

AGENDA REVIEW QUESTIONS & ANSWERS

MAY 3, 2022

CITY COUNCIL MEETING MAY 15, 2022

FINANCE COMMITTEE

FIN

Int. 147 (22) – Agreement – Roc Jam Live – Roc Park Jam LLC

Council Priority: Creating and Sustaining a Culture of Vibrancy

Q: What does “low-cost” mean – what will the price of admission be? Harris

A: Ideally, we encourage events we support to offer admission under \$10 (or free). For Roc Jam Live, admission price is currently being determined by the promoter, but will be either \$2 or \$3.

Int. 148 (23) – Agreement – Young Explosives Corp., Fireworks Displays

Council Priority: Creating and Sustaining a Culture of Vibrancy

Q: The drone show is not returning for July 4th – why not? Lupien, Martin

A: The July 4, 2021 drone show was made possible using funding that went unallocated because COVID canceled most of the programming. Also, the High Falls area is one of the only city locations that meets Federal Aviation Administration requirements to have a drone show. After all of the capital projects are completed in the High Falls area in the next few years, we hope to find community partners who can sponsor the event so it can return!

Int. 151 (26) – Agreement – Puerto Rican Festival, Inc.

Council Priority: Creating and Sustaining a Culture of Vibrancy

Q: Please provide a breakdown of how the money will be allocated? Martin

A: **ATTACHMENT A**

Q: What is the public safety plan for the Puerto Rican Festival? Can the RPD provide a briefing about this to Council prior to the Festival? Harris

A: The Rochester Police Department has already begun having meetings as it relates to the Puerto Rican Festival. These meetings have included the event organizer as well as the Northeast Safety Committee, and the Clinton Section Captain. These meetings will continue and as the event gets closer, an Operational Plan will be completed to include a more detailed safety plan. At some point, these safety plans could be shared with City Council.

Int. 152 (27) – LIO Continuing Assessments and Agreements for Special District Parking Lots

Council Priority: Jobs and Economic Development

Q: There is an assessment district for the Wadsworth Square Parking lot but extra taxes have not been assessed on it in a long time. Does having an established Special Assessment District provide the neighborhood with more say if the City were to ever sell the parking lot? Lupien

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A: The Wadsworth Square Lot is not one of the parking lots covered in this month's LIO legislation because there is no special assessment district that funds the Lot. The last known local assessment district created for Wadsworth Square was adopted in 1998 (LIO No.1416) and expired in 2008. In recent years, the Wadsworth Square parking lot has been operated as public parking in conjunction with the nearby Washington Square parking garage and with set fees established in Section 111-119 of the Municipal Code. Under this arrangement, the Lot, along with its lighting and landscaping, are maintained by DES without assessing any charges to the neighbors for doing so.

Int. 154 (29) – Agreement – OpenGov, Inc., Budget Software Solution

Council Priority: Deficit Reduction and Long Term Financial Stability

Q: Does this agreement include all of the possible features of the software, or are there other add-ons we are not planning on purchasing? Harris

A: The City is purchasing the OpenGov Budgeting & Planning Suite and the Reporting & Transparency Suite products which include the following major functions:

- Operating Budgeting
- Capital Budgeting
- Workforce Planning (Personnel Budgeting)
- Online Budget Book (will be printed as well)
- Financial Transparency & dashboards
- Stories (online visuals to show information in the online budget book and for other uses such as capital projects and ARPA spending)
- Reporting & Analytics
- Financial integration (MUNIS)
- Open Town Hall (Surveys and online citizen engagement)
- Performance Measures

Int. 156 (31) – Refunding General Obligation Refunding Serial Bonds-2012 Series IV, General Obligation Refunding Serial Bonds-2012 Series V, General Obligation Serial Bonds 2013-Series I and General Obligation Serial Bonds 2013-Series II

Council Priority: Deficit Reduction and Long Term Financial Stability

Q: Council asked for a work session related to bonding – specifically on refunding bonds. Martin

A: Council will schedule.

Int. 179 (6) – Intermunicipal Agreement – Chilled Water Service to Blue Cross Arena at the War Memorial

Council Priority: Sustaining a Culture of Vibrancy

Q: Please provide a brief overview of the financial relationship between the Blue Cross Arena and the City. Peo

A: The City is the owner of the Blue Cross Arena ("BCA") and is responsible for all structural repairs to the Arena. Pursuant to a License Agreement between the City and Rochester Arena, LLC. ("Rochester Arena"), dated October 14, 2019, with a term ending June 30, 2033,

Rochester Arena manages, operates and maintains the BCA as well as adjacent access roads and parking facilities. They are responsible for all routine maintenance and minor repairs to the BCA. In addition, the City and Rochester Arena each contribute \$1,000,000 for major capital improvements, every four years during the term of the License.

Rochester Arena pays the City rent for the BCA in the amount of \$60,000 annually, \$100,000 annually for parking rights to adjacent parking lots, reimburses the City for utilities at the Arena and shares ticket user fees and certain naming rights revenues with the City. Rochester Arena collects and retains all income and revenues generated by events at the Arena.

Int. 181, 182 (37) – Tax Apportionment Assessment Classes – Tax Shift

Council Priority: Deficit Reduction and Long Term Financial Stability

Q: Does the increase in the homestead tax levy mean we should expect property taxes for homeowners to increase? Peo

A: In isolation, the increase in the adjusted base proportion for homestead would typically mean that the percentage of the tax levy borne by the homestead class increases resulting in higher tax rates. For FY2022-23, this increase is likely to be offset by higher taxable assessed values for both homestead and non-homestead properties.

Q: Are we required to recalculate every year? Peo

A: Yes, according to Section 1903 of the Real Property Tax Law, this calculation is required each year. Please refer to the attached brochure for further details. The tax shift worksheet for 2022-23 is also attached. **ATTACHMENT B**

Q: What are we doing to curb the dramatic increase in assessed values to avoid drastic increases in property taxes? Peo

A: The real estate market is strong and property values continue to show increases. The last city-wide assessment occurred in 2019 for the FY2019-20 Budget. The only properties that receive a change in assessment, when it isn't a reassessment year, are those properties that experience a physical change such as new construction, rehabilitation, and demolition.

Q: Provide a breakdown of how real property tax rates work in relation to the tax levy, how the apportionment is determined, and what this looks like to average homeowners with increased assessments.

A: The attached brochure best explains how the homestead tax option works. Without this option, homeowners would pay a much higher property tax rate. The impact to the average homeowner will be presented as part of the FY2022-23 Proposed Budget on May 13th.

ATTACHMENT C



**Puerto Rican Festival, Inc.
Festival Puertorriqueño, Inc.**

130 N. Winton Rd. PO Box 10098 Rochester, NY 14610
www.prfestival.com

Detailed Event Budget

SUPPORT/REVENUE	TOTAL ANTICIPATED SUPPORT/REVENUE
Requested City funding	\$80,000
Ticket/registration revenue*	\$0
Vendor fees	\$5,000
Vendor sales/concessions	\$30,000
Fundraising (Individual)	\$0
Foundation and corporate grants	\$40,000
Government grants	\$0
In-kind contributions	\$10,000
Other	
TOTAL	\$165,000

EXPENSES	TOTAL EXPENSES	EXPENSES to BE COVERED BY REQUESTED CITY FUNDING
Site rental	\$0	
Tents	\$10,000	
Stage	\$20,000	
Sound/Lighting	\$3,000	
Electrical	\$1,000	
Restrooms	\$1,500	
Insurance	\$4,000	
Cleanup and refuse disposal	\$4,000	\$4,000
Security	\$13,000	\$13,000
City equipment rental*	\$3,500	\$3,500
Rochester Police Dept.*	\$13,000	\$13,000
Rochester Fire Dept.*	\$1,500	\$1,500
Marketing	\$5,000	\$3,000
Printing	\$2,500	\$1,000
Administration costs	\$0	
Talent	\$78,000	\$41,000
Other expenses	\$5,000	
TOTAL	\$165,000	\$80,000

*Only applies if the portion of event receiving City funding is ticketed or has a registration fee.
Applicant may not remove any lines.

