has a parking space but there will be a overflow on to the street from visitors or work man and we have enough parking issues

The street has speeding issues and extra traffic from cars avoiding the traffic light at East Main and Culver. We have lost pets and wild life because people are always in a hurry. I dread the day it will be some one's child.

Recently a car was speeding towards Main St. Jumped the curb, bounced off the first house and hit the neighbors porch.

over →

My family has lived on this
Street since the 1940's. There have
been many changes and the 5
home owners are not agreeable
to this and the changes a R2 could
bring. Unlike other streets around
us we do not have stabbings and
shootings - more people bring more
issues.

Sincerely yours
Parents Mary Deen Taggart
35 Federal St

City of Rochester Planning Commission

From: ccalamia1@netzero.net
Sent: Sunday, August 2, 2020 6:52 AM
To: City of Rochester Planning Commission
Cc: ccalamia1@netzero.net
Subject: Proposed rezoning of 17-19, 25, 29, 35, 37-39, 45-47, 51 and 55-59 Federal Street

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With regard to the proposed rezoning of 17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-59 Federal Street I hereby submit the following: With all due respect to the members of the Committee, I submit the following. 1. This "hearing" is a sham inasmuch as it is commonly understood that the Mayor has stripped the Commission of any meaningful participation in the planning of projects in the City. Since the Commission has had its hands tied and cannot provide the necessary checks and balances to the planning process, I object to the proposed rezoning. 2. The area you are considering rezoning is part of a largely one-family housing neighborhood. It also constitutes some of the most affordable housing in the City. These homes provide an entry point for those who are considered low-income into home ownership. Removing these homes from our housing stock would be a travesty. Therefore I object to the proposed rezoning. 3. Other medium density housing of the type this rezoning would make possible in the area is a disaster. Warfield Square has never achieved anything close to full occupancy. The basement floods constantly despite the addition of 4 sump pumps in the basement. The water table in the area simply cannot support any type of dense building. When it was less than one-year old, Warfield Square had significant roof leaks. Warfield Square does not serve the purpose that was stated at its inception and continues to be a neighborhood nuisance. Therefore I object to the proposed rezoning. 4. Given that we are still for all intents and purposes in the middle of a shutdown, here in New York, the City might find it more useful to fix the damage done by the "peaceful protesters" to buildings in the downtown area. It cannot possibly be a Chamber of Commerce dream to have to try to bring people and businesses here while our Downtown, including new buildings finished under the aegis of Mayor Warren, look like Downtown Ferguson. Therefore I object to the proposed rezoning. 5. As a result of the massive loss of businesses here in Rochester under the shutdown, we would all be better served if a survey of empty buildings able to be renovated to meet the needs of City be conducted. Reclaiming and reusing is a far better use of our resources than putting a new building on a Brownfield site. Therefore I object to the proposed rezoning. Carol Calamia 283 Breck Street Rochester, New York 14609 ccalamia1@netzero.net

Keller, Anna L.

From: Jamie Somersall <jamies@rochester.rr.com>
Sent: Thursday, July 30, 2020 3:11 PM
To: Keller, Anna L.
Subject: residential status change

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Good Afternoon Ms. Keller,

I appreciate you taking the time to explain the letter in regards to a possible change in residential status.

I **DO OPPOSE** the proposed rezoning. We are already struggling for parking on Federal Street, sometimes parking on East Main street and having to walk home, especially on Fridays and Saturdays; as it seems like the houses down the street that are multi-unit seem to have many visitors on those days. I understand that there would be a parking lot included in your proposal, however I doubt it would be enough for residents and their visitors. Should this project come to fruition, I at least ask that you would consider removing the alternate parking, as the evenings we have to park on our side of the street, the driveways take away about half of the spots.

I also notice the houses with rental units are always full of trash all over the street out front. We are really not looking forward to possibly seeing more of that.

Thank you for your consideration,

Jamie Somersall
Howard Wallace
25 Federal Street
Rochester, NY 14609
585-200-9317

From: tom toth
To: City of Rochester Planning Commission
Subject: 17-19,25,29,35,37-39,45-47,51 and 99 Federal Street
Date: Wednesday, July 22, 2020 3:22:50 PM

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or provide your username or password if the source is suspicious.

Hi

I have talked to three of my neighbor and they along with me do not what the zoning change to happen.

Thank You

Tom Toth
29 Federal Street
585-309-5855

INTRODUCTORY NO.

NBD #3

330

Ordinance No.

Amending the Zoning Map by changing the zoning classification of properties on Federal Street

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

Section 1. Chapter 120 of the Municipal Code, Zoning Code, as amended, is hereby further amended by changing the zoning map classification of the following properties from R-1 Low Density Residential to R-2 Medium Density Residential:

Address	SBL #
17-19 Federal Street	107.70-1-92
25 Federal Street	107.70-1-93
29 Federal Street	107.70-1-94
35 Federal Street	107.70-1-95
37-39 Federal Street	107.70-1-96
45-47 Federal Street	107.70-1-97
51 Federal Street	107.70-1-98
55-99 Federal Street	107.70-1-1

as well as the area extending from each parcel to the center line of any adjoining street, alley, and right-of-way.

Section 2. This ordinance shall take effect immediately.



City of Rochester

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

NEIGHBORHOOD & BUSINESS DEVELOPMENT INTRODUCTORY NO.

Lovely A. Warren
Mayor

331

August 27, 2020

NBD04

TO THE COUNCIL

Ladies and Gentlemen:

Re: Zoning Map Amendment –
663-665, 667-669, 671-673, 679, 695-697, 701-703,
and 705-715 Culver Road

Council Priority: Creating and Sustaining a Culture of
Vibrancy

Comprehensive Plan 2034 Initiative Area:
Fostering Prosperity and Opportunity

Transmitted herewith for your approval is legislation amending the Zoning Map of the City of Rochester by rezoning the properties located at 663-665, 667-669, 671-673, 679, 695-697, 701-703, and 705-715 Culver Road from R-2 Medium Density Residential to C-2 Community Center.

This rezoning will facilitate the Park Place Automotive redevelopment project. This redevelopment project consists of the expansion and legalization of the vehicle repair operation at 671-673, 679, and a 0.18 acre portion of 695-697 Culver Road. Notification of the rezoning was provided to the surrounding property owners.

The City Planning Commission held an informational meeting on August 10, 2020. The applicant and their representative spoke in support of the project. No one spoke in opposition. In addition, there were three (3) written comments received in support of the project and there were no written comments received in opposition. By a vote of 7-0-0, the City Planning Commission recommended approval.

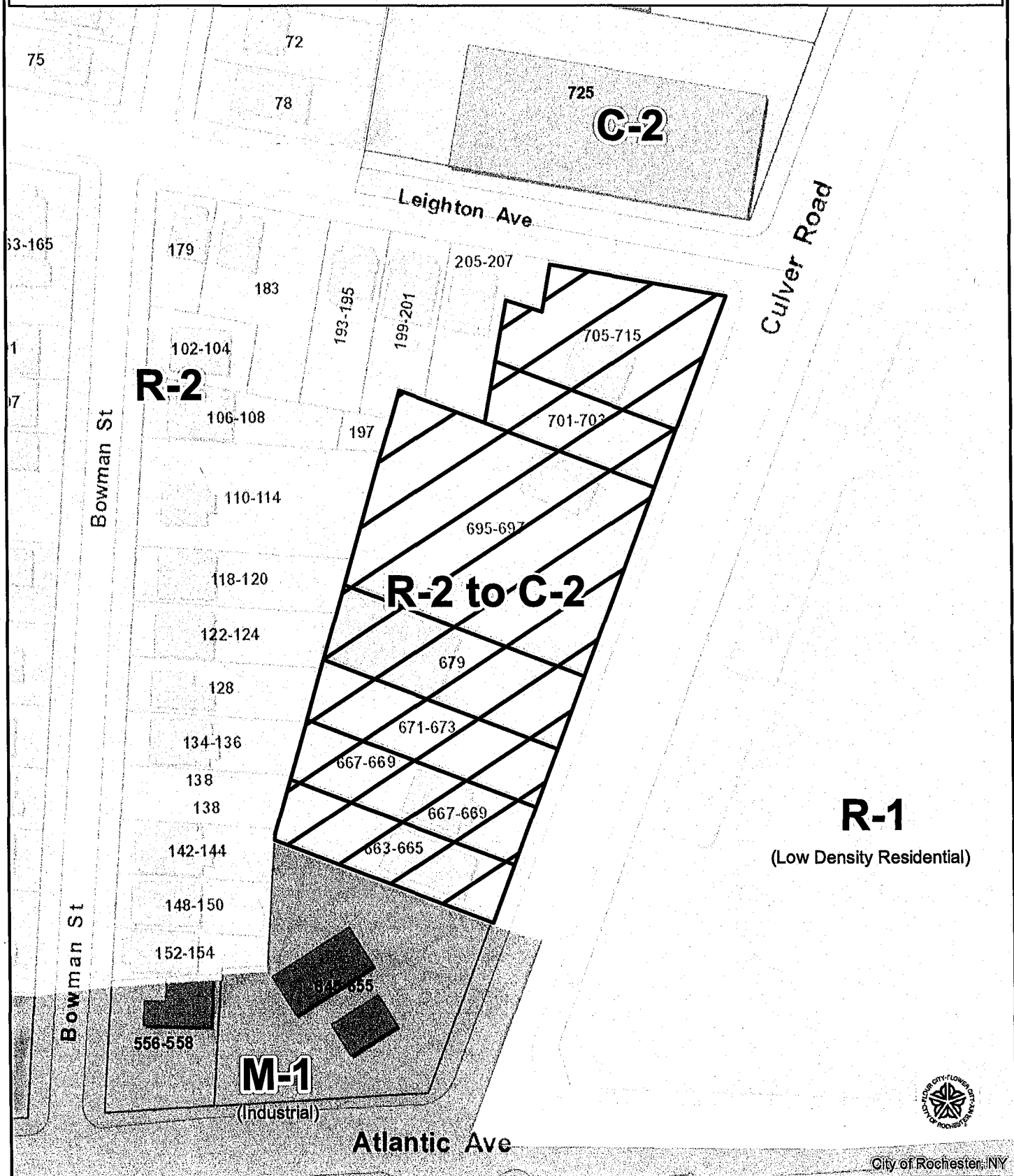
A public hearing is required for the Zoning Map Amendment.

Respectfully submitted,

Lovely A. Warren
Mayor



Proposed rezone of 663-665, 667-669, 671-673, 679, 695-697, 701-703, and 705-715 Culver Road from Medium Density Residential (R-2) to Community Center (C-2)



**CITY PLANNING COMMISSION
RECOMMENDATION
ZONING MAP AMENDMENT**

Re: To amend the Zoning Map by rezoning the properties located at 663-665, 667-669, 671-673, 679, 695-697, 701-703, and 705-715 Culver Road from R-2 Medium Density Residential to C-2 Community Center to facilitate the Park Place Automotive redevelopment project; an action requiring a City Planning Commission recommendation to the Rochester City Council.

Case No: M-02-20-21

Resolution:

RESOLVED, the City Planning Commission **RECOMMENDS** approval of a request to amend the Zoning Map by rezoning the properties located at 663-665, 667-669, 671-673, 679, 695-697, 701-703, and 705-715 Culver Road from R-2 Medium Density Residential to C-2 Community Center to facilitate the Park Place Automotive redevelopment project.

Vote: Motion Passes

Action: Recommend Approval

Filing date: August 10, 2020

Record of Vote: 7-0-0

Record of Vote:

D. Watson	Recommend Approval
E. Marlin	Recommend Approval
B. Flower	Recommend Approval
M. Pichardo	Recommend Approval
K. Carroll	Recommend Approval
S. Rebholz	Recommend Approval
M. Mauser	Recommend Approval

Findings:

This decision was based on the following findings.

Pursuant to 120-190C(3)[2], in making recommendations regarding amendments to the text of the Zoning Ordinance or to the Zoning Map, the Planning Commission shall consider and make findings on the following matters regarding the proposed amendment:

A. Consistency with the City's Comprehensive Plan and any other adopted special area plans.

This zoning amendment is to rezone six properties from R-2 to C-2. The six properties are located on Culver Road, a neighborhood gateway and commercial corridor. The purpose of the C-2 zoning district is to provide diverse commercial development along gateway transportation corridors and neighborhood or village centers with a dense mixture of uses such as housing, retail and other complementary uses that serve the adjacent neighborhood and the community at large. Of the six properties, one is mixed-use (restaurant on first floor and dwelling unit on second floor), two are two-family dwellings, one is vacant land, and one is a commercial use (vehicle repair).

The subject properties are identified in the Flexible Mixed-Use Character Area of Rochester 2034's Placemaking Plan. The recommended primary uses in this Character Area are commercial and mixed-use structures. The proposed rezoning of the subject properties to C-2 is in harmony with Flexible Mixed-Use character area as both the zoning district purpose and Character Area are described as having a diversity of complementary commercial uses along city corridors.

B. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

The proposed rezoning will be compatible with present zoning as it expands the C-2 district, the current uses are permissible and specially permitted in the proposed zoning district, and it will not create any nonconforming structures. The ACE Neighborhood Association provided their written support of the proposed rezoning.

C. Suitability of uses proposed by the zoning amendment for the property affected by the amendment.

The properties affected by the amendment are suitable for the proposed uses. The subject properties are within the Culver Road corridor which contains a mix of residential and commercial uses.

D. Availability of public services and infrastructure generally suitable and adequate for uses allowed within the proposed district.

The available public facilities, services and infrastructure are suitable and adequate for the uses allowed under the proposed amendment.

**CITY PLANNING COMMISSION INFORMATIONAL MEETING
MEETING MINUTES (8/10/2020)
ZONING MAP AMENDMENT**

M-02-20-21

Page 1

APPLICANT: Chris Wightman, Park Place Automotive LLC

PURPOSE: To amend the Zoning Map by rezoning the properties located at 663-665, 667-669, 671-673, 679, 695-697, 701-703, and 705-715 Culver Road from R-2 Medium Density Residential to C-2 Community Center to facilitate the Park Place Automotive redevelopment project; an action requiring a City Planning Commission recommendation to the Rochester City Council.

APPLICANT AND/OR REPRESENTATIVE PRESENTATION:

Doug McCord, McCord Landscape Architecture: My name is Doug McCord from McCord Landscape Architecture and we submitted the plan for this project. It's just the one sheet it shows the site plan and the proposed properties to be re-zoned. I know it was part of the package that Anna sent to me and it looks like it's also part of package so that's great thank you Anna. Thank you for allowing us to present tonight and we appreciate your time. The properties under consideration are between the Gulf gas station at the corner. It's a Gulf Mini Mart and Gas Station that's zoned M-1 Industrial. To the north of that is a what was a single family home and for the past few years has been a restaurant, a Jamaican food restaurant. I was over there the other day and I noticed their sign is now down and so I don't know what happened. Just in the past a couple months. Maybe the pandemic shut them down temporarily or something. Just north of that property is a duplex residential apartment the owner I believe occupies that building and north of that is the property owned by Mr. Wightman, Chris Wightman and Ron and that is 671-673 Culver Road. They also own the one just north of that. That's called Lot G and that is where the business itself is located. The building where the auto repair is done and that's the Park Avenue Park Place Automotive. Just north of that the three properties that you see are all owned by Mr. Bob Swetman he as well as all of the rest of the owners of the properties except for one, which we were not able to locate have signed the petition to have their properties rezoned and that's the property just on the north end there at the corner of Leighton Ave and Culver. We weren't able to get a signature from that owner and we're still waiting to try and find out where we can get that signature if it's needed. So let me just go through. I know you've got a pretty complete package there and I'm not going to really add anything new to that but I'll go over the highlights of the submission we started this process in September of last year and I know someone earlier I tuned in at five o'clock and there was a note a comment about well can we is this use grandfathered in because we have been there for the use of the property has been there for we believe at least 20 years. Mr. Wightman has owned the property for about three years and so he bought it from the previous owner of the auto establishment and it was similar to the use of the property for the past 20 years. It really hasn't changed in use so we were told by staff Tom Kicior to be precise that our only option to legalize that use on the property the auto repair is the route that we're taking right now to re-zone the property. Mr. Wightman was issued a ticket for the use of the of the property for a non-not a legal use and so that's what started all this and where we stand today is to make the use of the property legal we need to rezone.

Anna Keller, Staff to the Planning Commission: I'm just going to interject real quick to clarify. So the building and the property is legal but you guys are proposing a little bit of an expansion here onto the other two properties. So this zoning map amendment would afford the ability to make the expansion legal.

Doug Mccord, Park Place Automotive: Yeah and actually the citation was for the parking along the south side.

Anna Keller, Staff to the Planning Commission: The project specific expansion will include some additional parking which would potentially be reviewed at a later date but that kind of that gets into more of the nitty gritty of the legalization component of things.

