



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

112



March 3, 2021

NBD 26

TO THE COUNCIL

Ladies and Gentlemen:

Re: Amending Ordinance No. 2020-294
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 the Pueblo Nuevo II project (the Project), the second phase of the larger Pueblo Nuevo affordable rental community project, which is being undertaken by Ibero-American Development Corporation (IADC).

In the original Ordinance No. 2020-294 approved in September 2020, City Council authorized the sale of 18 City-owned land parcels to IADC for a portion of the Project site. The legislation herein amends Sections 1 and 3 of the original ordinance to allow the properties to be conveyed to and developed by either IADC, Pueblo Nuevo II Housing Development Fund Corporation, or an affiliated partnership or housing development fund corporation formed by IADC for the Project. The permission for a specially-designated affiliated entity to acquire the properties on IADC's behalf is necessary to allow IADC to utilize low income housing tax credits and other forms of State and federal assistance to finance this affordable housing project.

The prior ordinance's lists of properties are also revised to update the SBL tax parcel number and/or dimensions of four of the Project properties.

Respectfully submitted,

Lovely A. Warren
Mayor

RECEIVED
CITY OF ROCHESTER
CLERK / COUNCIL OFFICE
2021 MAR - 3 P 4: 09



INTRODUCTORY NO.

NBD #26

112

Ordinance No.

Amending Ordinance No. 2020-294 relating to the Pueblo Nuevo Phase II project

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

Section 1. Sections 1 and 3 of Ordinance No. 2020-294, Authorizing sale of City-owned parcels and payment in lieu of taxes and loan agreement for the Pueblo Nuevo II project, is hereby amended to read 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 Pueblo Nuevo II Housing Development Fund Corporation, or to an affiliated partnership or housing development fund corporation (collectively, the Developer) 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	106.31-4-48.001 106.31-4-48.1	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	102.83 X 137 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	106.38-2-25.002 106.38-2-25.001	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 3. The Mayor is hereby authorized to enter into a payment in lieu of taxes agreement with the Developer-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	<u>106.31-4-48.001</u> 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	<u>106.38-2-25.002</u> 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	<u>106.29-2-22</u> 106.29-2-22

This

PILOT Agreement shall provide that said parcels shall remain entitled to a real property tax exemption, provided that the Developer-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 2. This ordinance shall take effect immediately.

Strikeout indicates deleted text, new text is underlined