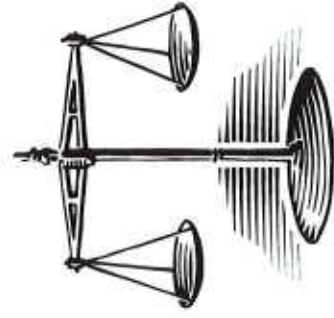
*If this is a recurring event, please use the event's actual RPD, RFD, and equipment rental costs.

Special Events Application

- Submitted separately

In a number of places in New York State, assessments of residential property frequently have been at a lower percentage of market (full) value than other types of property, such as commercial and industrial property. When a town or city with this situation decided to conduct a property revaluation to achieve correct and fair assessments, the residential properties, as a class, would bear a much larger share of the tax burden. This discouraged other municipalities with similar situations from conducting their own property revaluations. As a result of the concern for tax-burden shifts to homeowners, a State law was passed in 1981 establishing the Homestead Tax Option.

This local option prevents any large shift of the property tax burden to the residential class of property owners after a revaluation. In a revaluation, changes a remade to individual property assessments so that they are correct and uniform -- as the law requires. These changes result in increases to some individual residential property owners whose properties were under assessed before the revaluation. However, the homestead tax option prevents any large shift to the residential class of properties.



Q. What is the homestead tax option?

A. It is a local option to establish two separate property tax rates: a lower tax rate for residential property owners (homestead tax), and a higher rate for all other property owners (non-homestead tax).

Q. Is this program mandated by New York State?

A. No. It is a local-option program

Q. Is the homestead tax option available everywhere in the State?

A. No. It is available only to qualifying cities, towns, villages, counties, and school districts. It is not available in New York City, or in Nassau County except for villages and, for certain purposes, the cities.

Q. How does a municipality qualify to use the homestead tax option?

A. A city, town or village that is an assessing unit first must complete a property revaluation project that meets the State Board's regulations. That entitles the assessing unit to be certified by the State Board as an "approved assessing unit." Then the local governing body of the assessing unit can adopt a local law stating its intent to use a homestead tax and a non-homestead tax.

Q. How does the homestead tax option work?

A. The homestead tax is based on the share of property taxes paid by the residential class of property owners in the year before the new assessments from the revaluation project are used.

For example, assume that residential properties paid 40 percent of all town taxes in the Town of Smith in 1989 (the year before the revaluation project). Now, in 1990, as a result of the revaluation, the residential class represents 50 percent of the town's total taxes. As an "approved assessing unit" that has opted to use the "homestead tax option," the Town of Smith can "freeze" the residential class share of town taxes at the previous 40 percent. Thus, the town will have two tax rates: one for the residential class and another for all other property classes, such as commercial property and industrial property. The difference is that the tax rate for the residential class will be lower than the tax rate for all other property classes. For example, the town tax rate for the residential class might be something like \$25 for each \$1,000 of assessed valuation, while the tax rate for the nonresidential class might be \$30 for each \$1,000 of assessed valuation.

Q. Once the percentage shares are determined (in our example, 40 percent for residential property and 60 percent for non-residential property), do they remain that way forever?

A. No. They can change based on the following adjustments:

1. Using the example for the Town of Smith, the town would have the option of adjusting the residential share at various points between 40 and 50 percent.
2. The municipality must make annual adjustments based on property that is added to the assessment roll and property that is removed.
3. The municipality must make annual adjustments for different rates of appreciation in the two classes of property based on the changes in the current market value of the classes, subject to a 5 percent cap.

Q. What type of property qualifies as residential class property under the homestead tax option?

A. One-, two-, and three-family residential units; farm homes; mobile homes that are owner-occupied and separately assessed, and condominiums that were built as condominiums and not converted from some other form, such as rental apartments, qualify as residential property.

Also qualifying for the residential class are vacant land parcels not larger than 10 acres that are located in zones that restrict residential use to one-, two-, or three-family residential dwellings.

Q. I understand how the homestead tax option could work in my town, but how would it work in my school district?

A. School districts that are wholly contained within the boundaries of a city or town that has the homestead tax must use the homestead tax unless they opt out of the program by passing a resolution.

There is a special requirement for school districts located in more than one city or town that want to use homestead and non homestead school tax rates. That requirement is that one-fifth or more of the properties in the school district must be located in cities or towns that use the homestead tax option.

In addition, for school districts that are in more than one city or town, the determination of class shares will be based on current market value, with adjustments at the discretion of the school district within limitations set by law.

Q. How many places are using the homestead tax option?

A. At the time this pamphlet was revised, 13 cities, 17 towns, 18 villages and 38 school districts were using the homestead option. For more information, please visit municipal profiles on our website.

Q. In addition to adopting the homestead tax option, can “approved assessing units” also phase-in the results of the revaluation?

A. Yes. By passing a local law, approved assessing units can phase in the new revaluation assessments over a five-year period.

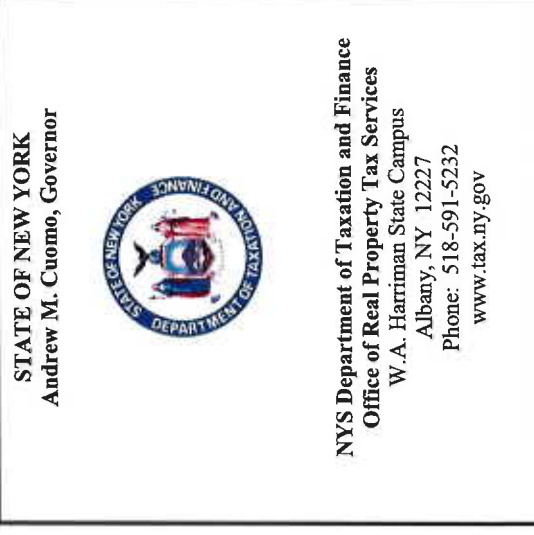
This option sounds simple. In reality, however, most assessment officials believe it would be extremely difficult to administer. Maybe that is why no municipality to date has decided to use the transition-assessment option.

Q. Can a municipality that has adopted the homestead tax option revoke it later?

A. Yes, simply by adopting a local law, without referendum, to rescind it before the next levy of taxes.

The Homestead Tax Option

(Article 19 – Section 1903 of the RPTL)



New York State Department of
Taxation and Finance
Office of Real Property Tax Services

* RP-6701

NEW YORK STATE OFFICE OF REAL PROPERTY TAX SERVICES
16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND
CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE
LEVY OF TAXES ON THE **2022** ASSESSMENT ROLL

* Approved Assessing Unit City of Rochester, 261400
* Name of Portion City of Rochester, 261400

DETERMINATION OF BASE PERCENTAGES

* Section I	(A) 1989 Taxable Assessed Value	(B) 1989 Class Equalization Rate	(C) Estimated Market Value A/(B/100)	(D) Base Percentages (C/sum of C)
* Class				
* Homestead	3,036,984,302	112.43	2,701,222,362	52.0355
* Nonhomestead	2,260,824,748	90.80	2,489,895,097	47.9645
* Total	5,297,809,050		5,191,117,459	100.0000

DETERMINATION OF CURRENT PERCENTAGES

* Section II	(E) Prior Year Taxable Assessed Value	(F) Prior Year Class Equalization Rate	(G) Estimated Market Value E/(F/100)	(H) Current Percentages (G/sum of G)
* Class				
* Homestead	4,546,022,539	100.00	4,546,022,539	60.2076
* Nonhomestead	3,004,555,211	100.00	3,004,555,211	39.7924
* Total	7,550,577,750		7,550,577,750	100.0000