Doug McCord, McCord Landscape Architecture: I would just like to add the parking is actually already there and there has been parking on that property to this directly to the South on that property four years the same number of years however you're right that's a separate property was never added to the auto repair property and so that's what we're going to be doing as part of the site planning process is combining those two properties as well as the property to the north a 50-foot section of Mr. Swetman's property and so we'll have about 140 linear feet of frontage once this is complete. The parking that you're seeing on that property is actually already there also that is currently a gravel parking lot it would be paved and improved and we're adding landscaping along that side and along the frontage as well as on the south side we're adding some landscaping there to screen the parking. We have discussed the project and met with the ACE Neighborhood Association and the president Sunshine Jacobs of that group and they were favorable towards the project and sent us an email to that effect and that should be. I think she recently sent a note um uh just before this meeting as well but that the first meeting we had with them was back in February and they voted in favor of the project with the condition that we add some landscaping which we did do. We added landscaping to the project and I don't know if you have that plan or if it's even necessary to look at it at this point but we've tried to accommodate those folks with the additional landscaping. We also met with the folks from the Neighborhood Association directly to the East not sure the name of that group Winton Merchant's Neighborhood Association the project isn't in their neighborhood but we met with them anyway and they were in favor of the project and voted as well for it. We did receive signatures like I said earlier from all of the owners including Mr. Swetman who owns three of the properties. Actually one because they were subdivided together just recently and now like I said earlier he's giving subdividing back a 50 foot section of his property back to Mr. Wightman who will be buying it from him and then combining it with this property. I hope all that makes sense. We did do a parking demand analysis I know that's more of the site planning aspect of the approvals that we need to get for this project but the parking is like I said it's there it's existing and has been for a number of years and it is more than what you would typically have for a business mainly because it's an auto repair business, so we have people coming early in the morning they drop off their vehicles. Some of those vehicles do stay for more than one night, and so they'll be parked there for a couple nights occasionally and we need that because of the turnover that happens during the day that's why we need that many parking spaces. I know that question will come up eventually. I didn't get to the zoning to the North but across the street from Leighton Avenue that is commercial zoning and from that point North is more commercial zoning and so the pink there C-2, so what we're doing is connecting the C-2 zoning to the north with the M-1 zoning to the South, and for a continuous zoned area. I guess you could say correct me if I'm wrong Anna but it I believe we fit into the place making plan that you sent over and we have neighborhood mixed use uses to the north as well as to the south and further to the south is Sticky Lips. I'm sure you're familiar with that part of the street and this would connect the two neighborhood mixed use area and so I'm thinking that would help with the neighbor the place making plan as well. That's what I wanted to say. We did talk with Mary Lupian the new City Council woman and she's in favor of the project and we have an email that I sent in also in that regard, Chris is there anything you'd like to add?

Chris Wightman, Park Place Automotive: I would just like to add that I've owned Merwin Auto Service which is at the corner Winton and Merchants which is actually a very similar business to Park Place. I've been there since 1983. It was actually my grandfather's in the 50s and my son Ron would be the fourth generation. We have a very good standing with the North Winton Village Association the community they support us tremendously. We would do the same thing up here and my son his work ethic is just as mine is so I think it would be a benefit to the community.

Meeting Minutes

663-665, 667-669, 671-673, 679, 695-697, 701-703, and 705-715 Culver Road

M-02-20-21

Page 3

Questions from the Members: NONE

Written Testimony in Favor:

David Norbut, 7/27/2020

Sunshine Jacobs, 2/17/2020

Councilmember Mary Lupien, 1/21/2020

Written Testimony in Opposition: NONE

HEARING ENDS

July 27, 2020

City of Rochester Zoning Office
c/o Planning Commission
30 Church Street, Room 125B
Rochester, NY 14614

**Re: 663-665, 667-669, 671-673, 679, 695-697, 701-703, and 705-715 Culver Road
Rezoning R-2 Medium Density Residential to C-2 Community Center**

Dear Planning Commission:

Please accept this letter of support from our property at 701-703 Culver Road for the proposed rezoning proposal to facilitate Park Place Automotive's redevelopment project.

We feel this rezoning will add value to the neighborhood for years to come.

Please feel free to reach out to me via 585-504-5508 for any further statements of support.

Sincerely,



David Norbut
President, Design Builders of Monroe County, LLC dba Norbut Renovations

cc: Owner Chris Wightman of Park Place Automotive

From: A.C.E. Neighborhood
To: Wiedrick, Jill; Keller, Anna L.
Cc: Douglas McCord; zanebarth@yahoo.com; Maurice Bradley; Rebecca Burke; TR; Renee & Bob Swetman
Subject: Re-zoning of Culver Road (between Atlantic & Leighton Ave)
Date: Monday, February 17, 2020 11:13:09 AM
Attachments: ATT00001.txt

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Dear Jill and Anna,

Please, will you forward this to any and all appropriate people? Thank you.

On the 11th of February Doug McCord met with several members of the A.C.E. Board of Directors. He outlined the requested zoning changes to the stretch of Culver Road between Atlantic and Leighton Ave, on the west side of the road. He explained the rationale and the need.

The venue currently occupied by Park Place Auto has been used as an automobile shop for more than 50 years. We understand that continuing to do so without a zoning change is out-of-keeping with current zoning regulations.

Mr.McCord has provided us with written assurance from Rochester's Bureau of Assessments that the property tax rate for residential property owners will not be affected by a zoning change, as long as the property is used as residential.

We asked for a few minor enhancements to landscaping in the design Mr.McCord showed us. He was not opposed to those requests.

We are therefore pleased to support the owners of Park Place Auto and to support their request for a zoning change from R-2 to C-2 zoning for these parcels.

Respectfully Submitted,
Sunshine Jacobs, co-chair ACE NA, Inc.

From: Douglas McCord
To: Kicior, Thomas
Subject: Fwd: RE: Park Place Automotive, 671-3 Culver Road, Wightman Property
Date: Tuesday, February 25, 2020 11:18:04 AM
Attachments: [image001.png](#)
[image002.jpg](#)

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Mary Lupien email -see below

----- Forwarded Message -----

Subject: RE: Park Place Automotive, 671-3 Culver Road, Wightman Property
Date: Tue, 21 Jan 2020 22:18:43 +0000
From: Lupien, Mary
To: 'Douglas McCord'

Doug,
Hi! Sorry it took me so long to respond. I will not submit any opposition to the rezoning.
Take care!
Mary Lupien
Councilmember, East District
30 Church Street, Rm 301A | Rochester, NY | 14614
585-428-7538 x7513 Office | 585-406-4709 Cell

untitled



From: Douglas McCord
Sent: Friday, January 10, 2020 1:53 PM
To: Lupien, Mary ; Our Home
Cc: ACENeighborhood@gmail.com; Chris Wightman ; Ron Wightman ; Kicior, Thomas ; Renee & Bob Swetman ; Maurice Bradley ; Marilyn Schutte
Subject: Re: Park Place Automotive, 671-3 Culver Road, Wightman Property

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Mary,

Re-zoning of the strip of properties is at the direction of the City Planning office. Re-zoning of just the 1 or 2 properties is called "spot zoning" and is illegal in NY State. So we would need to re-zone the whole group as it is, sandwiched between the M-1 industrial property to the south and the C-2 zoned properties to the north. We were directed to get signatures from at least 50% of the owners of the properties that would be affected by the zoning map amendment in order to be added to the City Council agenda. We have signatures from 8 of the 9 property owners (89%) but have been unable to arrange for a signature from the owners of the last property (705-715 Culver, "South Wedge Holdings, LLC") as they are very difficult to contact, however, Mr. Wightman has spoken with them and we believe they are not opposed to the re-zoning.

Doug

On 1/10/2020 1:33 PM, Lupien, Mary wrote:

Hi all,

From the rendering it looks as if the properties from 663-715 Culver Rd. will also be rezoned R2-C2. Is that correct and if so, why would all of those properties need to be rezoned?

Take care!

Mary Lupien

Councilmember, East District

30 Church Street, Rm 301A | Rochester, NY | 14614

585-428-7538 x7513 Office | 585-406-4709 Cell

untitled



From: Douglas McCord

Sent: Friday, January 10, 2020 8:57 AM

To: Our Home ; Lupien, Mary

Cc: ACENeighborhood@gmail.com; Chris Wightman ; Ron Wightman ; Kicior, Thomas ; Renee & Bob Swetman ; Maurice Bradley ; Marilyn Schutte

Subject: Re: Park Place Automotive, 671-3 Culver Road, Wightman Property

Warning: This email originated from an external source. Please do not open attachments, click on links, or provide your username or password if the source is suspicious.

Sunshine -

Sorry about the confusion, that is I'm sure my lack of understanding of where one NA ends and the next one begins.

I will answer your questions the best that I can and have copied Tom Kicior of the City Zoning/Planning office so that he may be able to clarify the situation if I have not been clear.

Our understanding, according to city officials, is that in that zone, R-2, parking for businesses is not a permitted use nor can it be allowed through a variance or special use permit. We would certainly be willing to entertain a variance or special use permit should the City reconsider their opinion but this is what we are faced with at this time. We have to re-zone to either C-2 or M-1. The C-2 Commercial zone is much more restrictive and so that's what we're going with. That zone allows the parking but not gas stations and other more intensive uses so, from that standpoint, is better for the neighborhood.

I should note that properties to the north on Culver are already zoned C-2. The Gas Station 3 doors down to the south is zoned M-1 Industrial, as are properties further to the south and across the street from the gas station.

We have discussed the re-zoning with the Swetmans and they were the first to sign the petition to move forward with the re-zoning. I'm not sure what you mean by them signing as N/A on the petition, they signed it like everyone else.

Lastly, I'll just say the Wightman's have been in the auto repair business (Chris's father and grandfather) since the 1950's and have no intention of selling or changing the business. Ron, Chris's son is already in the process of taking the reins of the business and he will be around for many years to come.

I hope the above relieves some of your concern about the re-zoning.

Thanks and please give me a call if you have any other questions.

Doug McCord, RLA
cell: 585-749-6662

On 1/9/2020 1:25 PM, Our Home wrote:

Hi Doug,

The first question we would like to ask is, has the petitioner applied for a variance before the more aggressive action of an application for a zoning map amendment?

Typically, a variance would allow the applicant to continue to do business while preserving the area's ability to guide use of the property should Park Place ever vacate.

An easy example of this is along E.Main Street. There the zoning is R-2 with office overlay. The zoning preserves the rights of residents while allowing business to grow. Singular Designs 2,LLC, Pan Cart, Inc, and Nicole's all obtained variances to open their businesses. A variance has been granted for D. Ivery to open a take-away restaurant.

Park Place Auto is not the concern, it is the "what if" factor in permanently changing the zoning. (e.g. What if Park Place sells the property and the new owner decides to put in a business that conforms to C-2 use but is disruptive to the residential neighbors or inappropriate across the road from a school zone?)

We would certainly support a variance for Park Place to continue doing business at this location.

We have significant concerns and questions about C-2 zoning adjacent to residential properties.

Thanks and hope to hear from you!

Sunshine

Co-chair, ACE Neighborhood Association

On Jan 9, 2020, at 1:02 PM, Lupien, Mary
<Mary.Lupien@CityofRochester.gov> wrote:

Hi Doug! I'm copying in Sunshine Jacobs of the ACE Neighborhood Association as well as Bob & Renee Swetman who own the properties from 685-697 listed as N/A on the application. They have some questions.
Take care!

Mary Lupien

Councilmember, East District

30 Church Street, Rm 301A | Rochester, NY | 14614

585-428-7538 x7513 Office | 585-406-4709 Cell

From: Douglas McCord <dmccord@rochester.rr.com>

Sent: Tuesday, January 7, 2020 8:34 AM

To: Lupien, Mary <Mary.Lupien@CityofRochester.gov>;
Lightfoot, Willie J.

<Willie.Lightfoot@CityofRochester.Gov>

Cc: Chris Wightman <management739@yahoo.com>; Ron

Wightman <management1035@yahoo.com>; Kicior,

Thomas <Thomas.Kicior@CityofRochester.Gov>

Subject: Park Place Automotive, 671-3 Culver Road,
Wightman Property

<p>Warning: This email originated from an external source. Please do not open attachments, click on links, or provide your username or password if the source is suspicious.</p>
--

Hi Willy and Mary,

I am including Willy on this email because Mary's email is apparently not set up yet but am including you both anyway. We have been working on a proposal to rezone a series of properties on Culver Road. We had been working with Elaine Spauld toward the end of last year and are anxious to work with you to get this done as soon as possible to satisfy City Code Enforcement requests.

Attached you will find a plan for rezoning of several parcels on Culver Road. I am working with Chris and Ron Wightman, the owners of Park Place Automotive on 679 Culver Road, which is one of the parcels to be rezoned. They have been asked by City Code Enforcement to submit plans for re-zoning of part of their property at that location where they would like to park cars undergoing repair at their business. They have already reviewed the plan with the neighbors and received signatures approving the plan from 10 of the 12 adjacent land-owners to approve re-zoning of their property as well as the adjacent properties, as requested by Tom Kicior of the City Zoning office. The 2 remaining property owners have been quite difficult to coordinate with to get the signatures but indicated by phone they would sign the petition.

Chris has also discussed the rezoning with the Neighborhood Association overseeing that area of the City and received signatures from the president and another member of that organization.

I am copying Chris Wightman and son Ron on this email and they would be able to show you the signed petition if

you would like to see it.

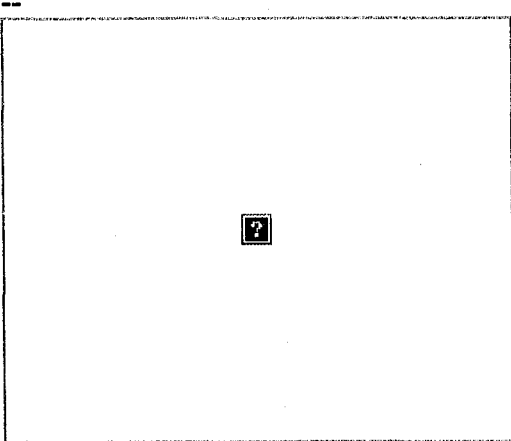
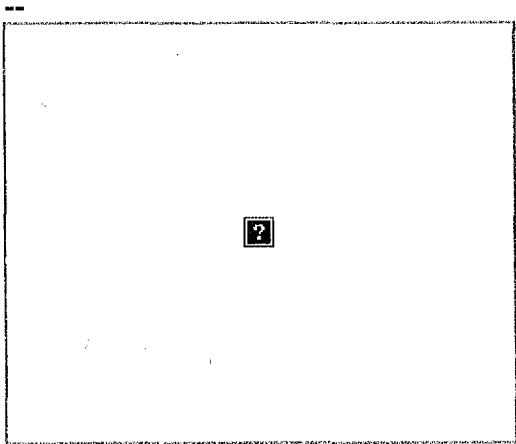
Chris Wightman would like to give you a call regarding the project today or early next week.

If you can send an email response in support of the rezoning and/or that you have no objections, we will finish making application to the City Zoning office and our goal is to be heard by the Zoning Board of Appeals on January 23rd, 2020.

Thanks very much for your attention to this matter.

Doug McCord

--



INTRODUCTORY NO.

NBD #4

331

Ordinance No.

Amending the Zoning Map by changing the zoning classification of properties on Culver Road

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

Section 1. Chapter 120 of the Municipal Code, Zoning Code, as amended, is hereby further amended by changing the zoning map classification of the following properties from R-2 Medium Density Residential to C-2 Community Center District:

Address	SBL #
663-665 Culver Road	122.22-1-32
667-669 Culver Road	122.22-1-31
671-673 Culver Road	122.22-1-30
679 Culver Road	107.78-2-21
695-697 Culver Road	107.78-2-18.001
701-703 Culver Road	107.78-2-17
705-715 Culver Road	107.78-2-16.001

as well as the area extending from each parcel to the center line of any adjoining street, alley, and right-of-way.

Section 2. This ordinance shall take effect immediately.



City of Rochester

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

**NEIGHBORHOOD &
BUSINESS DEVELOPMENT
INTRODUCTORY NO.**

332

Lovely A. Warren
Mayor

August 27, 2020

NBD05

TO THE COUNCIL

Ladies and Gentlemen:

Re: Zoning Map Amendment –
15, 19, 23, 41, and 45 Sherer Street, 68, 74, 78, 84,
88, and 106 Craig Street

Council Priority: Creating and Sustaining a Culture of
Vibrancy

Comprehensive Plan 2034 Initiative Area:
The Placemaking Plan

Transmitted herewith for your approval is legislation amending the Zoning Map of the City of Rochester by rezoning the properties located at 15, 19, 23, 41, and 45 Sherer Street, 68, 74, 78, 84, 88, and 106 Craig Street from R-1 Low Density Residential to M-1 Industrial.

This rezoning is at the request of a property owner who would like for the zoning map to align with the existing land uses thus making it conducive to the market and operation of the subject properties. The subject properties are identified in the Industrial Character Area of Rochester 2034's Placemaking Plan. This proposed M-1 district will connect to the existing M-1 district to the north, east, and west of the subject properties. Notification of the rezoning was provided to the surrounding property owners.

The City Planning Commission held an informational meeting on August 10, 2020. The applicant spoke in support of the project and one (1) written comment was received in opposition. By a vote of 7-0-0, the City Planning Commission recommended approval.