DETERMINATION OF CURRENT BASE PROPORTIONS

* Section III	(I) Local Base Proportion for the 1990 Assessment Roll	(J) Updated Local Base Proportion	(K) Prospective Current Base Proportion Part (J) Prorated to 100.00	(L) Adjusted Base Proportion used for Prior Tax Levy	(M) % difference between prior Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-1*100)	(N) Maximum Current Base Proportion (L*1.05)	(O) Current Base Proportions
* Class		I*(H/D)	(J/sum of J)				
* Homestead	33.96356	39.29752	41.76910	41.60944	0.38371	0.00000	41.76910
* Nonhomestead	66.03644	54.78523	58.23090	58.39056	-0.27343	0.00000	58.23090
* Total	100.00000	94.08275	100.00000	100.00000			

Ratio
CBPH to CPH
69.37511515

* RP-6703

NEW YORK STATE OFFICE OF REAL PROPERTY TAX SERVICES
16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

CERTIFICATE OF ADJUSTED BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL
FOR THE ASSESSMENT ROLL FOR 2022

* Approved Assessing Unit City of Rochester, 261400
* Name of Portion City of Rochester, 261400
* Reference Roll 2021
* Levy Roll 2022

* **Section I** DETERMINATION OF PORTION CLASS NET CHANGE IN ASSESSED VALUE DUE TO PHYSICAL AND QUANTITY C
EQUALIZATION CHANGES AND COMPUTATION OF CLASS CHANGE IN LEVEL OF ASSESSMENT FACTOR

	(A) Total Assessed Value on the Reference Roll excluding Special Franchise	(B) Total Assessed Value of Physical and Quantity Increases between the Reference Roll and Levy Roll	(C) Total Assessed Value of Physical and Quantity Decreases between the Reference Roll and Levy Roll	(D) Net Assessed Value of Physical and Quantity Changes	(E) Surviving Total Assessed Value on the Reference Roll
* Class				(B-C)	(A-C)
* Homestead	4,709,637,316	28,864,239	2,630,050	26,234,189	4,707,007,266
* Nonhomestead	2,836,922,836	51,249,550	11,461,400	39,788,150	2,825,461,436
		(F) Total Assessed Value of Equalization Increases between the Reference Roll and Levy Roll	(G) Total Assessed Value of Equalization Decreases between the Reference Roll and Levy Roll	(H) Net Equalization Changes	(I) Change in Level of Assessment Factor
* Class				(F-G)	(H/E)+1
* Homestead		3,433,000	3,363,200	69,800	1.0000148
* Nonhomestead		14,047,765	13,198,622	849,143	1.0003005

* **Section II** COMPUTATION OF PORTION CLASS ADJUSTMENT FACTOR

	(J) Taxable Assessed Value on the Levy Roll excluding Special Franchise	(K) Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment (J/I)	(L) Assessed Value of Special Franchise on the Levy Roll at the Reference Roll Level of Assmnt	(M) Total Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment (K+L)	(N) Taxable Assessed Value on the Reference Roll	(O) Class Adjustment Factor
* Class						(M/N)
* Homestead	4,587,575,015	4,587,506,987	0	4,587,506,987	4,546,022,539	1.00913
* Nonhomestead	2,472,079,790	2,471,337,073	574,806,691	3,046,143,764	3,004,555,211	1.01384

* **Section III** COMPUTATION OF ADJUSTED BASE PROPORTIONS

	(P) Current Base Proportions	(Q) Current Base Proportions adjusted for Physical and Quantity Changes (P*O)	(R) Adjusted Base Proportions
* Class			(Q/sum of Q)
* Homestead	41.76910	42.15026	41.65573
* Nonhomestead	58.23090	59.03692	58.34427
* Total	100.00000	101.18718	100.00000

AGENDA REVIEW QUESTIONS & ANSWERS
MAY 3, 2022
CITY COUNCIL MEETING MAY 15, 2022

NEIGHBORHOOD & BUSINESS DEVELOPMENT

NBD

Int. 160 (10) – Tailor Square Mixed-Use Project **Council Priority: Rebuilding and Strengthening Neighborhood Housing**

Q: This legislation is confusing – who owns this and who is the holder of the construction loan? What is the total financial commitment outlined in this legislation? Please provide more clarity related to this legislation.
Harris

A: Home Leasing has entered into a Purchase and Sale Contract with Hickey Freeman to acquire the property. This acquisition is anticipated to occur in June through a Low Income Housing Tax Credit structure where Home Leasing will be the managing member and Hickey Freeman will be a tenant with a long-term lease. After the purchase, NYS Housing Finance Agency will issue Tax Exempt Bonds for the construction loan as is required in a 4% Low Income Housing Tax Credit project. The total development cost is \$79.4 million. Of this amount, the City will be providing \$2.3 million of HOME and Cash Capital funds in the form of a loan at 1% interest-only payments. In addition, the City will be providing a \$250,000 City Business Development loan using City Community Development Funds

Q: Please provide a better understanding of the project? Martin [Pres. Meléndez encouraged Council to reach out to Home Leasing as well for questions]

A: The historic four-story 233,000 square foot Hickey Freeman facility at 1155 North Clinton Avenue is currently underutilized as Hickey Freeman has downsized its clothier manufacturing operations in recent years. Not only is the facility too large for Hickey Freeman, it is at risk of significantly deteriorating from the reduction of regular maintenance as a result of reduced operating budgets due to downsizing. Left alone, Hickey Freeman would be forced to move out and the facility could become a major vacant/blighted presence in the neighborhood.

Based in part on current demand for affordable senior housing in the community and the issue described above, local affordable housing developer Home Leasing will purchase the facility from Hickey Freeman to redevelop it into a mixed-use facility to include the following:

- 134 affordable (studio and one-bedroom) apartments for seniors
- 77,000 square feet for the downsized Hickey Freeman operations
- 240 parking spaces
- Historic preservation of the facility
- Environmentally sustainable development elements

The approximately \$79.4 million redevelopment project involves multiple funding sources from a variety of agencies/programs as follows:

- Low Income Housing Tax Credits (LIHTC)
- NYS Housing Finance Agency - Supportive Housing Opportunity Program (HFA SHOP)
- Federal Historic Tax Credits (Fed. HTC)
- NYS Housing Finance Agency mortgage (HFA (1st Mortgage))
- NYS Housing Trust Fund Corporation – Homes for Working Families (HTFC HWF)
- NYS Historic Tax Credits (NYS HTC)
- NYS Empire State Development (ESD)

- City of Rochester HOME and Cash Capital (City Loan (HOME & CC funds)
- NYS Housing Trust Fund Corporation – Rural and Urban Community Investment Funds (HTFC CIF)
- NYS Housing Finance Agency – Federal Housing Trust Fund (HFA FHTF)
- NYS Home and Community Renewal - Clean Energy Initiatives (HCR Clean Energy Initiatives)
- Sponsor Loan
- NYS Home and Community Renewal Interest (HCR Interest (Construction))
- Rochester Gas and Electric (RG&E) incentives
- Deferred Developer Fee
- City Business Development Loan – Community Development Funds (City Business Dev. Loan (CDF))
- Monroe County Industrial Development Corporation (MCIDC)
- New York Energy Research and Development Authority (NYSERDA) incentives
- Geothermal Incentives

The City of Rochester's proposed financial assistance for the project includes:

- \$2,300,000 affordable housing loan
- \$250,000 Business Development Loan

Project construction is expected to begin in July 2022 and take approximately 27 months to complete.

Please see NBD ATTACHMENT A for the project description document provided by Home Leasing for additional information.

Q: What is the going to be the impact to the streetscape on N. Clinton? Gruber

A: The façades along the streetscape, including North Clinton Avenue and Avenue D, will be renovated. Respecting the historic character of the complex, the windows will be replaced with historically sensitive units, brick will be cleaned, repaired and repointed as necessary, and the landscaping will be reworked including removal of the chain-link fencing, restoring the historic fencing along the North Clinton Avenue façade, and new decorative fencing installed along the Avenue D parking lot. Parking lots will be resurfaced and include additional landscaping.

Q: What are the amenities specific targeted for older adults? Gruber

A: Community amenities will include full-time property management and maintenance staff, a large community room, resident lounges, fitness center, on-site laundry, a courtyard, secure tenant storage, dog wash station, two elevators for residential use separate from the commercial elevator, emergency pull cords in the residential bedrooms & bathrooms, hallway hand-railings, and an on-site support services office. There will be 14 (10%) fully adapted units for persons with physical disabilities and six (4%) units will be adapted for those who are hearing and visually impaired. All units are visitable. Units will have central air-conditioning and dishwashers and utilities, including WiFi, will be paid for by the owner. Supportive services provided by People Inc. for the 45 households in the ESSHI (Empire State Supportive Housing Initiative) program will include the development of individual service plans, service coordination, and access to trauma-informed services that can include counseling and crisis intervention, life skills training and support, coordination with behavioral health services, legal supports, health education, and transportation assistance.

- Repair and repointing of the damaged/deteriorated brick masonry exterior
- Replacement of the majority of the existing non-historic windows with historically sensitive units that more closely resemble what likely existed during the early 20th century
- Preservation of the ornate entrance on North Clinton Avenue
- Use of engineered hardwood flooring and retention of the exposed ceilings throughout the residential areas to preserve the original, industrial feeling of the building
- Preservation of other interior architectural features including original office detailing, wood paneling, original doors, and staircase features

Q: How will historic preservation principles be integrated into this project? Gruber

A: Recognizing the historic and architectural significance of the complex, Home Leasing has designed the project to carefully preserve significant features while also allowing for the adaptive reuse of the complex. No major changes are proposed to the portion of the building that will continue to house Hickey Freeman's operations; the remainder of the building proposed for adaptive reuse was carefully designed to protect and respect the history of the complex. In order to take advantage of state and federal historic tax credits, the scope of work meets state and federal rehabilitation standards (the Secretary of the Interior's Standards for Rehabilitation). The scope, which has been reviewed and approved by the SHPO and is currently under review at the National Park Service, includes the following major components:

Q: Are we discounting taxes as well in addition to low interest rate? Peo

A: On February 4, 2021, the City's PILOT Review Committee approved issuing a letter of support to COMIDA for a special PILOT proposed by Home Leasing. The support letter for the proposed special PILOT included 10% of shelter rents for both the residential and commercial portions of the project, plus a City recapture payment provision based on cashflow available after other obligations are met. The special PILOT was awarded by COMIDA on August 17, 2021.

Q: Will this project increase the number of employees at Hickey Freeman once completed? Harris

A: Yes, the operational efficiencies and reduced overhead expenses as a result of rightsizing Hickey Freeman's facility will allow the company to retain the existing employment base, as well as hire additional employees.

Int. 161 (12) – 2021-22 American Rescue Plan Act Funding – Housing Rehabilitation Program
Council Priority: Rebuilding and Strengthening Neighborhood Housing

Q: How will this program be marketed? Will the application process be the same as previous years? Harris

A: The application process is the same as in previous years, first-come, first-served basis. The City's Housing Rehabilitation Program has been available to the public since December, 2021 using the ARPA funds. Since then, the program has been marketed in several ways to include: direct marketing through the Neighborhood Service Centers, City's website, distribution of brochures, and direct mailings. The funds requested will be used to cover applicants that are currently enrolled in the program. The program is close to full enrollment and the remainder of the funding is being held to support owner-occupant rehabilitation projects in the Buy the Block project area.

Q: Please provide a list of the areas that the housing rehabilitation funds have previously benefitted, and if possible, any feedback from the community related to this program? Martin

A: The Housing Rehabilitation Program has been available city-wide since December 2021 using the ARPA funds. (Historical data for the Housing Rehab Program would require more time to assemble.) The following number of applications are currently enrolled in the program:

<u>Area</u>	<u># of Applications Approved</u>
Northeast	39
Southeast	21
Northwest	20
Southwest	28

Feedback for the program is collected through customer satisfaction surveys that are distributed at the end of the project. Property owners are offered the opportunity to complete the survey and return it to the City. The response rate has been minimal, but most indicate a positive response.

Q: What is the possibility of these properties being passive housing or using air source heat pumps to be energy efficient? Lupien

A: The Housing Rehabilitation Program is a program that assists property owners to help with home repairs. Eligible repairs include addressing lead hazards, health and safety hazards, code violations and other

environmental issues. Examples of eligible repairs may include window and/or door replacement, siding, porch or repair replacement, painting, and soil remediation. The majority of the projects require window replacement and we provide the owners with energy efficient replacement windows. Through the Emergency Assistance Program (EAP), we provide the installation of high-efficiency furnaces and hot water tanks.

The use of air-source heat pumps has been discussed, but no consensus was reached. The topic will be re-introduced when planning our next repair program.

Int. 162 (13) – 2021-22 American Rescue Plan Act Funding – Owner Occupant Roof Program

Council Priority: Rebuilding and Strengthening Neighborhood Housing

Q: Will the application process be the same as previous years? Harris

A: No. In the past, only owner-occupants of a single family home were eligible for the program. The owners were required to go to their Neighborhood Service Center to fill out a pre-application form to be entered into a lottery. We held the lottery drawing and would draw an even amount of owner-occupants depending the amount of funding we received. The program now provides assistance to owner-occupants of 1-2 family residential units, and it is open to the general public on a first-come first serve basis. Interested owner-occupants can apply at the Neighborhood Service Center located in their quadrant.

Q: Will the application system be digital? Peo

A: We have been working to digitize our application process. We are currently in the testing phase of the electronic application system. We hope to have the system available to the general public by August 2022.

Q: Please provide a list of the areas that the roofing funds have previously benefitted, and if possible, any feedback from the community related to this program? Martin

A: The new Owner-Occupant Roof Program has been available to owner-occupants city-wide since December 2021 using the ARPA funds. (Historical data for the previous Owner-Occupant Roof Program would require more time to assemble.) The following number of applications are currently enrolled in the program:

<u>Area</u>	<u># of Applications Approved</u>
Northeast	4
Southeast	14
Northwest	6
Southwest	10

The numbers above are property owners who applied only for the Owner-Occupant Roof Program; however, there are applicants who applied to both the Roof Program and the Housing Rehabilitation Program. In these instances we asked the property owners to just fill out 1 application and indicate that they are also interested in the Roof Program.

Int. 163 (14) – Amendment of the 2021-2022 Annual Action Plan, Consolidated Community Development Plan, Home Investment Partnership (HOME-ARP) Funding

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

Q: I received the list of organizations provided. Please provide the responses collected during the survey. Harris

A: Please see NBD ATTACHMENT B for the responses to the survey.

Int. 180 (11) – 2021-22 American Rescue Plan Act Funding – Sale of Real Estate and Agreement – Greater Rochester Housing Partnership, Buy the Block Project
Council Priority: Rebuilding and Strengthening Neighborhood Housing

Q: Many of our programs allow the sale of the home after 10 years, which then takes an affordable house out of neighborhoods. Can we look at permanent affordability for the houses we are supplementing – are there any ideas around this? Lupien

A: One of the goals of this program is to provide low-income, first-time homeowners with the opportunity to build and access wealth if they do sell their home in the future. For that reason, beyond the initial 10-year affordability period, we want to be cautious about limiting to whom they may sell and for what price. Not having the income restriction past 10 years would allow for ownership across a range of incomes and not “sustain concentrations of low-income households in neighborhoods.”

Q: How will these properties be taxed – will they be based on \$250,000 or how much they purchase the home for? How long will the taxes be in effect? If the house is sold within 10 years, is there a second or soft lien on the house? Who will hold the mortgage? Peo

A: The properties will be taxed based on the assessed value, which is likely to be closer to the purchase price. The homes will be eligible for the CHOICE program, which is a 9-year tax abatement that exempts taxation on 90% of the increase in assessed value in year 1, 80% in year 2, etc., declining by 10% each year until the property is subject to full taxes in year 10. There would not be a second or soft lien on the house upon sale, but there will be a Declaration of Restrictive Covenant which will require that any new owner is vetted by the City of Rochester, ensuring affordability and owner-occupancy. The first mortgage will likely be held by a traditional bank lender.