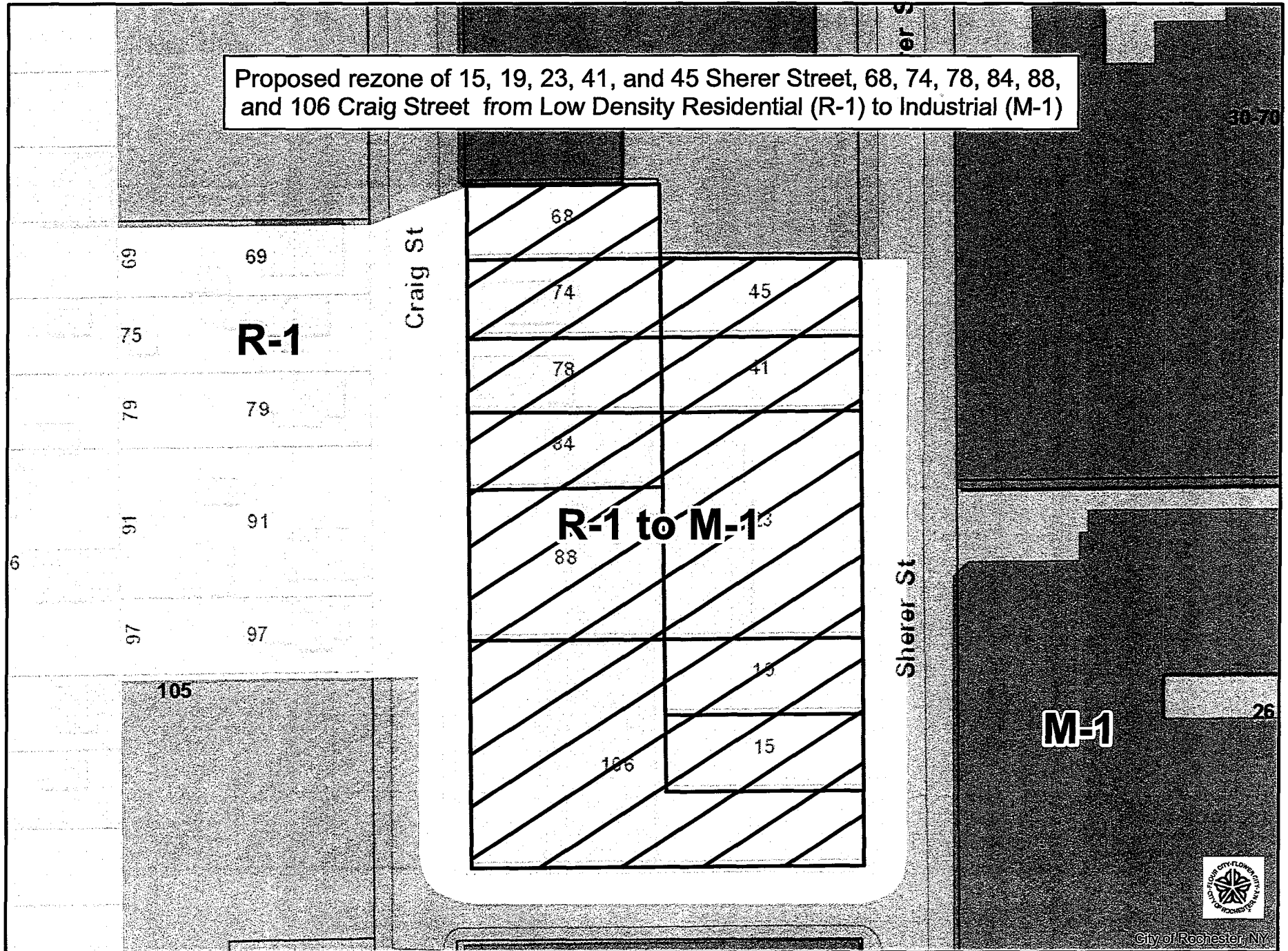
A public hearing is required for the Zoning Map Amendment.

Respectfully submitted,

Lovely A. Warren
Mayor



Proposed rezone of 15, 19, 23, 41, and 45 Sherer Street, 68, 74, 78, 84, 88, and 106 Craig Street from Low Density Residential (R-1) to Industrial (M-1)



**CITY PLANNING COMMISSION
RECOMMENDATION
ZONING MAP AMENDMENT**

Re: To amend the Zoning Map by rezoning the properties located at 15, 19, 23, 41, and 45 Sherer Street, 68, 74, 78, 84, 88, and 106 Craig Street from R-1 Low Density Residential to M-1 Industrial to align the Zoning Map with the existing land uses; an action requiring a City Planning Commission recommendation to the Rochester City Council

Case No: M-03-20-21

Resolution:

RESOLVED, the City Planning Commission **RECOMMENDS** approval of a request to amend the Zoning Map by rezoning the properties located at 15, 19, 23, 41, and 45 Sherer Street, 68, 74, 78, 84, 88, and 106 Craig Street from R-1 Low Density Residential to M-1 Industrial to align the Zoning Map with the existing land uses.

Vote: Motion Passes

Action: Recommend Approval

Filing date: August 10, 2020

Record of Vote: 7-0-0

Record of Vote:

D. Watson	Recommend Approval
E. Marlin	Recommend Approval
B. Flower	Recommend Approval
M. Pichardo	Recommend Approval
K. Carroll	Recommend Approval
S. Rebholz	Recommend Approval
M. Mauser	Recommend Approval

Findings:

This decision was based on the following findings.

Pursuant to 120-190C(3)[2], in making recommendations regarding amendments to the text of the Zoning Ordinance or to the Zoning Map, the Planning Commission shall consider and make findings on the following matters regarding the proposed amendment:

A. Consistency with the City's Comprehensive Plan and any other adopted special area plans.

This zoning amendment is the proposed rezone of 11 properties (15, 19, 23, 41, and 45 Sherer Street, 68, 74, 78, 84, 88, and 106 Craig Street) from R-1 to M-1. The purpose of the M-1 zoning district is to promote the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist in older two-story and multistory buildings. This rezoning request was initiated by a property owner who owns four of the affected properties. Their request was made so the zoning map could align with the existing land uses thus making it conducive to market and operate the subject properties. Of the 11 subject properties: five are vacant land, two are warehouses, one is a vacant industrial building, one is auto repair, and two are single family dwellings.

The subject properties are identified in the Industrial Character Area of Rochester 2034's Placemaking Plan. The recommended primary uses in this Character Area are manufacturing and moderate to heavy production, warehousing/distribution, and vehicle repair/storage. The proposed rezoning is in harmony with the Industrial Character Area as both the zoning district purpose and Character Area are described as having industrial and complementary uses.

B. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

The proposed rezoning will expand the M-1 district to the north, east, and south of the subject properties. Present uses and surrounding area have been operating as industrial space. The two warehouses and auto repair will become permissible uses in the proposed zoning district and any future uses for the vacant building or lands will require for the uses to be established with the zoning office.

The two single family dwellings will become nonconforming uses in the proposed zoning district but will continue to be used as single family dwellings.

C. Suitability of uses proposed by the zoning amendment for the property affected by the amendment.

The properties affected by the amendment are suitable for the proposed uses. The subject properties are industrial in nature and with the proposed rezone the map will be aligned with existing land uses.

D. Availability of public services and infrastructure generally suitable and adequate for uses allowed within the proposed district.

The available public facilities, services and infrastructure are suitable and adequate for the uses allowed under the proposed amendment.

**CITY PLANNING COMMISSION INFORMATIONAL MEETING
MEETING MINUTES (8/10/2020)
ZONING MAP AMENDMENT**

M-03-20-21

Page 1

APPLICANT: Fay Gilmore, ROC RE Inc.

PURPOSE: To amend the Zoning Map by rezoning the properties located at 15, 19, 23, 41, and 45 Sherer Street, 68, 74, 78, 84, 88, and 106 Craig Street from R-1 Low Density Residential to M-1 Industrial to align the Zoning Map with the existing land uses; an action requiring a City Planning Commission recommendation to the Rochester City Council.

APPLICANT AND/OR REPRESENTATIVE PRESENTATION:

Fay Gilmore, ROC RE, Inc.: Good evening board members my name is Fay Gilmore and I'm with ROC RE Incorporated. ROC RE Incorporated is the owner of properties at 15, 19, 23, 41 and 45 Sherer Street. We're here on behalf of the ROC RE properties on Shear Street as well as some of the other properties in the neighborhood to request the properties be re-zoned from R-1 to M-1 and to bring the properties into line with the City of Rochester's 2034 placemaking plan. ROC RE Incorporated is making application to bring the zoning of these and the surrounding addresses listed on the application into line with the City of Rochester's 2034 placemaking plan. These properties are currently or have been in the past used for industrial purposes. As you can see via the photos that were provided with this application for rezoning the majority of the properties requested for rezoning are not being used and in the R-1 way. These properties consist of a couple houses vacant paved lots and industrial buildings all currently zoned are one bolstering that is the fact that the City of Rochester's 2034 placemaking plan calls for these specific properties that are here before you now to be rezoned to M-1. The rezoning to M-1 is to put the properties in line with their current use in the City of Rochester's 2034 placemaking plan. The application for rezoning is adhering to the City of Rochester's 2034 placemaking plan to bring the zoning in line with the uses in the area. The Sherer Street Craig Street area is located in an already industrialized area directly off Maple Street with convenient short travel distance to Mount Read Boulevard and expressway route 490. If the board has any questions I can attempt to answer them but the best information that I have is in the documentation. I'm really not privy to additional information other than what's written before you in the documentation. Thank you board members for your consideration.

Questions from the Members: NONE

Written Testimony in Favor: NONE

Written Testimony in Opposition:

Joseph Santacroce, 23 Sherer St. Rochester, NY 14611, 8/7/2020

HEARING ENDS

Keller, Anna L.

From: Joseph Santacroce <joesanta@ymail.com>
Sent: Friday, August 7, 2020 3:31 PM
To: City of Rochester Planning Commission
Subject: Re: Sherer street zoning

Warning: This email originated from an external source. Please do not open attachments, click on links, or provide your username or password if the source is suspicious.

Hi Anna,

I am requesting the following questions be answered at the public hearing

How's is this beneficial to the neighborhood and what kind of impact will this have for neighbors?

For redevelopment I would strongly express what exactly are their plans? Such as buildings and certain setbacks with the land use and how it will effect neighboring property owners I worry about overcrowding issues and parking issues with redevelopment and would like that to be addressed more in detail

And how is this benefiting the people that are requesting the change?

Altmitlity I would like to see something that enhances and beautifies sherer street and be beneficial to city of Rochester and the neighborhood.

Thank you Anna!

Sent from my iPhone

On Jul 28, 2020, at 3:52 PM, City of Rochester Planning Commission
<PlanningCommission@cityofrochester.gov> wrote:

Hi Joseph:

The Planning Commission hearing is Mon. 8/10 at 6pm here's the link to view/listen:
<https://www.youtube.com/CityOfRochesterNY>.

The deadline to submit public comment is Fri. 8/7 at 5pm.

Here's the link to the map of current project's going before a land use board:
<https://maps.cityofrochester.gov/portal/apps/MapSeries/index.html?appid=60068704d53b4a348727287e69986e12>

Kind regards,

Anna Keller
Staff to the City Planning Commission

City of Rochester
Bureau of Buildings and Zoning
30 Church St. Rm. 125B Rochester, NY 14614
planningcommission@cityofrochester.gov
(585) 428-7761

From: Joseph Santacroce <joesanta@ymail.com>
Sent: Tuesday, July 28, 2020 12:18 PM
To: City of Rochester Planning Commission <PlanningCommission@CityofRochester.Gov>
Subject: Re: Sherer street zoning

Warning: This email originated from an external source. Please do not open attachments, click on links, or provide your username or password if the source is suspicious.

Yes that's correct
Thank you

Sent from my iPhone

On Jul 28, 2020, at 12:16 PM, City of Rochester Planning Commission
<PlanningCommission@cityofrochester.gov> wrote:

Great, I'll give you a call then. The number I will be calling from is (585) 428-7761.

Kind regards,

Anna Keller
Staff to the City Planning Commission

City of Rochester
Bureau of Buildings and Zoning
30 Church St. Rm. 125B Rochester, NY 14614
planningcommission@cityofrochester.gov
(585) 428-7761

From: Joseph Santacroce <joesanta@ymail.com>
Sent: Tuesday, July 28, 2020 12:15 PM
To: City of Rochester Planning Commission
<PlanningCommission@CityofRochester.Gov>
Subject: Re: Sherer street zoning

Warning: This email originated from an external source. Please do not open attachments, click on links, or provide your username or password if the source is suspicious.

Okay that will be great

Sent from my iPhone

On Jul 28, 2020, at 11:47 AM, City of Rochester Planning Commission
<PlanningCommission@cityofrochester.gov> wrote:

Hi Joseph:

Thank you for reaching out. Are you free today at 3pm for me to give you a call?

Kind regards,

Anna Keller
Staff to the City Planning Commission

City of Rochester
Bureau of Buildings and Zoning
30 Church St. Rm. 125B Rochester, NY 14614
planningcommission@cityofrochester.gov
(585) 428-7761

From: Joseph Santacroce <joesanta@ymail.com>
Sent: Tuesday, July 28, 2020 11:44 AM
To: City of Rochester Planning Commission
<PlanningCommission@CityofRochester.Gov>
Subject: Fwd: Sherer street zoning

Warning: This email originated from an external source. Please do not open attachments, click on links, or username or password if the source is suspicious.

Sent from my iPhone

Begin forwarded message:

From: Joseph Santacroce <joesanta@ymail.com>
Date: July 27, 2020 at 10:45:52 AM EDT
To: planningcommission@cityofrochester.gov
Subject: Sherer street zoning

Hi I am requesting more info on this zoning map
change I'm not understanding why my property is
listed on this post card and I did not give any
permission for any one to use my address please
help me understand what's going on you can
contact me Joe ether by phone or by email
(585)734-1358
Thank you

<~WRD000.jpg>

<~WRD008.jpg>

INTRODUCTORY NO.

NBD #5

332

Ordinance No.

Amending the Zoning Map by changing the zoning classification of properties on Sherer Street and on Craig Street

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

Section 1. Chapter 120 of the Municipal Code, Zoning Code, as amended, is hereby further amended by changing the zoning map classification of the following properties from R-1 Low Density Residential to M-1 Industrial:

Address	SBL #
15 Sherer Street	120.32-1-31
19 Sherer Street	120.32-1-30
23 Sherer Street	120.32-1-29
41 Sherer Street	120.32-1-28
45 Sherer Street	120.32-1-27
68 Craig Street	120.32-1-13
74 Craig Street	120.32-1-12
78 Craig Street	120.32-1-11
84 Craig Street	120.32-1-10
88 Craig Street	120.32-1-9.001
106 Craig Street	120.32-1-32

as well as the area extending from each parcel to the center line of any adjoining street, alley, and right-of-way.

Section 2. This ordinance shall take effect immediately.



City of Rochester

City Hall Room 308A, 30 Church Street
Rochester, New York 14614-1290
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**NEIGHBORHOOD &
BUSINESS DEVELOPMENT
INTRODUCTORY NO.**

333

Lovely A. Warren
Mayor

August 27, 2020 NBD06

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement- Camiros, LTD., Zoning Code and
Map Update Services

Council Priority: Rebuilding and Strengthening
Neighborhoods, Jobs and Economic Development

Transmitted herewith for your approval is legislation authorizing a professional services agreement and funding for the City to update the City's Zoning Code, Zoning Map, and Subdivision Code to reflect the Vision, Guiding Principles, and The Placemaking Plan of *Rochester 2034*, the City's recently adopted Comprehensive Plan (the Project). The legislation will:

1. Appropriate \$50,000 in Community Development Block Grant (CDBG) funds from the Consolidated Community Development Plan/2017-18 Annual Action Plan's Planning and Studies allocation.
2. Authorizing the receipt and use of a \$50,000 grant from the Rochester Economic Development Corporation (REDCO) to fund the Project Agreement. A grant in this amount was provided to REDCO from the ESL Foundation for this purpose.
3. Establish \$150,000 as maximum compensation for an agreement with Camiros, LTD. (Bill James, Principal, 411 S Wells Street, Suite 400 Chicago, IL) to assist City staff with the Project. The cost of the agreement will be funded by up to \$50,000 from the 2020-21 Budget of the Department of Neighborhood and Business Development (NBD) and the monies appropriated herein. The term of the agreement shall extend to the City Council's adoption of legislation that updates the Zoning Code, Zoning Map, and Subdivision Code to reflect the vision, principles and plan of Rochester 2034.

The Project deliverable will be proposed legislation amending the Zoning Code, Zoning Map and the Subdivision Code that is presented to City Council after prior public review, including an information meeting, review and recommendations provided by the City Planning Commission. Public engagement to inform the Zoning Code and Map Update will be facilitated through the City Planning Commission public meetings. Additional expenses that may arise related to public engagement and notification will be the responsibility of the City and will be paid for directly from the 2020-21 Budget of the Department of Neighborhood and Business Development (NBD).