Q: Explain the idea of “buyer demand” that will determine if the additional 18 houses will be built. How will this decision be made? When will it be made? Gruber

A: The City is committed to building the homes, and the pace of doing so will be dependent on the ability of interested buyers to be pre-approved for mortgage financing to execute purchase contracts for the homes to be constructed. The first 6 homes will be built in 2022 regardless of demand. Atlas has indicated that they have the capacity to build the additional 18 in 2023, but as long as we spend the ARPA funds by 2026 we can continue to accept applications and build homes. The application has not yet opened and we have already received inquiries from 10 interested potential homebuyers, so we are optimistic about demand for the program.

Q: Explain the decision that purchasers must stay for 10 years and must be owner occupant for 30? Why not maintain owner occupancy for longer? Gruber

A: The maximum owner occupancy that we’ve previously required is 15 years, so the 30 years is double that. There is a limit to the amount of control that a municipality can exert, and in time it becomes more difficult to enforce these restrictions.

Q: How will we continue to monitor that it is an owner occupant for 30 years? What is the process for compliance? What if someone does not comply? Gruber

A: There will be a Declaration of Restrictive Covenant filed with Monroe County. These are effective because they’re picked up in title searches when someone tries to sell a property, and the City can then vet potential buyers. We will also require that an affidavit of owner-occupancy be returned to the City annually over the 30 years. If an owner-occupant moves and rents out the property, it is easy for us to catch it because we are the taxation authority and we will see the change in owner mailing address for tax bills, and/or we will stop receiving the annual affidavit of ownership. This has been effective for the HOME Rochester program – fewer than 2% have violated the restrictions, and a separate Declaration of Restrictive Covenant is a new measure that should lead to an even lower rate of violation. If someone does not comply, we will first give them the option to sell the home to a qualified owner-occupant. If they refuse, per the terms of the Declaration of Restrictive Covenant we can require them to repay the substantial City subsidy.

Tailor Square

April 2022



Tailor Square Project Description: Home Leasing is collaborating with Hickey Freeman to acquire and redevelop this historic, four-story property into a mixed-use, mixed-income community in the City of Rochester. The project will complement and leverage significant community development initiatives along North Clinton Avenue including Ibero American Development Corporation's family-oriented affordable housing development Pueblo Nuevo, the City of Rochester's La Marketa at the International Plaza, and the North Clinton Avenue Corridor Market Strategy. The Tailor Square project will consist of 134 affordable apartments for low-income older adults and those in need of supportive housing while also providing approximately 77,000 square feet of manufacturing space for Hickey Freeman to remain on the site, employing more than 200 people. The development will include the continuation of a new and improved factory store of approximately 2,000 square feet. Additionally, an outparcel is anticipated to accommodate a potential future medical office building or retail development.

The apartments will be available to households with a range of incomes, providing affordable, quality housing in one of Rochester's lowest-income neighborhoods. Community amenities will include full-time property management and maintenance staff, a large community room available for programs and celebrations, fitness center, and on-site laundry. Bright, light-filled units will have air-conditioning and dishwashers. A partnership with People, Inc will provide supportive housing services to frail seniors for 45 of the units through the Empire State Supportive Housing Initiative.

Hickey Freeman's manufacturing space and the building itself is somewhat distressed and continues to worsen due to deferred maintenance. Home Leasing's proposed rehab will allow Hickey Freeman to right-size their production and administrative spaces and focus on what they do best – producing fine menswear – rather than having to function as a property owner. It will also provide their diverse workforce (28 languages within the workforce) with well-organized, efficient, climate-controlled workspace. The project will provide some employees the opportunity to co-locate their residence and work. The Hickey Freeman facility has long been one of the most important economic development assets in the neighborhood and retaining them is a goal of all of the stakeholders involved. Plans include keeping their much-loved Hickey Freeman Outlet store at this location.

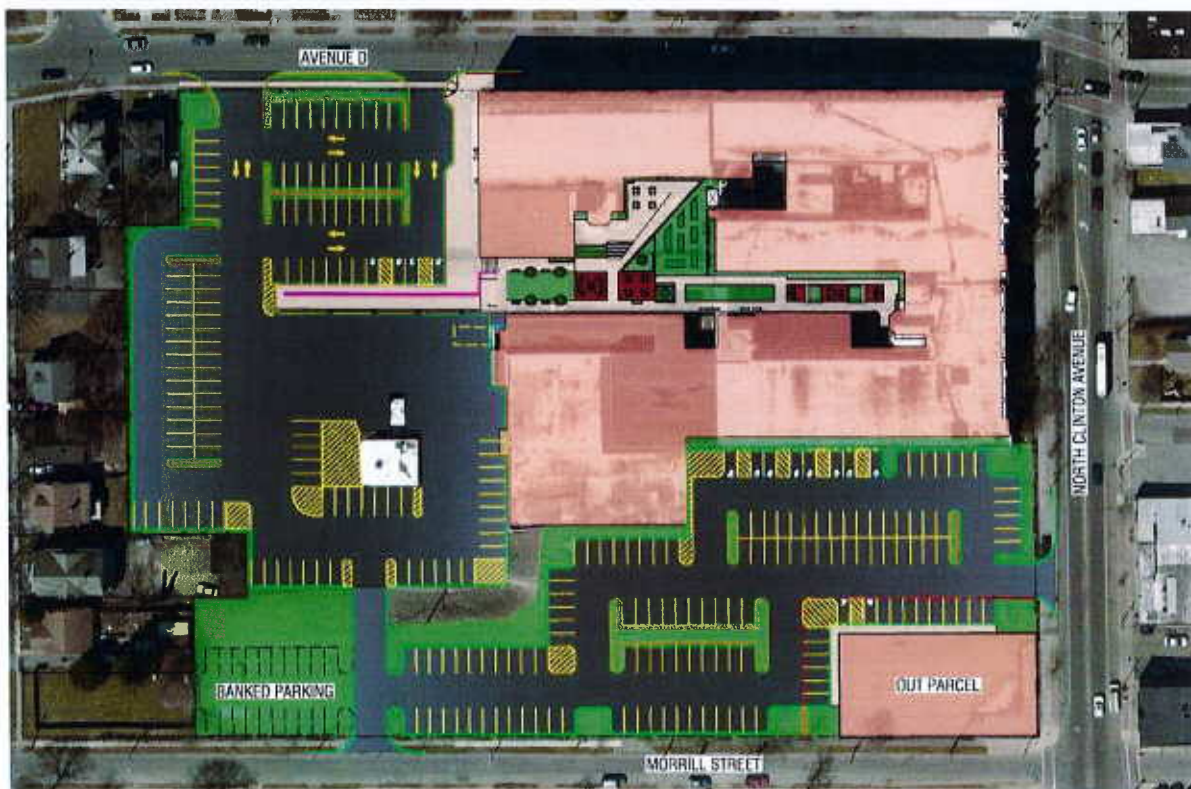
A future component of the overall site is a commercial out-parcel, to be developed in the future as a separate project phase. It is being marketed for medical space, ideally primary care and medical labs. Taken together, the residential, manufacturing and commercial components will transform this 6+ acre site into a vibrant center of the neighborhood.

Location: The project is located on North Clinton Avenue at the intersection of Avenue D. Adjacent uses include single family homes, apartments, and neighborhood retail. The project site is on a public transit line and is less than one mile from essential services including a grocery, library, barber shop, bakery and pharmacy.

Need: According to the Center for Urban Futures, Rochester has the highest rate of older adult poverty of any city in New York State. The City's older adult poverty rate of 31% is even higher than the Bronx's older adult poverty rate of 28%. Additionally, Rochester has the most diverse older-adult population of any city in the State, with 46% of the City's US-born, older adult population being non-white. This characteristic also contributes to the economic vulnerability of Rochester's older adults. The project will provide seniors in this high poverty neighborhood an opportunity to transition to quality housing where they can age comfortably and affordably.