The City issued an RFP on May 11, 2020. The selection committee included City staff from the Department of Environmental Services, NBD, the Mayor's Office, and the Law Department. The committee interviewed the consultants who submitted the top three scoring proposals. Camiros, LTD of Chicago, Illinois was chosen based on the interview as well as on proposal quality, relevant experience and references.

Respectfully submitted,

Lovely A. Warren
Mayor



Vendor / Consultant Selection Process Summary

Department: NBD

Project / Service Title: Authorizing a Professional Services Agreement for the Zoning Code and Map Update

Consultant Selected: Camiros, Ltd.

Method of selection: X Request for Proposal [Complete 1-7]
— Request for Qualifications [Complete 1-7]
— From the NY State Department of Transportation list of pre-approved regional engineering firms [Complete 4-7]

1. Date RFP / RFQ issued May 11, 2020

2. The RFP / RFQ was also sent directly to: Barton & Loguidice, Bergmann, Camiros, CGR, Clarion, Code Studio, Dyett & Bhatia, EDR, Fisher Associates, Highland Planning, Houseal Lavigne Associates, Interface Studio, LaBella, MRB Group, Phillips Preiss, Peter J. Smith & Co, Stantec, Strategic Community Intervention, SWBR. It was also posted on websites for the following organizations: City of Rochester, American Planning Association (APA), Upstate NY Chapter of the APA, and the NYS Contract Reporter.

3. Proposals were received from

FIRM

Barton and Loguidice (B&L)

Calfee Zoning

Camiros

Clarion

Harter Secrest & Emery (HS&E)

Passero Associates

Town Planning and Urban Design Collaborative, LLC (TPUDC)

City/ST

Rochester 14614

Cincinnati, OH

Chicago, IL

Denver, CO

Rochester 14604

Rochester 14614

Franklin, TN

4. Evaluation criteria

Below are review criteria, bonus points, and the final score for the top scoring proposal received:

<i>Proposal Review Criteria</i>	Total Possible	
	Points	Camiros
Proposal Quality	4.5	4.1
Relevant Experience	3.5	3.2
References	2.0	1.6
<i>subtotal</i>	10.0	8.9
<i>Potential Bonus Points</i>		
City Business	1.0	0.0
Prime is MWBE	1.0	0.0
Prime uses 10-20% MWBE subs	0.5	0.0
Prime uses >20% MWBE subs	1.0	0.0
Workforce goals: M(20%) & W(6.9%)	1.0	0.0
<i>subtotal</i>	4.5	0.0
TOTAL	14.5	8.9

5. Review team included staff from: NBD/Zoning (3); NBD/Commissioner's Office (2); DES/Special Projects (1); DES/ Environmental Quality (1); Mayor's Office/Planning (3); Law Department (1)

6. Additional considerations/explanations: The firms with the top three scoring proposals were interviewed on August 5, 2020 and August 6, 2020. Performance at these interviews was used in combination with review and scoring of RFP proposals to select the final recommended consultant team for this project.

7. MWBE Officer has reviewed the recommended firm's proposal for MWBE and Workforce goals. MWBE Officer Initials: *Chy* Date: *8/26/20*

Form date 1/4/19

INTRODUCTORY NO.

NBD #6

333

Ordinance No.

Authorizing funding and an agreement for the Zoning Code and Map Update

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

Section 1. The Council hereby appropriates \$50,000 in Community Development Block Grant funds from the Planning and Studies project allocation of the Consolidated Community Development Plan/2017-18 Annual Action Plan, as approved in Ordinance No. 2017-206 and amended in Ordinance No. 2019-300, to fund an update of the City's Zoning Code, Zoning Map, and Subdivision Code to reflect the Vision, Guiding Principles, and Placemaking Plan of the *Rochester 2034* Comprehensive Plan (the Project).

Section 2. The Council hereby authorizes the receipt and use of a grant of \$50,000 from the Rochester Economic Development Corporation to fund the Project. The Mayor is hereby authorized to execute any agreement or other document as may be necessary to effectuate the receipt and use of the Project funding authorized herein.

Section 3. The Mayor is hereby authorized to enter into a professional services agreement with Camiros, Ltd. in the maximum amount of \$150,000 to assist City staff with the Project. The agreement shall be funded by the appropriations for the Project authorized in Section 1 and 2 herein and in the amount of \$50,000 from the 2020-21 Budget of the Department of Neighborhood and Business Development. The term of the agreement shall extend to the City Council's adoption of legislation that implements the Project.

Section 4. The agreement shall contain such other terms and conditions as the Mayor deems appropriate.

Section 5. This ordinance shall take effect immediately.



City of Rochester

City Hall Room 307A, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

NEIGHBORHOOD & BUSINESS DEVELOPMENT INTRODUCTORY NO.

334

Lovely A. Warren
Mayor

August 27, 2020 NBD07

TO THE COUNCIL

Ladies and Gentlemen:

Re: L2P Westside Housing Project

Council Priority: Rebuilding and Strengthening
Neighborhood Housing

Rochester 2034 Initiative Area: Reinforcing Strong
Neighborhoods

Transmitted herewith for your approval is legislation related to the L2P Westside ("Lease to Purchase") new construction, low-income housing project consisting of multiple sites located in the Southwest quadrant being undertaken by the Urban League of Rochester Economic Development Corporation (ULREDC) (Carolyn Vitale, Vice-President and COO), 312 State Street, Rochester, NY.

This legislation will:

1. Authorize the sale of 39 parcels of City-owned land for their appraised values, a total of \$18,175, to ULREDC or an affiliated partnership or housing development fund corporation to be formed by the ULREDC.
2. Authorize property tax exemptions and payment-in-lieu of taxes agreements for the L2P Westside project, which will provide a 30-year exemption for an annual in-lieu payment equal to 10% of the project shelter rents (gross rents minus utility costs).
3. Authorize the Mayor to execute such agreements and other documents as may be necessary to effectuate the agreements authorized herein.

The L2P Westside project involves construction of 41 rental units on scattered sites in the Southwest quadrant; two of the listed 39 sites will be subdivided. All 41 units will be targeted to households with income at or below 60% of the Median Family Income for the Greater Rochester Median Statistical Area (per HUD, chart attached). There will be three styles of homes: seven (7) 2-bedroom single-story houses that are fully handicap accessible; and two different styles of two-story 3-bedroom houses with basements and visitability. Two (2) of the 3-bedroom units will be equipped for persons with hearing or visual impairments.

All sites will complement significant development and investment that has occurred in the Southwest quadrant of the City in the past decade. Sites are located near the previous Southwest Quadrant Focused Investment Strategy area, the Jefferson Wollensak Affordable Rental Housing project nearing completion in 2020, and the Zion Hill Affordable Housing project which is anticipated to begin construction in late 2020 or early 2021. In addition, the sites are close to some neighborhood schools undergoing modernization and improvements.

The L2P Westside communities will maintain all units as income qualified affordable units for the duration of their PILOT. However, the goal is to rent the properties for the first 15 years, then sell each one to its current resident, regardless of length of tenancy, at a price designed to result in a mortgage payment at or below 30% of the household's gross monthly income. Beginning in Year 11, the management team will work with existing tenants to prepare them for successful



homeownership. This project is the first of its kind in Rochester, and is modeled after a successful program in Cleveland overseen by CHN (Cleveland Housing Network). In 2016 CHN transferred title to their 1,000th owner occupant household. CHN is providing consulting support to ULREDC on this project. The project was awarded funding through New York State Homes and Community Renewal's competitive application for 9% low-income housing tax credits (LIHTC). Other sources of funding include State Tax Credits (SLIHC), New York State Energy Research and Development Authority (NYSERDA) as well as deferred developer fees and expenses. The project is awaiting a funding decision from the Federal Home Loan Bank of NY (FHLBNY).

The sources and uses for the project are summarized below:

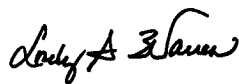
Uses		Permanent Sources	
Land Acquisition	\$18,560*	9% LIHTC (Federal Tax Credit Equity through NYS)	\$7,553,495
Soft Costs and Contingency	\$1,803,255	SLIHC (State Tax Credit) Equity	\$3,534,142
Hard Costs	\$9,478,573	Conventional Loan	\$700,000
Development Fee	\$1,250,000	FHLBNY	\$880,000
Reserves and Working Capital	\$189,044	Deferred Developer Fee	\$23,795
		NYSERDA Energy Grant	\$48,000
TOTAL	\$12,739,432	TOTAL	\$12,739,432

*includes recording fees

Workforce goals for the project are 6.9% women and 20% minorities and 25% City residents, along with a combined goal of 30% for MBE/WBE firms.

The PILOT Review Committee recommended approval of the PILOT on July 10, 2020.

Respectfully submitted,



Lovely A. Warren
Mayor

L2P Westside – Rental Housing Project

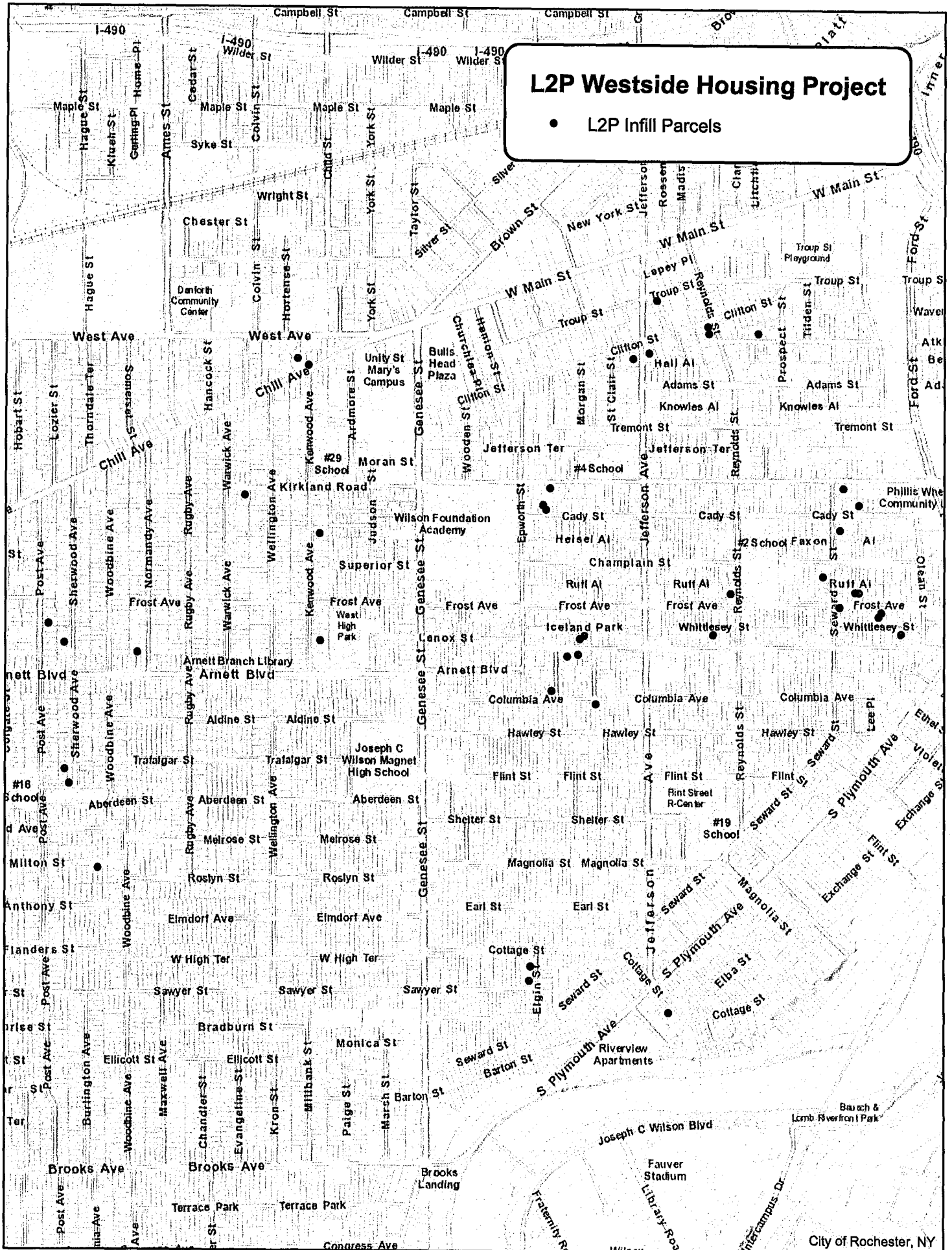
Property list for Sale of Real Estate and PILOT

Address	Parcel Number	Sales Price
392 Aberdeen St	120.72-2-19	\$ 425.00
202 Atkinson St	120.44-2-57	\$ 425.00
26 Bartlett St	121.6-1-30	\$ 425.00
120 Bartlett St	120.68-1-72	\$ 425.00
173 Bartlett St	120.67-3-10	\$ 425.00
177-179 Bartlett St	120.67-3-8.001	\$ 500.00
180-182 Bartlett St	120.67-2-75	\$ 450.00
184-186 Bartlett St	120.67-2-74.001	\$ 450.00
28 Cady St	121.53-1-81.001	\$ 450.00
186 Cady St (after subdivision)	120.59-1-52.002	\$ 600.00
188 Cady St (after subdivision)	120.59-1-52.003	NA
92 Chili Ave (after subdivision)	120.50-1-77.001	NA
96 Chili Ave (after subdivision)	120.50-1-77.002	\$ 600.00
363 Columbia Ave	120.75-1-31	\$ 425.00
414 Columbia Ave	120.67-3-50	\$ 425.00
189 Cottage St	135.28-2-15	\$ 425.00
73 Dr. Samuel McCree Way	121.53-1-6	\$ 425.00
215 Dr. Samuel McCree Way	120.59-1-10.001	\$ 500.00
15 Elgin St	120.27-1-22.001	\$ 500.00
33 Elgin St	120.27-1-24.001	\$ 525.00
101 Frost Ave	121.61-1-16	\$ 450.00
107 Frost Ave	121.61-1-15	\$ 450.00
128 Frost Ave	121.53-3-36	\$ 475.00
134 Frost Ave	121.53-3-37	\$ 475.00
151-153 Frost Ave	121.61-1-6.001	\$ 500.00
278 Jefferson Ave	120.44-1-50.001	\$ 475.00
281 Jefferson Ave	120.51-2-14.001	\$ 450.00
180 Kenwood Ave	120.58-2-75	\$ 450.00
300 Kenwood Ave	120.66-1-59	\$ 450.00
189-193 Kirkland Rd	120.57-3-42.001	\$ 475.00
21 Milton St	120.81-1-77	\$ 475.00
227 Normandy Ave	120.65-1-40	\$ 475.00
140 Post Ave	120.64-3-7	\$ 450.00
49 - 51 Reynolds St	120.44-1-71.001	\$ 475.00
53 - 57 Reynolds St	120.44-1-72	\$ 475.00
219 Reynolds St	120.68-1-38.001	\$ 450.00
54 Seward St	121.53-1-42	\$ 475.00

109 Seward St	121.53-3-46	\$ 550.00
177 Sherwood Ave	120.64-3-21	\$ 425.00
315 Sherwood Ave	120.72-2-20	\$ 425.00
325 Troup St	120.44-1-21	\$ 450.00
	Total:	\$ 18,175.00

L2P Westside Housing Project

- L2P Infill Parcels



INTRODUCTORY NO.

NBD #7

334

Ordinance No.