Rents/Affordability: 134 studio and one-bedroom apartments will have rents ranging from \$645 to \$903 and will be affordable to households from less than <30% to up to 70% of the area median income. Eight units are planned to have project-based rental subsidies through the Rochester Housing Authority. Utilities will be included in the rent.

Supportive Services: Approximately one-third of the units will be supportive housing for frail seniors or other special populations who require assistance under the Empire State Supportive Housing Initiative. People Inc will provide the services on site. Rental assistance will be provided to these tenants ensuring affordability to extremely low-income residents.



Development Team: Home Leasing is a family-owned development, construction and property management company specializing in high-quality housing for a broad range of people. It was founded in 1967 and currently operates more than 30 communities with approximately 2,700 housing units. Its mission is to improve the lives of its residents and the communities in which it works. Home Leasing is a Certified B Corporation, which is an international designation for companies that use business as a force for good and operate with high standards of social and environmental performance, transparency and accountability. The development team will also include People Inc as the non-profit service provider that specializes in supportive housing. The architect is SWBR and LaBella is the civil engineer.

Total Project Cost: Approximately \$79.4 million, including \$69.5 million residential and \$9.9 million manufacturing/commercial.

Timing: Home Leasing completed local approvals, including COMIDA and site plan approval during 2021. Final approvals from New York State HFA and ESD for financing are currently being pursued. Construction is anticipated to begin in July of 2022. Project completion is expected during the Fall of 2024.

What is your involvement with the following Qualifying Populations: Homeless; At-Risk of Homelessness; Fleeing Domestic Violence, sexual assault, stalking or human trafficking; veterans; families; other populations?		
Answer Choices	Responses	
Supportive Services Provider	40%	34
Interested Community Member	31%	26
Emergency/Temporary Shelter Provider	26%	22
Affordable Housing Developer	23%	19
Housing Provider/Landlord/Property Manager	21%	18
PSH or RRH Provider	20%	17
Funder	7%	6

**Allowed to select more than one (1)*

Please rank the following needs in Monroe County from highest priority to lowest priority. 1= lowest need and 6=highest need	
	Score
Development of Affordable Rental Housing (including rehab of existing units)	5
Supportive Services	4.06
Tenant Based Rental Assistance (TBRA)	3.95
Acquisition and Development of Non-Congregate Shelter(s)	3.37
Non-Profit Capacity Building (only 5% of total funding is eligible and is only for organizations that serve homeless populations)	2.48
Non-profit Operating Funding (only 5% of total funding is eligible)	2.28

Supportive Services	
	Score
Homelessness Prevention Services	3.55
Case Management Services	3.43
Life Skills Training	2.98
Housing Counseling; i.e. - landlord/tenant rights, housing search, budgeting, credit education/repair, etc. (does not include first time home buyer or foreclosure counseling)	2.88
Job Readiness	2.25

Acquisition and Development of Non-Congregate Shelter	
	Score
Acquiring Existing Buildings for Use as Non-Congregate Shelter	2.96
Scattered Sites	2.76
Conversion of Existing Shelters (Congregate to NCS)	2.39
Hotel/Motel Rooms	1.95

Development of Affordable Rental Housing	
	Score
Creating New Affordable Housing Units	3.05
Permanent Supportive Housing	2.79
Rehab of Existing Units	2.52
Assistance for Landlords	1.74

Program Administration (only 5% of funding is available)	
	Score
Non-profit Operating (Operating expense assistance is devined as reasonable and necessary costs of operating the non-profit organization/general operating costs as it relates to homeless populations)	1.57
Non-Profit Capacity Building (Capacity building expenses are defined as reasonalbe and necessary general operating costs that will result in the expansion or improvement of an organization's ability to successfully carry out eligible HOME ARP activities)	1.46

How likely are you to apply for Homeless Prevention Services funding?		
Answer Choices	Responses	
Very likely	33%	26
Likely	19%	15
Somewhat likely	9%	7
Somewhat unlikely	10%	8
Unlikely	16%	13
Very unlikely	14%	11

How likely are you to apply for Housing Counseling Funding?		
Answer Choices	Responses	
Very likely	24%	20
Likely	15%	12
Somewhat likely	15%	12
Somewhat unlikely	5%	4
Unlikely	23%	19
Very unlikely	18%	15

How likely are you to apply for Job Readiness services funding?		
Answer Choices	Responses	
Very likely	21%	17
Likely	14%	11
Somewhat likely	14%	11
Somewhat unlikely	10%	8
Unlikely	21%	17
Very unlikely	21%	17

How likely are you to apply for Life Skills Training funding?		
Answer Choices	Responses	
Very likely	23%	19
Likely	17%	14
Somewhat likely	9%	7
Somewhat unlikely	15%	12
Unlikely	19%	15
Very unlikely	17%	14

In your opinion, do Housing Counseling services such as housing search, landlord/tenant rights, budgeting, credit education/repair have a significant impact on our community?

Answer Choices	Responses	
No Impact	0%	0
Little Impact	10%	8
Not Sure	11%	9
Some Impact	39%	32
Large Impact	40%	33

In your opinion, does Homelessness Prevention have a significant impact on our community?

Answer Choices	Responses	
No Impact	1%	1
Little Impact	6%	5
Not Sure	10%	8
Some Impact	30%	25
Large Impact	53%	44

In your opinion does Job Readiness and/or Life Skills Training have a significant impact on our community?

Answer Choices	Responses	
No Impact	1%	1
Little Impact	10%	8
Not Sure	8%	7
Some Impact	46%	38
Large Impact	35%	29

What factors lead to an effective Non-Congregate Shelter? Please rank 1 = least important through 8 = most important

	Score
Private Living Quarters	5.72
Case Management Services	5.67
On-site Residential Staff	4.81
On or Near a Bus Line	4.75
Accessibility (Handicapped Accessibility, Enough units to meet need, etc.)	4.69
Close to Community Based Services	4.61
Private Bathroom	3.73
Private Cooking Facilities	2.36

What is your geographic service area? (i.e. - City of Rochester, Monroe County, town/village, neighborhood)

Responses

City of Rochester (x27)

All of RHA's units are in the City of Rochester. We do provide housing choice vouchers in the five county area.

City of Rochester, North Winton Village

Rochester (19th ward & beechwood)

Rochester and surrounding areas

Rochester and surrounding suburbs

Greater Rochester and surrounding counties

Monroe County (x18)

Suburban Monroe County (x2)

Monroe and 7 surrounding counties

Monroe County and surrounding counties

Monroe County, Wayne County, Livingston County, Ontario County, Orleans County and the City of Rochester

Monroe, Wayne, Orleans, Ontario, Livingston Counties

City of Rochester and Monroe County (x12)

City and County for those experiencing chronic homelessness

MSA including City of Rochester and Monroe County

New York State (x4)

49 counties in NYS

Most of State. except NYC area

Central New York

Upstate NY

Western New York to Buffalo New York

Greece NY

neighboring town - Penfield, NY

Pittsford

If a non-congregate shelter(s) was developed, how could operating costs be sustained once HOME ARP funds have been expended?	
Responses	
Contracting with the county	
County or state?	
Equity, government, professional trade swapping	
Possible grant funding, assistance from the state, county, and federal government.	
Other operating subsidy and grants.	
grants, subsidies, private donations	
Applications for other Grants	
grants, community help, fundraising	
Looking for more grants that a program might absorb	
Tha funding?	
State OTDA shelter block grant model. Per-diem is not sufficient. Include interventions in the	
Block grant for operational costs from the county. Per Diem rates are too unstable for	
ESSHI should open in June; STEHP funds re-opens in 2026 I think; HUD CoC; foundation	
Through NYS ESSHI (Empire Supportive Services Housing Initiative)	
DSS fees; HUD dollars; ESSHI	
DSS Per Diem	
Organizational fundraising (grants, donations, foundations, etc.)	
ESG, CDBG, Fund raising, State grants	
ESG funding?	
Donations for operating	
Donations, private funders, Foundations.	
Community donors and fundraisers to support and fill need. Community events and bringing	
Development of non profit actively pursuing funding from community	
Not sure, community foundations or DHS or State funding	
jobs so they can pay some rent like PBV	
Have residence give back by working for the location. Do training for those who need jobs in	
trades like brick laying, building repairs	
Long-term residents have to become employable and pay rent. This answer needs work and	
Private foundations as well as fundraising and federal dollars such as HUD	
Private fundraising, City funds, community foundation, United Way	
1. private dollars from vendors that could have a mutual benefit.	
2. reimbursement dollars associated with medicaid?	
3. HUD/HRSA/FEMA (COVID \$\$\$\$)	
Medicaid, Medicaid redesign, OTDA/County funding, foundations, opioid funds, etc	
By including the funds as one part of a mix of funding sources.	
other funding opportunities	
Good question, however after the program is up and running they could apply for funding to	
continue and plan for the end of the funds.	
Possibly other funding sources	
As an organization we are developing funding connections for long term support of our	
program. We have also been given funding from the County to support non-congregate	