Authorizing the sale of City-owned parcels and a payment in lieu of taxes agreement for the L2P Westside Housing Project

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

Section 1. The Council hereby approves the sale of the following parcels of land at the following appraised values to the Urban League of Rochester Economic Development Corporation (ULREDC) to develop the L2P ("Lease to Purchase") Westside project comprised of a variety of new low-income rental units on scattered sites throughout the city's Southwest Quadrant that, after 15 years, may be purchased by their tenants by means of affordable mortgages (the Project):

Address	Parcel Number	Sales Price
392 Aberdeen St	120.72-2-19	\$ 425.00
202 Atkinson St	120.44-2-57	\$ 425.00
26 Bartlett St	121.6-1-30	\$ 425.00
120 Bartlett St	120.68-1-72	\$ 425.00
173 Bartlett St	120.67-3-10	\$ 425.00
177-179 Bartlett St	120.67-3-8.001	\$ 500.00
180-182 Bartlett St	120.67-2-75	\$ 450.00
184-186 Bartlett St	120.67-2-74.001	\$ 450.00
28 Cady St	121.53-1-81.001	\$ 450.00
186 Cady St	120.59-1-52.001	\$ 600.00
96 Chili Ave	120.50-1-77	\$ 600.00
363 Columbia Ave	120.75-1-31	\$ 425.00
414 Columbia Ave	120.67-3-50	\$ 425.00
189 Cottage St	135.28-2-15	\$ 425.00
73 Dr. Samuel McCree Way	121.53-1-6	\$ 425.00
215 Dr. Samuel McCree Way	120.59-1-10.001	\$ 500.00
15 Elgin St	120.27-1-22.001	\$ 500.00
33 Elgin St	120.27-1-24.001	\$ 525.00
101 Frost Ave	121.61-1-16	\$ 450.00
107 Frost Ave	121.61-1-15	\$ 450.00
128 Frost Ave	121.53-3-36	\$ 475.00
134 Frost Ave	121.53-3-37	\$ 475.00
151-153 Frost Ave	121.61-1-6.001	\$ 500.00
278 Jefferson Ave	120.44-1-50.001	\$ 475.00
281 Jefferson Ave	120.51-2-14.001	\$ 450.00
180 Kenwood Ave	120.58-2-75	\$ 450.00
300 Kenwood Ave	120.66-1-59	\$ 450.00
189-193 Kirkland Rd	120.57-3-42.001	\$ 475.00

Address (con'd)	Parcel Number (con'd)	Sales Price (con'd)
21 Milton St	120.81-1-77	\$ 475.00
227 Normandy Ave	120.65-1-40	\$ 475.00
140 Post Ave	120.64-3-7	\$ 450.00
49 - 51 Reynolds St	120.44-1-71.001	\$ 475.00
53 - 57 Reynolds St	120.44-1-72	\$ 475.00
219 Reynolds St	120.68-1-38.001	\$ 450.00
54 Seward St	121.53-1-42	\$ 475.00
109 Seward St	121.53-3-46	\$ 550.00
177 Sherwood Ave	120.64-3-21	\$ 425.00
315 Sherwood Ave	120.72-2-20	\$ 425.00
325 Troup St	120.44-1-21	\$ 450.00
	Total:	\$ 18,175.00

Section 2. City taxes and other City charges, except water charges, against said properties are hereby canceled up to the first day of the month following the date of adoption of this ordinance for the reason that the City has agreed to convey said properties free of City tax liens and other charges or because these charges have been included in the purchase price.

Section 3. The Mayor is hereby authorized to enter into a payment in lieu of taxes agreement (PILOT Agreement) with the ULREDC for the parcels listed in Section 1 in order to effectuate the Project. This PILOT Agreement shall provide that said parcels shall remain entitled to a real property tax exemption, provided that the ULREDC makes annual payments in lieu of taxes to the City of Rochester equal in total to no less than 10% of the Project's annual "shelter rent," a phrase which refers to the amount of gross rents less utility costs.

Section 4. The term of the PILOT Agreement shall run for 30 years, provided that said agreement and the associated real property tax exemption shall cease prior to that date if and when the Project is no longer operated for the purpose of providing affordable leased and then purchased housing in accordance with the conditions for maintaining low-income housing tax credits and financing as well as other legal requirements.

Section 5. The PILOT agreement shall contain such additional terms and conditions as the Mayor deems to be appropriate. The Mayor is hereby authorized to execute such other agreements and other documents as may be necessary to effectuate the sale and agreement authorized herein.

Section 6. This ordinance shall take effect immediately.



City of Rochester

City Hall Room 307A, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

NEIGHBORHOOD & BUSINESS DEVELOPMENT INTRODUCTORY NO.

Lovely A. Warren
Mayor

335

August 27, 2020 NBD08

TO THE COUNCIL

Ladies and Gentlemen:

Re: Pueblo Nuevo II Housing Project

Council Priority: Rebuilding and Strengthening
Neighborhood Housing

Comprehensive Plan 2034 Initiative Area:
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to Pueblo Nuevo II, the second phase of the larger Pueblo Nuevo affordable rental community project, being undertaken by Ibero-American Development Corporation (IADC) 954 Clifford Avenue Rochester, NY 14621 (Eugenio Marlin, Executive Vice President). Pueblo Nuevo II will be constructed on in-fill sites located in close proximity to the La Marketa project and within the El Camino Neighborhood of Northeast Rochester. This legislation will:

1. Authorize the sale of 19 parcels of City-owned land at a total of \$10,425, their combined appraised values, to IADC or an affiliated partnership or housing development fund corporation to be formed by IADC.
2. Authorize a property tax exemption and payment-in-lieu of tax agreement for the Pueblo Nuevo II project, which will provide a 30-year exemption for an annual in-lieu payment equal to 10% of the project shelter rents (gross rents minus utility costs).
3. Authorize the Mayor to execute such agreements and other documents as may be necessary to effectuate the agreement authorized herein;

The Pueblo Nuevo is a two phase project with substantial community support that results in 104 units of affordable rental housing, and the creation of the El Camino Community Center. Pueblo Nuevo I was authorized by City Council Ordinance No. 2020-96 on April 15, 2020. Pueblo Nuevo I consists of 75 affordable rental apartments. The necessary purchase of properties and funding source closings were completed in July 2020 and construction for the project has begun.

Pueblo Nuevo II will create 29 units of affordable rental housing on multiple underutilized sites, primarily located in close proximity to the La Marketa at the International Plaza site. This phase of the project will deliver five single family homes and 12 duplexes, all two-bedroom units, as well as the El Camino Community Center (ECCC) which will include a community, business and education center.

All units of Pueblo Nuevo II will be targeted to households with income at or below 50% of the Median Family Income (MFI) for the Greater Rochester Median Statistical Area (per HUD, chart attached). Five (5) of these units will be targeted specifically for households with an income at or below 30% of MFI, and five additional units benefit from Project Based Section-8 Vouchers from the Rochester Housing Authority. The project includes three (3) ADA (American Disability Act) accessible apartments, and two (2) apartments adapted for the audio/visually impaired.



The sources and uses for the project are summarized below:

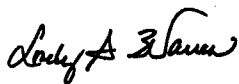
<u>Uses</u>		<u>Permanent Sources</u>	
Acquisition Land/Buildings*	\$60,700	Low Income Housing Tax Credit	\$8,774,804
Soft Costs and Working Capital	\$2,007,400	NYS Community Investment Fund Loan	\$1,793,805
Hard Costs	\$9,235,432	NYS Housing Trust Fund	\$1,663,291
Contingency	\$537,837	NYS Subsidy Loan	\$640,000
Development Fee	\$1,077,266	Deferred Developer Fee	\$137,859
Reserves	\$127,124	NYSERDA Capital	\$36,000
TOTAL	\$13,045,759	TOTAL	\$13,045,759

*Acquisition costs include, but are not limited to, real estate sold by the City of Rochester.

Pueblo Nuevo II is anticipated to close on project funding and begin construction in November 2020. Workforce goals for the project are 6.9% women and 20% minorities and 25% City residents, along with a combined goal of 30% for MBE/WBE firms.

The PILOT was recommended for approval by the PILOT Review Committee on April 3, 2018. SEQR review has been completed, and a Negative Declaration was issued for the project on December 12, 2017.

Respectfully submitted,



Lovely A. Warren
Mayor

PUEBLO NUEVO II

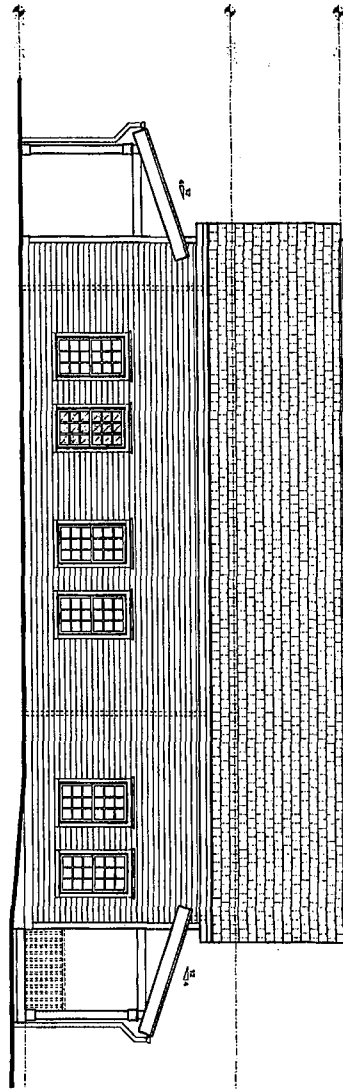
SALE OF REAL ESTATE

<u>STREET ADDRESS</u>	<u>SBL NUMBER</u>	<u>OWNER</u>	<u>PRICE</u>	<u>SIZE</u>
54 SULLIVAN STREET	106.31-4-42.002	City of Rochester	\$1,400.00	175 x 82.98
62 SULLIVAN STREET	106.31-4-38	City of Rochester	\$350.00	35 x 82.98
30 SULLIVAN STREET	106.31-4-54	City of Rochester	\$350.00	34 x 94.16
32 SULLIVAN STREET	106.31-4-53.001	City of Rochester	\$350.00	68 x 93.2
38 SULLIVAN STREET	106.31-4-50.001	City of Rochester	\$475.00	68 x 93.2
42 SULLIVAN STREET	106.31-4-48.1	City of Rochester	\$350.00	68.43 x 92.23
24 SULLIVAN STREET	106.31-4-57	City of Rochester	\$350.00	34 x 96.1
26 SULLIVAN STREET	106.31-4-56	City of Rochester	\$350.00	34 x 95.61
37 SULLIVAN STREET	106.39-1-18.002	City of Rochester	\$550.00	51.86 x 99
51 HOELTZER STREET	106.39-2-23.002	City of Rochester	\$475.00	50 x 99
55 HOELTZER STREET	106.39-2-26	City of Rochester	\$400.00	40 x 99
27 HOELTZER STREET	106.39-2-13	City of Rochester	\$350.00	37.5 x 82.5
29 HOELTZER STREET	106.39-2-14	City of Rochester	\$350.00	37.75 x 82.5
21 HOELTZER STREET	106.39-2-10.001	City of Rochester	\$475.00	75 x 82.5
6 KAPPEL PLACE	106.38-2-17.001	City of Rochester	\$450.00	70 x 74.5
18 KAPPEL PLACE	106.38-2-23	City of Rochester	\$350.00	35 x 78.25
24 KAPPEL PLACE	106.38-2-25.001	City of Rochester	\$450.00	105 x 79
781 NORTH CLINTON AVENUE	106.38-2-40	City of Rochester	\$2,600.00	40.85 x 130.21
TOTAL SALE PRICE			\$10,425.00	

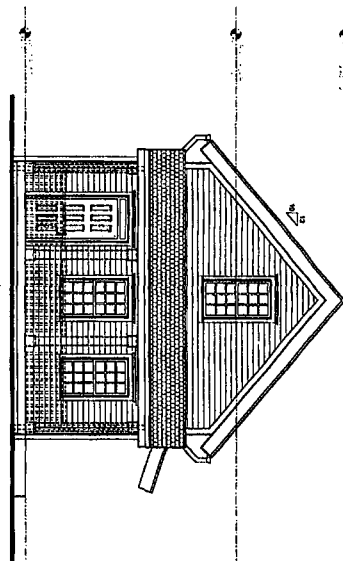
PUEBLO NUEVO II

PILOT PROPERTY LIST

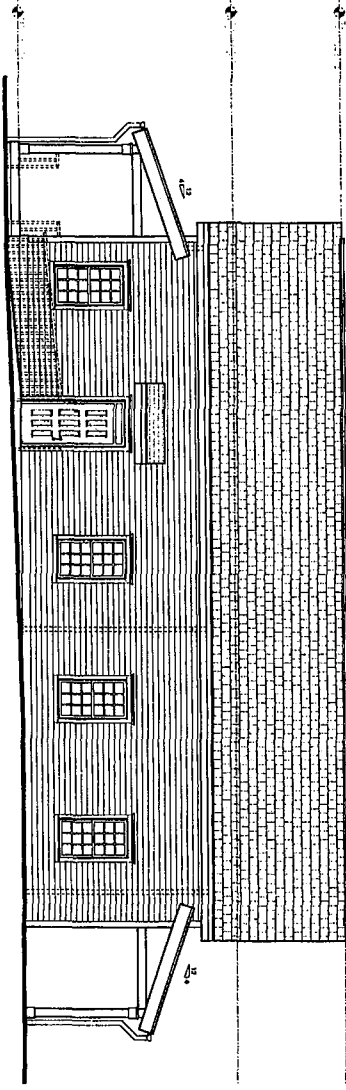
<u>STREET ADDRESS</u>	<u>SBL NUMBER</u>
54 SULLIVAN STREET	106.31-4-42.002
62 SULLIVAN STREET	106.31-4-38
30 SULLIVAN STREET	106.31-4-54
32 SULLIVAN STREET	106.31-4-53.001
38 SULLIVAN STREET	106.31-4-50.001
42 SULLIVAN STREET	106.31-4-48.1
24 SULLIVAN STREET	106.31-4-57
26 SULLIVAN STREET	106.31-4-56
37 SULLIVAN STREET	106.39-1-18.002
51 HOELTZER STREET	106.39-2-23.002
55 HOELTZER STREET	106.39-2-26
27 HOELTZER STREET	106.39-2-13
29 HOELTZER STREET	106.39-2-14
21 HOELTZER STREET	106.39-2-10.001
6 KAPPEL PLACE	106.38-2-17.001
18 KAPPEL PLACE	106.38-2-23
24 KAPPEL PLACE	106.38-2-25.001
781 NORTH CLINTON AVENUE	106.38-2-40
200 CLIFFORD AVENUE	106.29-2-2.002
208-214 CLIFFORD AVENUE	106.29-2.22



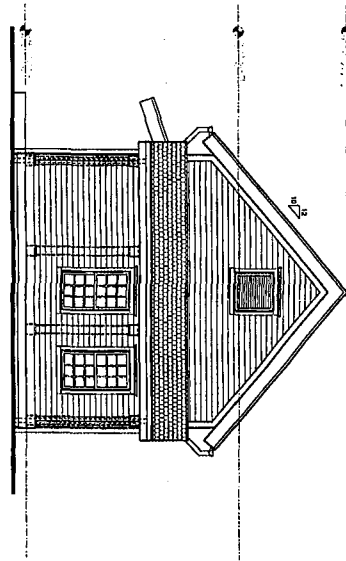
1 CONCEPTUAL SIDE ELEVATION
1/8" = 1'-0"



2 CONCEPTUAL FRONT ELEVATION
1/8" = 1'-0"



3 CONCEPTUAL SIDE ELEVATION
1/8" = 1'-0"



4 CONCEPTUAL BACK ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION

CONCEPTUAL EXTERIOR ELEVATIONS

IBERO AMERICAN DEVELOPMENT CORP.
PUEBLO NUEVO SINGLE-FAMILY HOUSES

VARIOUS LOTS
ROCHESTER, NEW YORK 14601

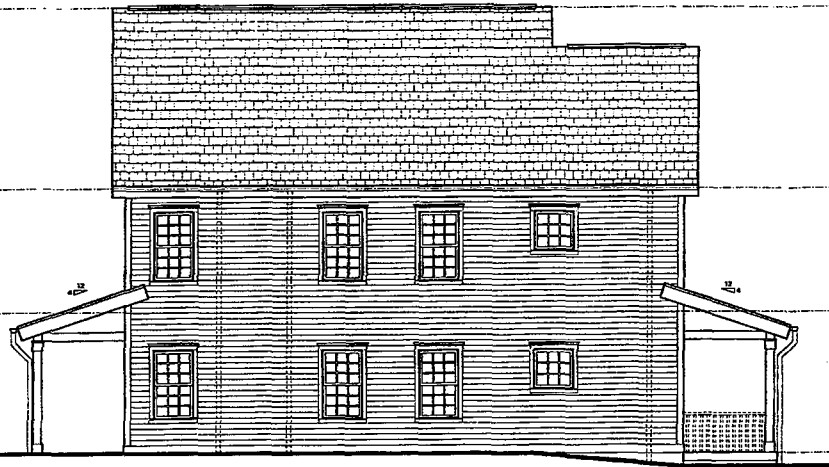
plan
Architectural Studio, PC
250 South Avenue, Suite 100
Rochester, New York 14604
630.464.4230
1.585.454.4237
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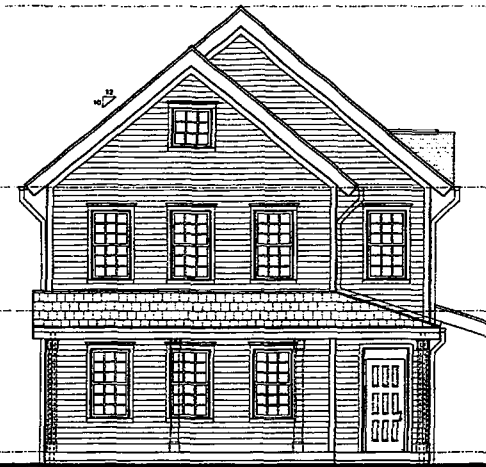
PLAN PROJECT No.
101.16.01.07
DATE
JANUARY 18, 2018
a200

THIS DOCUMENT IS A PRELIMINARY CONCEPTUAL DESIGN AND IS NOT FOR CONSTRUCTION. IT IS THE PROPERTY OF PLAN ARCHITECTURAL STUDIO, PC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PLAN ARCHITECTURAL STUDIO, PC.

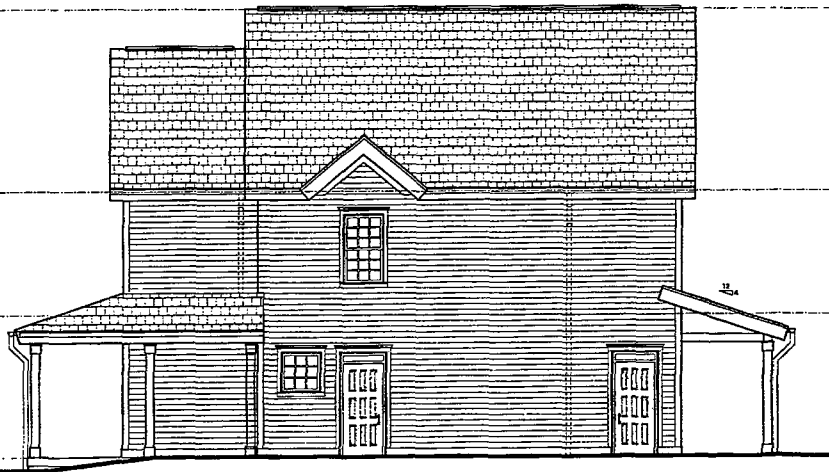




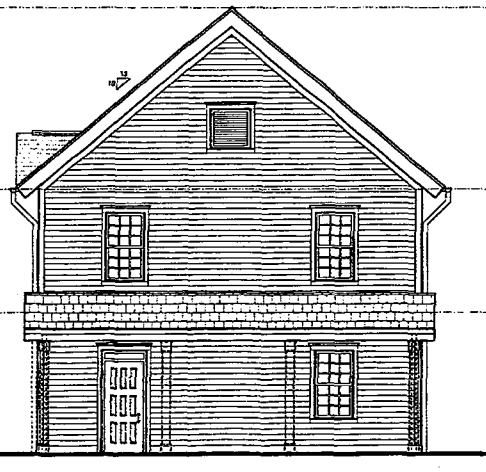
1 CONCEPTUAL SECOND FLOOR PLAN
1/4" = 1'-0"



2 CONCEPTUAL FRONT ELEVATION
1/4" = 1'-0"



3 CONCEPTUAL SIDE ELEVATION
1/4" = 1'-0"



4 CONCEPTUAL REAR ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION



Plan
Architectural Studio, PC
200 South Avenue, Suite 100
Richmond, New York 11264
T 800-454-1237
F 800-454-1237
www.planstudio.com

IBERO AMERICAN DEVELOPMENT CORP.
PUERTO RICO TWO-FAMILY HOUSES

CONCEPTUAL EXTERIOR ELEVATIONS

THIS IS A
SUBMISSION DOCUMENT
NOT FOR CONSTRUCTION

It is a condition of these terms that the owner
warrants, acting under the direction of its
licensed architect, to the architect that the
plans submitted are for the owner's use only. Any
reproduction or distribution of these plans without
the written consent of the architect is prohibited.
The architect assumes no responsibility for the
accuracy of the information provided.

PLAN PROJECT No.
101.16.01.01
DATE
JANUARY 18, 2019

a200

INTRODUCTORY NO.**335**

NBD #8

Ordinance No.

Authorizing sale of City-owned parcels and payment in lieu of taxes and loan agreement for the Pueblo Nuevo II project

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

Section 1. The Council hereby approves the sale of the following parcels of land at the following appraised values to Ibero-American Development Corporation (IADC) to develop the Phase II of the Pueblo Nuevo Affordable Rental Housing Project (the Project):

STREET ADDRESS	SBL NUMBER	SIZE	PRICE
54 SULLIVAN STREET	106.31-4-42.002	175 x 82.98	\$1,400.00
62 SULLIVAN STREET	106.31-4-38	35 x 82.98	\$350.00
30 SULLIVAN STREET	106.31-4-54	34 x 94.16	\$350.00
32 SULLIVAN STREET	106.31-4-53.001	68 x 93.2	\$350.00
38 SULLIVAN STREET	106.31-4-50.001	68 x 93.2	\$475.00
42 SULLIVAN STREET	106.31-4-48.1	68.43 x 92.23	\$350.00
24 SULLIVAN STREET	106.31-4-57	34 x 96.1	\$350.00
26 SULLIVAN STREET	106.31-4-56	34 x 95.61	\$350.00
37 SULLIVAN STREET	106.39-1-18.002	51.86 x 99	\$550.00
51 HOELTZER STREET	106.39-2-23.002	50 x 99	\$475.00
55 HOELTZER STREET	106.39-2-26	40 x 99	\$400.00
27 HOELTZER STREET	106.39-2-13	37.5 x 82.5	\$350.00
29 HOELTZER STREET	106.39-2-14	37.75 x 82.5	\$350.00
21 HOELTZER STREET	106.39-2-10.001	75 x 82.5	\$475.00
6 KAPPEL PLACE	106.38-2-17.001	70 x 74.5	\$450.00
18 KAPPEL PLACE	106.38-2-23	35 x 78.25	\$350.00
24 KAPPEL PLACE	106.38-2-25.001	105 x 79	\$450.00
781 NORTH CLINTON AVENUE	106.38-2-40	40.85 x 130.21	\$2,600.00
Total Sale Price			\$10,425.00

Section 2. City taxes and other City charges, except water charges, against said properties are hereby canceled up to the first day of the month following the date of adoption of this ordinance for the reason that the City has agreed to convey said properties free of City tax liens and other charges or because these charges have been included in the purchase price.

Section 3. The Mayor is hereby authorized to enter into a payment in lieu of taxes agreement with IADC for the following parcels to effectuate the Project:

STREET ADDRESS	SBL NUMBER
54 SULLIVAN STREET	106.31-4-42.002
62 SULLIVAN STREET	106.31-4-38
30 SULLIVAN STREET	106.31-4-54
32 SULLIVAN STREET	106.31-4-53.001
38 SULLIVAN STREET	106.31-4-50.001
42 SULLIVAN STREET	106.31-4-48.1
24 SULLIVAN STREET	106.31-4-57
26 SULLIVAN STREET	106.31-4-56
37 SULLIVAN STREET	106.39-1-18.002
51 HOELTZER STREET	106.39-2-23.002
55 HOELTZER STREET	106.39-2-26
27 HOELTZER STREET	106.39-2-13
29 HOELTZER STREET	106.39-2-14
21 HOELTZER STREET	106.39-2-10.001
6 KAPPEL PLACE	106.38-2-17.001
18 KAPPEL PLACE	106.38-2-23
24 KAPPEL PLACE	106.38-2-25.001
781 NORTH CLINTON AVENUE	106.38-2-40
200 CLIFFORD AVENUE	106.29-2-2.002
208-214 CLIFFORD AVENUE	106.29-2.22

This PILOT Agreement shall provide that said parcels shall remain entitled to a real property tax exemption, provided that IADC makes annual payments in lieu of taxes to the City of Rochester equal in total to no less than 10% of the Project's annual "shelter rent," a phrase which refers to the amount of gross rents less utility costs.

Section 4. The term of the PILOT Agreement shall run for 30 years, provided that said agreement and the associated real property tax exemption shall cease prior to that date if and when the Project is no longer operated for the purpose of providing affordable rental housing in accordance with the conditions for maintaining low-income housing tax credits and financing as well as other legal requirements.

Section 5. The PILOT agreement shall contain such additional terms and conditions as the Mayor deems to be appropriate. The Mayor is hereby authorized to execute such other agreements and other documents as may be necessary to effectuate the sale and agreement authorized herein.

Section 6. This ordinance shall take effect immediately.



City of Rochester

City Hall Room 307A, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

NEIGHBORHOOD & BUSINESS DEVELOPMENT INTRODUCTORY NO.

336

Lovely A. Warren
Mayor

August 27, 2020

NBD09

TO THE COUNCIL

Ladies and Gentlemen:

Re: Zion Hill Senior Apartments Project

Council Priority: Rebuilding and Strengthening
Neighborhood Housing

Comprehensive Plan 2034 Initiative Area:
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to Zion Hill Senior Apartments, an affordable rental community project for seniors aged fifty-five and older. The project is being undertaken by Southwest Area Development Corporation (SWADCO) (Reverend Dr. Richard Douglass, Principal), a community development corporation affiliated with the Zion Hill Missionary Baptist Church, 250 Dr. Samuel McCree Way, Rochester, NY, and Rochester Management, Inc. (RMI) (Margaret Hill, President & CEO), 249 Norton Village Lane, Rochester NY. Zion Hill Senior Apartments will be located at 260 - 278 Dr. Samuel McCree Way and 69-71 Wooden Street in the Changing of the Scenes (COTS) Neighborhood in Southwest Rochester.

This legislation will:

1. Authorize the sale of two parcels of City-owned land, at 272 Dr. Samuel McCree Way and 276 Dr. Samuel McCree Way at a total of \$875, their combined appraised values, to SWADCO and RMI, or an affiliated partnership or housing development fund corporation to be formed by SWADCO and RMI.
2. Authorize a \$500,000 HOME funded construction/permanent loan agreement for the project, and appropriate the same amount from the Consolidated Plan/2020-21 Annual Action Plan, Affordable Housing Fund allocation to fund the loan.

The loan will serve initially as a 0% construction loan, payable annually. At conversion to permanent financing it will become a 30 year, 2% interest-only, cash flow dependent loan payable annually, with the outstanding principal balance and any accrued interest due at the end of the 30 year term.

3. Authorize a property tax exemption and payment-in-lieu of taxes agreement for the Zion Hill Senior Apartments project, which will provide a 30-year exemption for an annual in-lieu payment equal to 10% of the project shelter rents (gross rents minus utility costs).
4. Authorize the Mayor to execute such agreements and other documents as may be necessary to effectuate the agreement authorized herein; and
5. Authorize the Mayor to adjust the interest rate and other terms and conditions of the loan in order to conform to legal and other requirements for the Project.

The Zion Hill Senior Apartments (Zion Hill) project, a Faith Based Initiative, was initially envisioned by the Zion Hill Missionary Baptist Church and its affiliate SWADCO, in response to a community need for additional affordable rental housing for seniors. This project will serve residents facing



mobility or other challenges to remaining in their home community as they age. In the city of Rochester typical residential buildings and architectural styles, the majority of which were constructed prior to 1940, include two to three stories of living space. Such buildings include stairs to entryways, between floors and to cellars, with bathroom facilities on the second level. Aging populations that, over time, cannot comfortably or safely continue to navigate in their homes will benefit from features included in the apartment building proposed for Zion Hill

The project includes the creation of 45 new rental units intended for very low-income and extremely-low income senior households, with all of the units targeted to households with incomes at or below 50% of the Median Family Income (MFI). Zion Hill includes 11 units targeted to households with incomes at or below 30% of MFI; eight (8) units that will benefit from Project Based Vouchers from Rochester Housing authority, and 26 units targeted to households with incomes of up to 50% MFI. Seven (7) units will be set aside for frail/elderly households, with RMI providing supportive services to help them maintain independence within their community, in coordination with Rochester Regional Health.

The development includes the construction of a two- and three-story, 46,981 square foot, L-shaped building with 43 one-bedroom and 2 two-bedroom apartments. Also included will be building management and resident support offices, mechanical space, laundry and trash areas, and community amenity spaces and roof top patio with planters, along with an 11 space surface parking lot at the rear of the site accessed from Wooden Place.

The wood framed building includes one elevator and multiple stairs for vertical circulation and emergency egress. Additional project amenities include a community room with kitchen, fitness room, and in-unit tenant bulk storage. The owner will provide heat and hot water, and the tenants will pay for electric.

The project includes five (5) ADA (American Disability Act) accessible apartments, and two (2) apartments adapted for the audio/visually impaired. The remainder of the apartment units are adaptable, with a mix of bathtub/shower combination units and roll-in showers and accessible maneuvering clearances throughout the apartment. As a project for senior residents, Zion Hill will include carpeting and handrails in primary corridors to reduce risk of falls and will include the installation of grab bars in all apartment units. The project will also include an emergency aid (nurse call) communication system in each apartment.

Zion Hill will complement significant development and investment in southwest Rochester, including the former Southwest Quadrant Focused Investment Strategy Area, the Jefferson Wollensak Affordable Rental Housing Project nearing construction completion, and the L2P Westside Affordable Housing Project, and the Bull's Head Revitalization Project.

This \$13.4 million project will utilize the following funding sources: Low Income Housing Tax Credits, New York State Housing Trust Fund, Federal Housing Trust Fund, New York Energy Research and Development Authority (NYSERDA), City of Rochester HOME funds, deferred developer fee and limited partner equity through Low Income Housing Tax Credits (LIHTC).

The sources and uses for the project are summarized below:

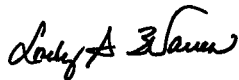
Uses		Permanent Sources	
Land Acquisition*	\$63,395	LIHTC	\$8,544,207
Soft Costs	\$1,386,350	NYS Housing Trust Fund	\$2,400,000
Hard Costs	\$10,075,175	Fed. Housing Trust Fund	\$1,100,000
Contingency	\$503,759	City of Rochester	\$500,000
Development Fee	\$1,200,000	Deferred Developer Fee	\$810,237
Reserves	\$130,765	NYSERDA Capital	\$45,000
Working Capital	\$40,000		
TOTAL	\$13,399,444	TOTAL	\$13,399,444

*Acquisition costs include, but are not limited to, real estate sold by the City of Rochester.

Zion Hill is anticipated to close on project funding and begin construction in October 2020. Workforce goals for the project are 6.9% women and 20% minorities and 25% City residents, along with a combined goal of 30% for MBE/WBE firms.

The loan was approved by the Loan Review Committee at their meeting on August 19, 2020, and the PILOT was recommended for approval by the PILOT Review Committee on August 6, 2020. A National Environmental Policy Act or NEPA review is underway and will be completed prior to entering into any agreements for the Zion Hill project. SEQR review has been completed, and a Negative Declaration was issued for the project on October 3, 2019.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lovely A. Warren".

Lovely A. Warren
Mayor

NBD

Zion Hill Senior Apartments – Rental Housing Project

Property list for Sale of Real Estate

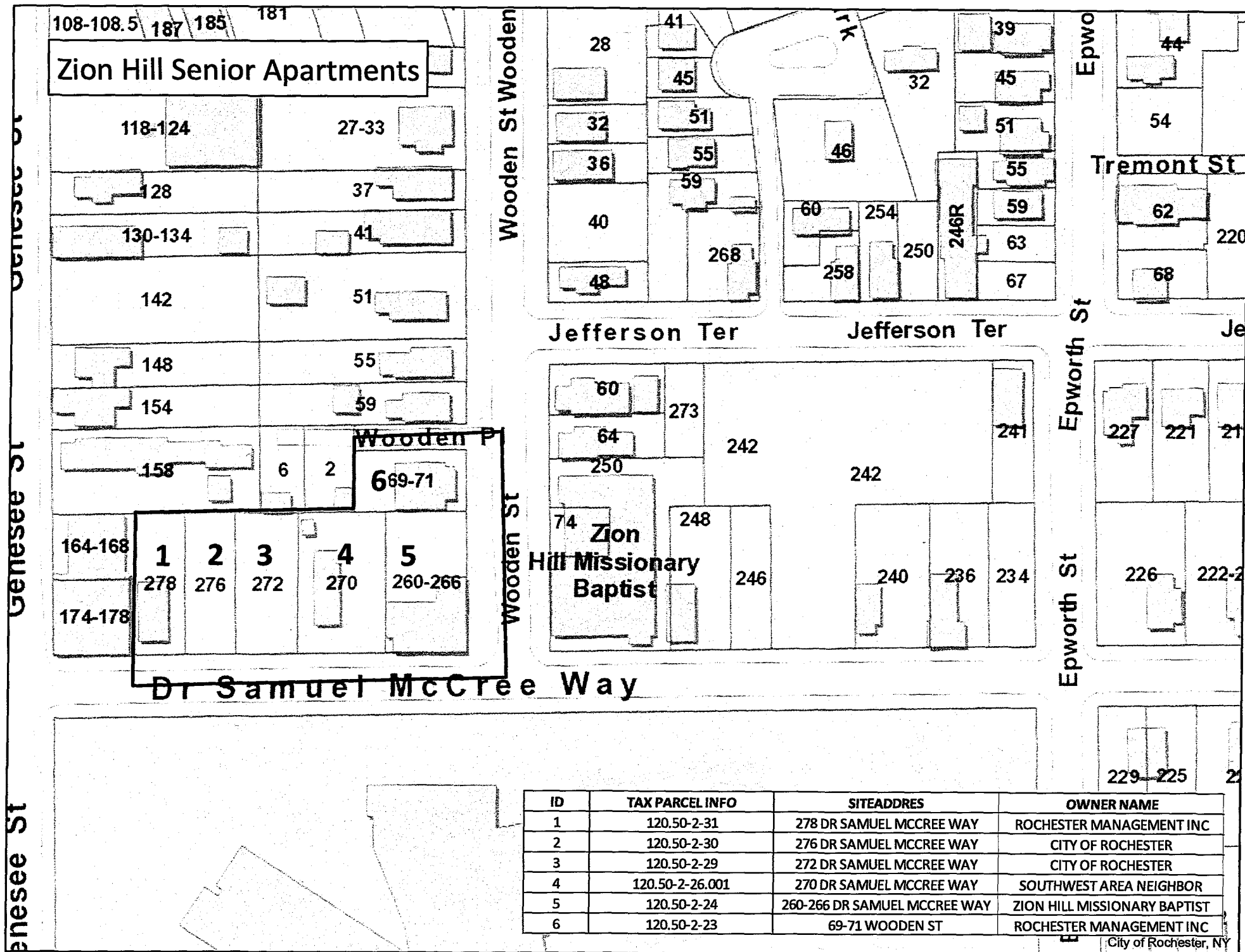
STREET ADDRESS	SBL NUMBER	SIZE	PRICE
272 DR. SAMUEL MCCREE WAY	120.50-2-29	50' x 116'	\$ 450
276 DR. SAMUEL MCCREE WAY	120.50-2-30	40' x 116	\$ 425
CITY OF ROCHESTER		Total of Sales Prices	\$ 875