These costs have to eventually be absorbed into organization's yearly operating costs, with potential foundation support, as Family Promise is currently doing. This is the first time in 17 years we have had to include shelter costs in our budget. Or create a shelter endowment for eventual draw down in perpetuity. We are currently rolling out an endowment for our

HOME - ARP funding is a one time opportunity to create programs/services that would have a significant impact on reducing/ending homelessness in this community. Are there other eligible uses of this funding that were not specifically asked about that you think should be considered for potential funding?

Responses

Operating

the need for checks in balance for the Care Managers and other direct personnel to keep them accountable and healthy psychosocially due to the demands of the population

Preservation dollars are desperately needed so current homeless residential programs can keep up with maintenance and capital improvement needs. continue and meet the new shelter

Utility assistance

Home based funding.

Leverage this opportunity to create more affordable housing in the area.

Yes private property -housing provider incentives to create affordable housing such as a AHIG -affordable housing incentive grant - we (rochesterhousingcoalition.com) have one

Investigate questionable market rate property management companies throughout the county to address immoral conduct such as doubling rent at lease renewal, making it impossible for the tenant to remain there. Companies like Morgan Management have displaced hundreds of

Homeownership opportunities

It is not clear to me if persons with disabilities (besides veterans) are to be included in the proposed population that will benefit from HOME ARP programs and services created. If not, why? And what about building communities of affordable small single-family starter homes?

One and two-bedroom cottages and bungalows (600-850 sq ft) in a community with on-site

Help filling up the inner loop to increase potential developable sites in the city

prototype for new construction and potential to develop training/job opportunities

Harm reduction programs in the emergency housing system and outreach

hiring outreach staff to engage disconnected communities

In the outreach work I've done, I've seen folks with permanent supportive housing leave facilities due to loneliness/ lack of community resources. Any solution has to take socialization

Work with peer mentors that could support a peer led program that would get to the root of individuals impacted by homelessness - create a community - ending homelessness is not real

yes, Street Outreach and Community Navigators who can connect older youth facing homelessness with credible supports; more transitional living beds for older youth; and the

addition of a 6 bed emergency shelter for youth ages 18- 24 facing homelessness to replace

Yes: the supportive services category should include outreach and street medicine support for our unsheltered homeless neighbors.

More education and resources for the homeless population

not that I can think of, besides offering assistance for the homeless community to access and apply for their personal identification (non driver's id, birth certificates, and any other

Skilled trades apprentice programs to train out youth

I think creating trade again could help with assisting those who actually want to be helped and help themselves out of the homeless dead end

landlord and tenant town halls

Healthcare - primary care and behavioral health, dental care, STI testing, COVID testing and

There is a large need for additional medical style support for someone to live independently, which while it may be covered by medicaid for some, there is still a huge short fall in terms of

Dual Diagnosis inpatient Treatment Facilities

A lot of our homeless folks have mental health and chemical dependency diagnoses. Bringing on going treatment to them on a weekly basis.

Housing is the first step in stabilizing a life. That has to be the focus with a transitional housing platform because it takes roughly 3 - 6 months of intensive, consistent case management to support someone in breaking the cycle of homelessness. Transitional has nearly disappeared due to HUD's focus on rapid re-housing which has only created a "hamster wheel" situation for people. They hop of the wheel briefly, but because they haven't been provided with enough Services to those who are not yet ready to come of the street, access to clean drinking water (Hot and cold), shower facilities, food, support workers etc.

I'm surprised that there is no research funding included. Instead of asking if the community thinks certain services are effective, a well designed evaluation could start to actually answer some of those questions, using data instead of anecdotal evidence. What has worked for Rochester in the past? What does the data show? It seems that hotels/motels are a really

Some of this money could be used to help develop new initiatives in how we think about housing. There needs to be a renewed conversation about public/social housing to meet the housing crisis we face. It will take significant strategic planning to help foster this conversation ESSHI, NYSHHP, ESG funding,

No, I think this was pretty good. We've could have went further into the TBRA. I want the TBRA vouchers. But, I think we have collected some good data. Our focus was initially on NCS.

AGENDA REVIEW QUESTIONS & ANSWERS

MAY 3, 2022

CITY COUNCIL MEETING MAY 15, 2022

PARKS & PUBLIC WORKS

PPW

Int. No 164 – North Goodman Reconstruction Project

Q: What is the current DES process by which the decision will be made about on-street Bicycle facilities? Gruber

A: The City of Rochester's Complete Streets Policy (adopted in 2011) ensures that all street design efforts fully consider the needs of pedestrians, bicyclists, transit users and persons with disabilities. Rather than an afterthought, active transportation is now at the forefront of the planning and design of all of our city streets.

Every street project design evaluates the total right-of-way within the context of the City's Complete Streets Policy. The feasibility of including and/or updating bicycle facilities is one factor within this comprehensive evaluation. This analysis begins in preliminary design after completion of a ground survey and established base mapping. Many factors are considered when assessing and evaluating the addition of bicycle facilities including, but not limited to, impacts to on-street parking, trees, public and private utilities, private property, residential and local businesses, and potential future development. Design teams develop multiple alternatives to accommodate bicyclists as street geometry and other user needs allow. Parking studies are conducted to determine if on-street parking changes can be made to ensure safe spaces for bicyclists. Elimination of on-street parking is also studied as this can create new space for bicycle facilities. Options reviewed include on-street bicycle lanes, on-street shared-use lanes, multi-use trails, and cycle tracks.

Q: Do these decisions get shared with Council? Gruber

A: Design alternatives are evaluated and reviewed by City Street Design staff, Monroe County Department of Transportation (the City's Traffic Engineer), and others as necessary. Typically, a preferred alternative is identified and presented at stakeholder and/or public meeting(s) for feedback. Public meeting notices are distributed by the Commissioner of the Department of Environmental Services to the Director of Communications, with several individuals associated with City Council copied, including the City Council President, Chief of Staff to City Council, and the City Council Secretary, with intent for larger distribution. DES also provides maps depicting existing and proposed (when developed) bicycle facilities with all of the project related Council transmittals.

Int. 166, 167 (3) – 2022 Annual Parking Garage Repair & Reconstruction Project and amend Ordinance 2021-154

Council Priority: Creating and Sustaining a Culture of Vibrancy

Q: What is the long-term plan for City-owned garages?

A: A Garage Committee has been formed to investigate options for the eight city-owned parking garages. This group is considering each of them discretely, and has made the decision to issue an RFP for the individual sales of two of the garages in early May: Mortimer Street and the East End. We continue to review the other garages and will likely distribute RFPs to explore sales for additional garages in the future.

This strategy is designed to reduce the burdens associated with the continued diminished levels of revenue and operations which, along with the increased maintenance costs, will cause sustained Parking Fund balance deficits.

Q: What is the expected burden associated with the loss of revenue and necessary maintenance? Harris

A: The expectation is that the continued diminished levels of revenue will cause sustained losses in the Parking Fund Balance due to the costs associated with operations and maintenance.