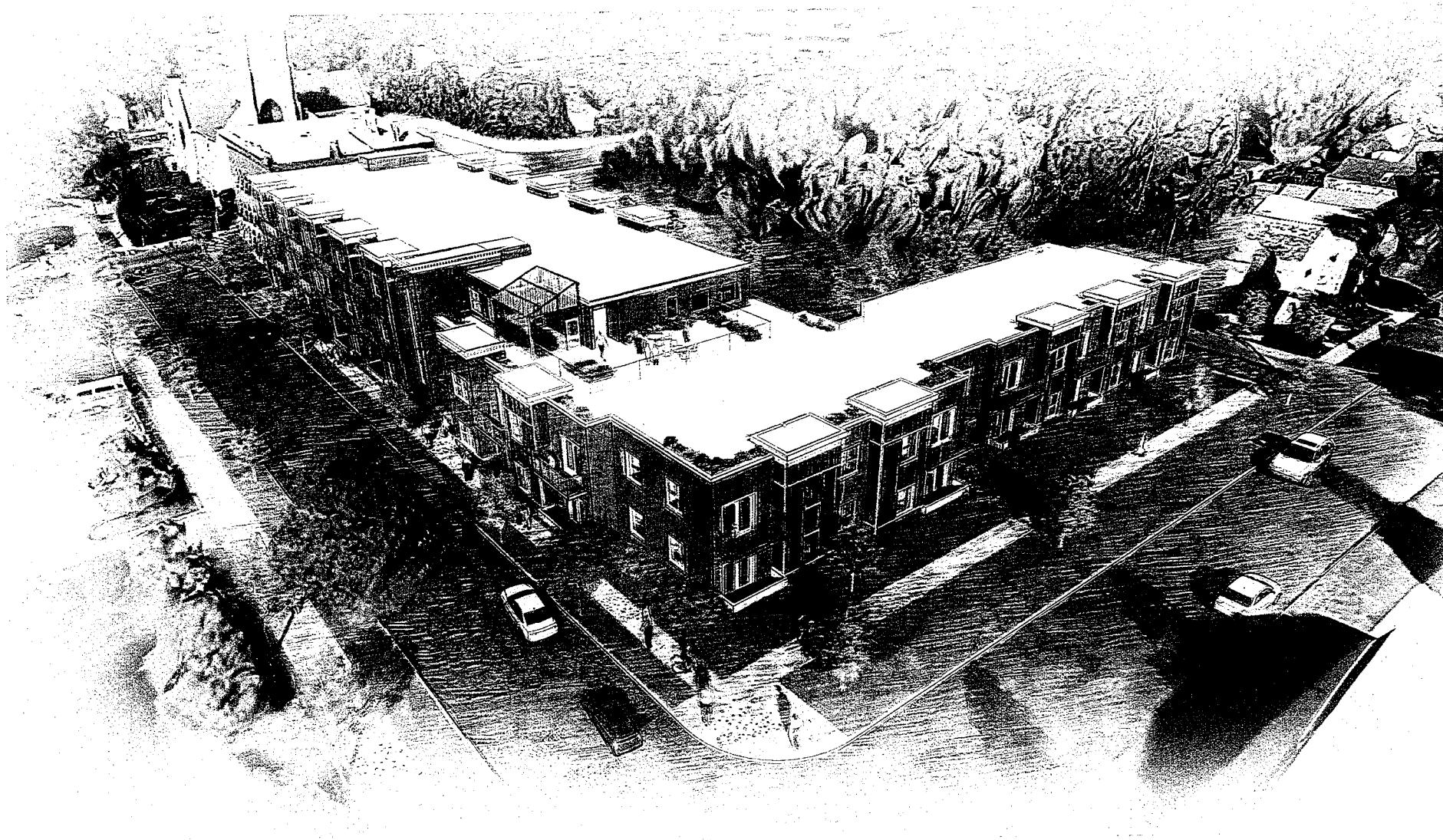
NBD

Zion Hill Senior Apartments – Rental Housing Project

Property list for PILOT

OWNER	TAX ACCOUNT NO.	STREET ADDRESS	PURCHASE PRICE
ROCHESTER MANAGEMENT INC.	120.50-2-23	69-71 WOODEN STREET	N/A
ZION HILL MISSIONARY BAPTIST CHURCH	120.50-2-26.001	260-266 DR SAMUEL MCCREE WAY	N/A
SOUTHWEST AREA NEIGHBORHOOD ASSOCIATION	120.50-2-24	270 DR SAMUEL MCCREE WAY	N/A
CITY OF ROCHESTER	120.50-2-29	272 DR. SAMUEL MCCREE WAY	\$ 450
CITY OF ROCHESTER	120.50-2-30	276 DR. SAMUEL MCCREE WAY	\$ 425
ROCHESTER MANAGEMENT INC.	120.50-2-31	278 DR. SAMUEL MCCREE WAY	N/A
CITY OF ROCHESTER		Total of Sales Prices	\$ 875





Zion Hill Senior Housing
Rochester Management, Inc.

SWBR



Zion Hill Senior Housing
Rochester Management, Inc.

SWBR

INTRODUCTORY NO.

NBD #9

336

Ordinance No.

Authorizing sale of City-owned parcels and loan and payment in lieu of taxes and loan agreements for the Zion Hill Senior Apartments project

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

Section 1. The Council hereby approves the sale of the following parcels of land at the following appraised values to Southwest Area Development Corporation (SWADCO) and Rochester Management, Inc. (RMI), or to an affiliated partnership or housing development fund corporation formed for the Project by SWADCO and RMI (collectively, the Developer) to establish and maintain the Zion Hill Senior Apartments affordable rental housing project for seniors aged 55 and older (the Project):

STREET ADDRESS	SBL NUMBER	SIZE	PRICE
272 DR. SAMUEL MCCREE WAY	120.50-2-29	50' x 116'	\$ 450
276 DR. SAMUEL MCCREE WAY	120.50-2-30	40' x 116	\$ 425
Total of Sales Prices			\$ 875

Section 2. City taxes and other City charges, except water charges, against said properties are hereby canceled up to the first day of the month following the date of adoption of this ordinance for the reason that the City has agreed to convey said properties free of City tax liens and other charges or because these charges have been included in the purchase price.

Section 3. The Mayor is hereby authorized to enter into a loan agreement with the Developer for construction and permanent financing of the Project. The loan shall be in the amount of \$500,000, which shall be funded by, and is hereby appropriated from, the Affordable Housing Fund of the 2020-21 Annual Action Plan for the loan principal. The loan agreement shall have a term that extends to 30 years following completion of Project construction. The loan shall function as a 0% construction loan until construction is complete, whereupon it shall convert to permanent financing with a term of 30 years that is subject to an annual interest rate of 2%. The payment of interest shall be due annually if the Developer has sufficient cash flow and repayment of the loan principal and any unpaid interest shall come due at the end of the loan term. The Mayor is hereby authorized to adjust the loan interest rate and other terms and conditions in order to conform to requirements for Project tax credits and other legal requirements.

Section 4. The Mayor is hereby authorized to enter into a payment in lieu of taxes agreement with the Developer for the parcels listed in Section 1 to effectuate the Project:

STREET ADDRESS	SBL NO.
69-71 WOODEN STREET.	120.50-2-23
260-266 DR SAMUEL MCCREE WAY	120.50-2-26.001
270 DR SAMUEL MCCREE WAY	120.50-2-24
272 DR. SAMUEL MCCREE WAY	120.50-2-29
276 DR. SAMUEL MCCREE WAY	120.50-2-30
278 DR. SAMUEL MCCREE WAY	120.50-2-31

This PILOT Agreement shall provide that said parcels shall remain entitled to a real property tax exemption, provided that the Developer makes annual payments in lieu of taxes to the City of Rochester equal in total to no less than 10% of the Project's annual "shelter rent," a phrase which refers to the amount of gross rents less utility costs.

Section 5. The term of the PILOT Agreement shall run for 30 years, provided that said agreement and the associated real property tax exemption shall cease prior to that date if and when the Project is no longer operated for the purpose of providing affordable rental housing in accordance with the conditions for maintaining low-income housing tax credits and financing as well as other legal requirements.

Section 6. The PILOT agreement shall contain such additional terms and conditions as the Mayor deems to be appropriate. The Mayor is hereby authorized to execute such other agreements and other documents as may be necessary to effectuate the sale and agreements authorized herein.

Section 7. This ordinance shall take effect immediately.



City of Rochester

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NEIGHBORHOOD & BUSINESS DEVELOPMENT INTRODUCTORY NO.

337

Lovely A. Warren
Mayor

August 27, 2020 NBD10

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement- OpportunitySpace, Inc.,
BuildingBlocks Software License

Council Priority: Rebuilding and Strengthening
Neighborhoods, Jobs and Economic Development

Transmitted herewith for your approval is legislation authorizing \$50,000 as maximum compensation for an agreement with OpportunitySpace, Inc. (d.b.a. Tolemi, Principal: Andrew Kieve, 76 Summer St, 3rd Floor Boston, MA). The agreement will provide the City with a global software license for continued public access to the Tolemi BuildingBlocks online property data mapping platform. The license also includes ongoing customization and technical support. The agreement will be funded from the \$900,000 Phase III Cities RISE Grant which was accepted via Ordinance No. 2020-33 from Enterprise Community Partners and funded by the NYS Office of the Attorney General. The term of the agreement will be 17 months.

BuildingBlocks is an online interactive mapping platform that provides the general public self-service access to a number of datasets provided by the City and other sources. The platform includes tax parcel information, crime data, census data, code enforcement data, and more. The platform allows users to explore and filter by various features to find properties and locations of interest. Users can do analysis within the platform, create custom maps, and export raw data for further analysis. The system is integrated with the City's enterprise GIS systems and receives nightly updated data. BuildingBlocks can be accessed here: <https://www.cityofrochester.gov/buildingblocks/>

Access to BuildingBlocks has been provided free of charge to the City of Rochester and general public since 2017 as part of the City's receipt of the Cities RISE Phase I and II grants, authorized in Ordinance No. 2017-225 and No. 2018-389. The free access to the platform expires at the end of October, 2020, but the Department of Neighborhood and Business Development is proposing to extend it due to the value BuildingBlocks provides to the community and City staff. Enterprise has approved the use of the Cities RISE grant funds for the software licensing contract.

Respectfully submitted,

Lovely A. Warren

Mayor



NO RFP JUSTIFICATION STATEMENT

Awarding a Professional Services Agreement Without a Request for Proposals

The Procurement of Professional Services Policy (Ord. No. 2012-318) requires an RFP to be issued under most circumstances. If it is determined that an RFP will not be issued, this form must be completed, signed by the Department Head, and kept on file (electronically or hard copy). It must also be submitted:

1. To City Council as an attachment to the transmittal letter for any PSA that exceeds \$10,000, and
2. To the contract record when entered in Munis.

Department: NBD **Services(s):** Data Mapping Portal Software License

Vendor/Consultant selected: OpportunitySpace, Inc. (d.b.a. Tolemi)

How was the vendor selected? The vendor has been providing excellent software services to the City for 3 years and this agreement continues the relationship with the vendor.

Why was no RFP issued for this service?

(Your rationale should include the following information when applicable)

- Is there **previous experience** with the vendor? Describe why it is in the City's best interest to continue with them and not solicit others.

Yes, the City has received free access to the Tolemi BuildingBlocks software since 2017 as part of the City's benefits through the Cities RISE Phase I and II grants administered by Enterprise Community Partners on behalf of the NYS Attorney General's Office. During this time Tolemi has worked with City staff to customize Rochester's BuildingBlocks portal to meet the needs of staff and local citizens. To reproduce a similar online mapping portal with another provider would incur significant additional cost, and duplicative staff time compared to continued licensing with Tolemi.

- Are there unique or **emergency circumstances**? Describe how an RFP process would jeopardize the success of the project.

The circumstances are unique, given Tolemi has provided these services to the City for three years and done extensive customization with City data streams, all at no cost. Conducting an RFP would not be a good use of staff time, because the likelihood of another provider being able to replicate the BuildingBlocks tool in the same timeframe and cost, is extremely unlikely.

- Is the service **specialized and unique**? Is the number of **qualified providers limited**? Describe the Department's experience with and knowledge of the market and why an RFP would not produce additional qualified consultants.

The service is indeed specialized and unique, given Tolemi's intimate understanding of the City's data and processes, having worked with it for three

years. Tolemi has a unique product that is specifically customized to local government property and inspections data, and there is not another comparable provider in the market in this niche. Additionally, Tolemi's work customizing their portal to the needs of Rochester staff and citizens is a large investment of time from Tolemi and City staff that makes their product entirely unique.

- Does the project include **multi-year State or Federal funding**? Explain why it is in the best interest of the project and the City to continue with the same consultant (e.g. where the design consultant on a project is retained for resident project representation services).

No, there is not state or federal funding. However, as stated above, it is in the best interest to the City to continue with this vendor given their highly customized data portal software that has been provided for three years. Switching vendors would likely incur additional cost, and likely cause a break in the access to this data service for the public while a new tool was constructed.

- Compensation Amount: \$50,000

How was this determined? Explain how it is a reasonable and best value for the City.

\$50,000 was made available through the Cities RISE Grant Phase III budget to fund this software licensing extension. A quote for licensing costs was provided by Tolemi. Tolemi agreed to the proposed prorated 17 month contrast which rounded up the number of months provided.

The MWBE Officer has reviewed the proposed Agreement for MWBE and Workforce goals. MWBE Officer Initials: *dmj*

Date: *8/18/20*

GK (HRF)

8/25/2020

Signature: Department Head

Date

Form date 1/7/1

337

Ordinance No.

Authorizing an agreement for a BuildingBlocks software license

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

Section 1. The Mayor is hereby authorized to enter into an agreement with OpportunitySpace, Inc. to obtain a global software license to allow public access to the Tolemi BuildingBlocks online property data mapping platform. The maximum compensation for the agreement shall be \$50,000, which shall be funded by up to \$50,000 from 2019-20 Cash Capital, which was appropriated for a Land Management System and upgrades to the City's Building Information System in Ordinance No. 2020-33. The agreement shall have a term of 17 months.

Section 2. The agreement shall contain such other terms and conditions as the Mayor deems appropriate.

Section 3. This ordinance shall take effect immediately.



City of Rochester

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PARKS & PUBLIC WORKS INTRODUCTORY NO.

Lovely A. Warren
Mayor

338

DES11

August 27, 2020

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – Genesee Transportation Council,
West Main Street Transportation and Placemaking
Study

Council Priority: Creating and Sustaining a Culture of
Vibrancy

Comprehensive Plan 2034 Initiative Area: Sustaining
Green and Active Systems

Transmitted herewith for your approval is legislation establishing \$15,000 as maximum compensation for an agreement with the Genesee Transportation Council (GTC) for participation in the West Main Street Transportation and Placemaking Study. The cost of the agreement will be financed with 2019-20 Cash Capital.

The purpose of this project is to develop a set of strategies and an implementation plan that reflect a reimagining of the West Main Street corridor from West Broad Street to Chili Avenue. The strategies will seek to better accommodate bicyclists, pedestrians, and transit users while emphasizing a sense of place for the corridor and diminishing its perception as a car-oriented pass-through street. Community engagement is a crucial component of this study. Engagement will ensure that the results of the project reflect the desires and will of the adjacent communities, businesses, and residents.

DES staff will manage the project while GTC staff will oversee contract administration.

Federal transportation planning funds administered by GTC will cover \$110,000 of the \$125,000 project budget. The \$15,000 authorized herein will complete the project funding.

Consultant selection is currently underway and a firm will be selected in September 2020. The project is expected to be completed by the end of 2021. The term of the agreement shall extend until three (3) months after completion of the project. The agreement will result in the creation and/or retention of the equivalent of 0.2 full-time jobs.

Respectfully submitted,

Lovely A. Warren
Mayor



INTRODUCTORY NO.

338

DES #11

Ordinance No.

Authorizing an agreement for the West Main Street Transportation and Placemaking Study

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

Section 1. The Mayor is hereby authorized to enter into an agreement with the Genesee Transportation Council to participate in conducting the West Main Street Transportation and Placemaking Study. The maximum cost to the City shall be \$15,000, which shall be funded from 2019-20 Cash Capital. The term of the agreement shall continue until 3 months after completion of the Study.

Section 2. The agreement shall contain such other terms and conditions as the Mayor deems appropriate.

Section 3. This ordinance shall take effect immediately.



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PARKS & PUBLIC WORKS INTRODUCTORY NO.

Lovely A. Warren
Mayor

339

DES12

August 27, 2020

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement - New York State Department
of Transportation, Snow & Ice Control
Services

Council Priority: Jobs and Economic
Development

Comprehensive Plan 2034 Initiative Area:
Sustaining Green and Active Systems

Transmitted herewith for your approval is legislation authorizing a new agreement with the New York State Department of Transportation (NYSDOT) for the provision by the City of snow and ice control services on the following State highways:

1. Lake Avenue, from Lyell Avenue to West Ridge Road; and,
2. Plymouth Avenue, from Commercial Street to Troup Street

The total length of these two streets is 2.7 miles. The requirement for an agreement for snow and ice control services on Plymouth Avenue will be eliminated in the future when jurisdiction of the street is formally transferred from the State to the City.

The new agreement effectively replaces the longstanding agreement initiated in 1978 with the NYSDOT, which had been extended on a yearly basis since its inception. Under the new agreement, the NYSDOT will continue to reimburse the City for snow and ice control activities performed, as in the past. However, the new agreement will have an initial five (5) year term, with up to three (3) separate five year renewal periods, up to a maximum contract life of twenty (20) years. The initial term will be from July 1, 2019 through June 30, 2024. The City can opt out of the agreement at the completion of any of the five (5) year periods.

The basis for the reimbursement calculation will employ an average winter concept with a base amount calculated at the average of the three (3) most recent reimbursements paid to the City by the NYSDOT, with the opportunity for the City to petition each year for the actual costs exceeded beyond the base amount for that winter season. The base amount for the initial winter season will be \$72,759.91. The most recent reimbursement amount paid by the State was \$72,839.32.

The last extension under the old agreement was authorized by City Council in December 2018 (Ordinance No. 2018-401).

Respectfully submitted,

Lovely A. Warren
Mayor



INTRODUCTORY NO.

339

DES #12

Ordinance No.

Authorizing an agreement with New York State Department of Transportation to provide snow and ice control

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

Section 1. The Mayor is hereby authorized to enter into an agreement with the New York State Department of Transportation (NYSDOT) for the City to provide snow and ice control services on the following State highways:

- a. Lake Avenue, from Lyell Avenue to West Ridge Road; and
- b. Plymouth Avenue, from Commercial Street to Troup Street.

Section 2. The term of the agreement shall be from July 1, 2019 through June 30, 2024, with the option to extend for up to three additional periods of five years each.

Section 3. For each year of the agreement, the State shall compensate the City by paying a "Base Amount," which shall be the average compensation paid for the previous 3 years (calculated at \$72,759.91 for the first year of this agreement), provided, however, that if the City's actual costs for performing the service exceed the Base Amount for any year, the City also may petition NYSDOT to reimburse the City for the difference.

Section 4. The agreement shall contain such other terms and conditions as the Mayor deems appropriate.

Section 5. This ordinance shall take effect immediately



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Lovely A. Warren
Mayor

PUBLIC SAFETY, YOUTH & RECREATION INTRODUCTORY NO.

340

August 27, 2020

TO THE COUNCIL

POLICE 14

Ladies and Gentlemen:

Re: Receipt and Use of Funds from United
States Marshals Service

Council Priority: Public Safety

Comprehensive Plan 2034 Initiative Area:
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation for the receipt and use of \$10,400 from the United States Marshals Service and amending the 2020-21 Budget of the Police Department by this amount.

The United States Marshals Service is providing \$10,400 for overtime as part of a short-term operation to support compliance checks of registered sex offenders. These funds do not include fringe benefits, which are estimated to be \$3,282. This is the third time we have received these funds.

Respectfully submitted,

Lovely A. Warren
Mayor



INTRODUCTORY NO.

Police #14

340

Ordinance No.

Appropriating funds for compliance checks of registered sex offenders

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

Section 1. Ordinance No. 2020-161, the 2020-21 Budget of the City of Rochester, as amended, is hereby further amended by increasing the revenue estimates and appropriations of the Budget of the Police Department by \$10,400 from funds to be received from the United States Marshals Service. Said funds are hereby appropriated to support compliance checks of registered sex offenders.

Section 2. This ordinance shall take effect immediately.



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PUBLIC SAFETY, YOUTH & RECREATION INTRODUCTORY NO.

Lovely A. Warren
Mayor

341

August 27, 2020

TO THE COUNCIL

POLICE 15

Ladies and Gentlemen:

Re: Grant Agreements – New York State
Governor's Traffic Safety Committee

Council Priority: Public Safety

Comprehensive Plan 2034 Initiative Area:
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation authorizing agreements with the New York State Governor's Traffic Safety Committee (GTSC) for the receipt and use of two grants described below, and amending the 2020-21 Budget of the Police Department by \$42,500 to reflect these grants.

2021 New York State Highway Safety Program, October 1, 2020 – September 30, 2021

GTSC provides this funding, in the amount of \$41,000, to support a Pedestrian Safety Enforcement and Education Program, the goal of which is to reduce the number of vehicle crashes, injuries and deaths, with a focus on pedestrian-involved vehicle accidents. The program includes an educational component which will utilize officers from the Community Affairs Bureau and Traffic Enforcement Unit to disseminate safety information and inform the public of the program; much of this activity will coincide with the annual GTSC "Operation See! Be Seen!" campaign in June 2021. Traffic enforcement details will focus on four roadway corridors (10.7 miles of roadway) that accounted for a disproportionate number of the City's pedestrian-involved crashes from 2016-2019 (28% of all pedestrian-involved crashes):

- Dewey Avenue, from Driving Park Avenue to Bennington Drive
- Lake Avenue, from Lyell Avenue to Denise Road
- Lyell Avenue, from Mt Read Boulevard to State Street/Lake Avenue
- North Clinton Avenue, from Upper Falls Boulevard to Norton Street

The grant will be used to pay for police overtime for the enforcement details, but does not pay for the associated fringe cost of \$13,000. This is the first time the Police Department has received this grant. No matching funds are required.

2021 Child Passenger Safety Grant, October 1, 2020 – September 30, 2021

This award, not to exceed \$1,500, is provided by GTSC to support the Police Department's efforts to ensure correct use of car child seats. Funding will be used for certification and continuing education of those officers teaching about safety seats at community-based, seat-checking events. This is the ninth year the Police Department has received this grant. During the first half of the current grant period (through March 31, 2020), seven car seats were inspected. No matching funds are required.

Respectfully submitted,

Lovely A. Warren
Mayor



INTRODUCTORY NO.

Police #15

341

Ordinance No.

Authorizing the receipt and use of grants from the New York State Governor's Traffic Safety Committee for two safety programs

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

Section 1. The Mayor is hereby authorized to enter into an agreement with the New York State Governor's Traffic Committee (GTSC) for receipt and use of a 2021 New York State Highway Safety Program grant of \$41,000 to support a Pedestrian Safety Enforcement and Education Program. The term shall be from October 1, 2020 through September 30, 2021.

Section 2. The Mayor is hereby authorized to enter into an agreement with the GTSC for receipt and use of a 2021 Child Passenger Safety Program grant of \$1,500. The term of the agreement shall be October 1, 2020 through September 30, 2021.

Section 4. The agreements shall contain such other terms and conditions as the Mayor deems appropriate.

Section 5. Ordinance No. 2020-161, the 2020-21 Budget of the City of Rochester, as amended, is hereby further amended by increasing the revenue estimates and appropriations to the Budget for the Rochester Police Department by the sum of \$42,500 to reflect the grants authorized herein.

Section 6. This ordinance shall take effect immediately.



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PUBLIC SAFETY, YOUTH & RECREATION INTRODUCTORY NO.

342

Lovely A. Warren
Mayor

August 27, 2020

TO THE COUNCIL

POLICE 16

Ladies and Gentlemen:

Re: Amendatory Agreements related to the
U.S. Department of Justice, Office of
Community Oriented Policing Services,
Community Policing Development Micro-grant

Council Priority: Public Safety

Transmitted herewith for your approval is legislation related to a U.S. Department of Justice, Office of Community Oriented Policing Services (COPS) Community Policing Development Micro-grant. This legislation will:

1. Authorize an amendatory agreement with the U.S. Department of Justice, COPS to extend the term for the COPS Community Policing Development Micro-grant through September 30, 2021; and
2. Authorize an amendatory agreement with Dr. Ernest Fokoué to extend the term for the agreement related to the COPS Community Policing Development Micro-grant through September 30, 2021.

The COPS Grant was authorized in Ordinance No. 2017-400 and extended for one-year each in Ordinance No. 2018-277 and 2019-235. This grant was awarded to the Rochester Police Department to:

- Improve the understanding of the scope and nature of text mining through natural language processing techniques, especially as it relates to criminal justice data.
- Design text mining algorithms that create new datasets from previously unstructured narratives.
- Create a product suite that operationalizes the data collected from algorithms to drive decision making.
- Create, test, evaluate, and document a process for utilizing natural language processing techniques in a law enforcement agency which can be extensible to other departments.

Dr. Ernest Fokoué is an Associate Professor of Mathematical Sciences with an extensive background in Statistical Machine Learning, Computational Statistics, and Statistical Data Mining. He will be responsible for the data conversion of the unstructured narrative text to a machine-readable format, primarily utilizing optical character recognition procedures. The data conversion is essential to the project to prepare the data for the application of the natural language processing techniques in the analysis phase. The agreement with Dr. Fokoué was authorized in Ordinance No. 2019-382.

Respectfully submitted,

Lovely A. Warren
Mayor



342

Ordinance No.

Authorizing amendatory agreements for the COPS Community Policing Development Micro-Grant program

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

Section 1. The Mayor is hereby authorized to enter into an amendatory agreement with the U.S. Department of Justice's Office of Community Oriented Policing Services (COPS) for the receipt and use of a \$75,000 grant for the COPS Community Policing Development Micro-Grant program (Program). The amendatory agreement shall extend through September 30, 2021 the term of the agreement which was authorized in Ordinance No. 2017-400 and amended by Ordinance Nos. 2018-277 and 2019-235.

Section 2. The Mayor is hereby authorized to enter into an amendatory professional services agreement with Dr. Ernest Fokoué to continue the establishment of a system to convert the Police Department's unstructured narrative text into a machine-readable format in support of the Program. The amendatory agreement shall extend through September 30, 2021 the term of the agreement which was authorized in Ordinance No. 2019-382.

Section 3. Said amendatory agreements shall contain such additional terms and conditions as the Mayor deems to be appropriate.

Section 4. This ordinance shall take effect immediately.



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PUBLIC SAFETY, YOUTH & RECREATION INTRODUCTORY NO.

Lovely A. Warren
Mayor

343

August 27, 2020

TO THE COUNCIL

Ladies and Gentlemen:

DRYS 19

Re: Appropriation – STEAM Engine – 2020-21
Annual Action Plan

Council Priority: Creating and Sustaining a Culture of
Vibrancy; Support the Creation of Effective
Educational Systems

Transmitted herewith for your approval is legislation related to the STEAM (Science, Technology, Engineering, Arts, and Math) Engine described in the Consolidated Plan/2020-21 Annual Action Plan. This legislation will appropriate \$25,000 of Community Development Block Grant funds from the 2020-21 Annual Action Plan, STEAM Engine allocation.

ROCmusic is an after-school and summer community-based music enrichment program that offers tuition-free music instruction, instruments, small-group lessons, and monthly concert performances. The program includes two tracks – traditional instrumental music instruction with a focus on string and brass instruments and contemporary music instruction with a focus on piano, bass guitar, drums, disk jockeying, and emceeing. All students can also participate in electives such as African Drumming, Choir, Blues Band, Fiddling, recording skills, and sound reinforcement. In addition to instruction, the students have special access to guest artists and local cultural events, with transportation and meals arranged at no additional cost to the student or their families.

The program will serve up to 140 youth ages 6 and older at the David F. Gantt, Frederick Douglass and Edgerton R-Centers, and will culminate with a music album created in the Gantt R-Center recording studio. The funds appropriated herein will be used for music instruments and equipment, program supplies, and instructor fees.

The ROCmusic program began in 2012 as a partnership between the City, Hochstein School of Music & Dance, University of Rochester Eastman School of Music, Eastman Community Music School, Rochester Philharmonic Orchestra, and the Rochester City School District. It was last authorized by City Council Ordinance No. 2019-273 in August 2019.

Respectfully submitted,

Lovely A. Warren
Mayor



INTRODUCTORY NO.

343

DRYS #19

Ordinance No.

Authorizing funding for the ROCmusic program

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

Section 1. The sum of \$25,000 is hereby appropriated from the STEAM Engine project allocation of the 2020-21 Annual Action Plan to fund the ROCmusic musical enrichment program for youth.

Section 2. This ordinance shall take effect immediately.



City of Rochester

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PUBLIC SAFETY, YOUTH & RECREATION INTRODUCTORY NO.

344

Lovely A. Warren
Mayor

August 27, 2020
DRYS 20

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – Rochester Area Community
Foundation, Parent Leadership Training Institute

Council Priority: Support the Creation of Effective
Educational Systems

Comprehensive Plan 2034 Initiative Area:
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation establishing \$10,000 as maximum annual compensation for an agreement with the Rochester Area Community Foundation (Jennifer Leonard, President and CEO, Rochester, NY) for the Greater Rochester Parent Leadership Training Institute (PLTI). The agreement will be funded from the 2020-21 Budget of Undistributed Expenses, and the term will be for the remainder of this fiscal year, and with an option to renew for two additional one-year terms, contingent upon approval of the future budgets.

The Greater Rochester PLTI is part of the evidence-based National Parent Leadership Institute program that acknowledges the critical role of parent leadership. PLTI is designed to increase parents' involvement and engagement in the community, strengthen neighborhoods and families, and improve outcomes for children. Parents participate in a 21-week training program with topics that include child and adolescent youth development, public speaking, civics, and policy development. Twenty-five parents will be served by the Parent Leadership Cohort this year. In addition, PLTI will provide the Children's Leadership Cohort, a parallel program for children of participants, and the Alumni Community Impact program for PLTI graduates.

PLTI has been implemented in the Rochester region since 2012 and has more than 150 local alumni. The City has supported this program since it was first implemented. The most recent agreement for this service was approved by City Council Ordinance No. 2017-236 in July 2017. A Justification for No RFP is attached.

Respectfully submitted,

Lovely A. Warren
Mayor



JUSTIFICATION STATEMENT

Awarding a Professional Services Agreement Without a Request for Proposals

The Procurement of Professional Services Policy (Ord. No. 2012-318) requires an RFP to be issued under most circumstances. If it is determined that an RFP process will not benefit the City, this form must be completed, signed by the Department Head, and kept on file (electronically or hard copy). It must also be submitted:

1. To City Council as an attachment to the transmittal letter for any PSA that exceeds \$10,000, and
2. To the contract record when entered in Munis.

Department: DRYS

Service(s): Parent Leadership Training Institute

Vendor/Consultant selected: Rochester Area Community Foundation

How was the vendor selected? The Rochester Area Community Foundation is the sole operator of this evidenced-based program, within the City of Rochester.

Why was no RFP issued for this service?

- Is there previous experience with the vendor? Describe why it is in the City's best interest to continue with them and not solicit others.

The City has previous experience with RACF successfully facilitating this program and achieving program outcomes.

- Is the service specialized and unique? Is the number of qualified providers limited?

This is a unique and specialized service with only one local provider. Developed in 1992 by the Connecticut Commission on Children, the Parent Leadership Training Institute (PLTI) is an evidenced-based program that teaches parents how to become more involved in the civics process, and increase their involvement and engagement in their child's academic and development process.

- Does the project include multi-year State or Federal funding?

No

Compensation Amount: \$10,000

How was this determined? Explain how it is a reasonable and best value for the City.

This program is supported by multiple entities, and the City funds are used to support a portion of the program.

The MWBE Officer has reviewed the proposed Agreement for MWBE and Workforce goals.

MWBE Officer Initials: cmj

Date: 8/13/20

Danielle Lopez
Signature: Department Head

8/12/2020
Date

INTRODUCTORY NO.

344

DRYS 20

Ordinance No.

Authorizing an agreement for implementing the Parent Leadership Training Institute

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

Section 1. The Mayor is hereby authorized to enter into an agreement in the maximum amount of \$10,000 with the Rochester Area Community Foundation for implementing the Parent Leadership Training Institute (PLTI). Said amount shall be funded from the 2020-21 Budget of Undistributed Expenses. The term of the agreement shall be for the remainder of the 2020-21 fiscal year with an option to renew for up to two additional one-year terms at a maximum annual amount of \$10,000 to be funded by subsequent years' Budgets of Undistributed Expenses, contingent upon their approval.

Section 2. The agreement shall contain such additional terms and conditions as the Mayor deems to be appropriate.

Section 3. This ordinance shall take effect immediately.