Int. 169, 170 (5) – Grant Agreement – NYS EFC Green Innovation Grant Program – Water Meter Replacement

Council Priority: Deficit Reduction and Long Term Financial Stability

Q: Does this only apply to City-owned facilities? Gruber

A: The water meters purchased through this grant will be used to replace existing meters in customer homes as part of our ongoing effort to convert 100% of the system to radio read capable meters. The Water Bureaus ongoing goal is to replace several thousand meters a year as the estimated useful life of a meter is approximately 20 years.

Int. 171 (7) – Local Improvement Ordinance – Downtown Enhancement District, 2022-23 Budget

Council Priority: Creating and Sustaining a Culture of Vibrancy

Q: *What is the timeline to transition the Enhancement District to the newly forming Business Improvement District?* Gruber

A: The Rochester Downtown Development Corporation (RDDC) has formed a Business Improvement District (BID) Formation Committee. The BID Committee includes representation by the City via the Commissioner of DES. A consultant to assist RDDC in the creation of the BID (to be administered by the Rochester Downtown Partnership, a dormant 501(c)(3) corporation of the RDDC) has been identified by the BID Formation Committee. The goal is to establish the new BID in 2.5 to 3.5 years. Depending on the results of the work conducted by the consultant, the activities of the Downtown Enhancement District could remain with the City or be contracted to the City by the BID if it takes on those responsibilities.

Int. 179 (6) – Intermunicipal Agreement – Chilled Water Service to Blue Cross Arena at the War Memorial

Council Priority: Sustaining a Culture of Vibrancy

Q: *Please provide a brief overview of the financial relationship between the Blue Cross Arena and the City.* Peo

A: The License Agreement between Rochester Arena, LLC (RA) and the City of Rochester specifies that RA is required to pay the City annual rent, parking rights fee and a portion of the ticket user fee. In addition, RA is required to reimburse the City for all Arena Complex utilities charges. RA has the exclusive right to collect and receive revenues in connection with the operation of the Arena Complex.

Each Party (RA and the City) shall be responsible for contributing three million dollars (\$3,000,000) to the Capital Improvement Fund to support capital improvement projects for repairs, replacements, and improvements. The contribution will occur at the end of the fourth, eighth, and twelfth license year in the amount of one million dollars (\$1,000,000).

AGENDA REVIEW QUESTIONS & ANSWERS
MAY 3, 2022

CITY COUNCIL MEETING MAY 15, 2022

PUBLIC SAFETY

PS

Int. 173 (15) – Bond Authorization for the Purchase of Police Vehicles

Council Priority: Public Safety

Q: Can we consider purchasing hybrid units (there is a Ford model)? Harris

A: This is an option we are considering for the future. Currently, hybrid vehicles are more expensive and harder to acquire due to supply chain issues. Companies that produce all of the components in our cars (safety partitions as an example) would also have to make a product that fits in any perspective police car.

Q: Why are we not buying electric vehicles? Gruber, Lupien, Martin

A: At this time, Electric Vehicles (EVs) are not a viable option. The infrastructure to roll out a large scale Electric Vehicle (EV) fleet would have to be established prior to transitioning to EV's. The cost of EV's are significantly more than the Dodge Chargers we are currently purchasing. Due to supply chain issues, there are delays in obtaining EV's. Lastly, a barrier to the EV police concept would be that the vehicle would need down time to charge whereas we can fuel up a car more quickly. We hope automakers will consider rolling out EV police packages in the near future because we see the world moving in that direction and would like to be on board when that option is viable.

Q: Why is this not in the Police Budget? Martin

A: Since vehicles are a Cash Capital expense, this general debt purchase was approved in the 2021-22 to 2025-26 Cash Capital budget.

Q: Why are we purchasing this specific make and model? Martin

A: Ford and Chevrolet are no longer making police rated sedans. Many organizations are transitioning to SUV's as the primary platform for their fleet, which is at an additional cost.

Q: Please provide a breakdown of the units' total cost – vehicle, sirens, cage, etc.

A: The cost of a 2022 vehicle in 2021 was \$27,300. To upfit a vehicle with a radio, lights and emergency equipment, hardware, partition and labor, the cost was approximately \$12,000. The total of the vehicle delivered and ready for patrol was approximately \$39,300. Due to inflationary reasons it is reasonable to anticipate that a vehicle will now cost approximately \$43,000 for our next order.

Q: Please provide more justification for the need of new vehicles and how this will make the community safer? Martin

A: RPD has Impala's from 2008-2015 in the fleet that are well past the recommended service life. Police cars are going to the garage needing more in repairs than the cars are worth. The repairs in some cases are being made in order to keep the department operational. In addition to the poor investment that is being made in the older vehicles, some vehicles are having issues that make them unsafe to operate. If we don't keep our fleet to an acceptable standard, police officers won't be able to respond as quickly to the community's needs. Having a smaller number of cars on the road greatly reduces our patrol flexibility and ability to manage scenes and critical incidents.

Int. 183 (38) – ARPA Appropriation, Rochester Peace Collective
Council Priority: Public Safety

Q: Please provide clarity around all of the moving parts related to violence prevention. Is the ONS synonymous with Advanced Peace, is the Peace Fellowship underneath ONS, etc.? Lupien

A: The Peace Fellowship is under Violence Prevention Programs and ONS.

Q: Please provide an update related to Advanced Peace and how it works with this program. Martin

A: Advance Peace is under ONS.

Q: Please provide a breakdown of the \$5,000,000 allocation. How will the program outcomes be tracked? Martin

A: The funds will be allocated related to 501c3 status and the ability to look at new and innovative approaches to violence intervention and prevention. To assist in building capacity and utilizing Key Reporting Areas that are specific to the service providers specialty.

Q: What is the criteria ONS will be using to select organizations for this legislation and Advanced Peace? Lupien

A: The criteria is proven ability to work in this space as a 501c3 or community consensus around the impact of individuals having previously worked in this space, and utilizing ongoing resources to continue and possibly expand on previous successes.

There will be an internal committee put in place to select organizations based on specific criteria. Once in place, information will be forwarded to council.

AGENDA REVIEW QUESTIONS & ANSWERS
MAY 3, 2022
CITY COUNCIL MEETING MAY 15, 2022

RECREATION & HUMAN SERVICES

RHS

Int. 176 (18) – Agreement – Kideney Architects, P.C. – Rochester Animal Services Master Plan and Conceptual Design Services

Council Priority: Creating & Sustaining a Culture of Vibrancy

Q: Will this study include the option of building a new facility? Gruber

A: Yes. A new construction was recommended in the original assessment by Stantec/Bacon Group; DRHS is prepared to consider and explore various options under the scope of this project and will base the ultimate decision upon the recommendations provided by the new consultant. Those options currently include a complete new build, renovations at the current location as well as consideration of other City owned locations that could be refurbished and built out in support of the master plan and conceptual design plans that will be developed.

Int. 177 (20) – Amendatory Agreement: The Synthesis Collaborative, Inc. Mural Arts

Council Priority: Creating & Sustaining a Culture of Vibrancy

Q: Related to Mural Arts – what are our internal processes for considering artists for proposals? Meléndez

A: For the first phase of the Skatepark mural project, the Department of Recreation & Human Services contracted with Synthesis Collaborative to curate and manage the Skatepark mural project given the organization's experience coordinating large scale mural installations and its well established relationships with diverse/respected mural artists in the City of Rochester. The Director of Recreation & Parks Stewardships and DRHS leadership along with representatives from the Board of the Friends of Roc City Skatepark worked closely with Synthesis Collaborative to consider and select mural artists for the first phase of the project. The objective was to showcase a wide array of mural art styles, created by artist that represent the diverse communities in the City of Rochester (gender, race/ethnic background, sexuality, age, mural experience). The City is currently in the exploration/planning phase of creating an arts commission and related process(es) for evaluating public arts proposals. DRHS has representation on this nascent planning committee and will adhere to any protocol / process that is adopted by the City of Rochester re: public art installations.