



City of Rochester

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

FINANCE
INTRODUCTORY NO.

386

13

Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – Employee Network, Inc.,
Employee Assistance Program

Transmitted herewith for your approval is legislation establishing \$88,776 as maximum total compensation for a three-year agreement with the Employee Network, Inc. (ENI), Vestal, New York, to provide services for the City's employee assistance program (EAP). The term of this agreement will be from January 1, 2018 through December 31, 2020 and the approximate cost of \$29,592 per calendar year will be financed from the 2017-18 Budget of Undistributed Expenses and subsequent budgets, contingent on their approval.

The employee assistance program provides professional support services to employees whose job performance is affected by factors such as legal, financial and marital difficulties, emotional instability, alcoholism, and drug addiction. Non-uniformed City employees (1,527 people) and their families are eligible for participation. Uniformed Police and Fire employees are covered through their own programs.

ENI was selected through a request for proposals process, as described in the attached summary. Critical to selection was the ability to meet the following criteria:

- The EAP line is staffed 24 hours a day, 365 days a year by mental health professionals with a Master's level degree or higher, which affords our employees direct access to trained counselors;
- The firm has a national provider network of over 40,000 credentialed counselors; and
- The firm offers state-of-the-art technological resources including web-based services, such as a mobile app and a personal assistant service for our employees to use to achieve and maintain a healthy work/life balance.

ENI was previously engaged by the City via Ordinance No. 2014-328 and will continue to provide counseling and referral services to eligible employees and their family members as appropriate. The firm will also conduct training programs for City personnel and supervisors through in-person and online training as required or as requested.

During calendar year 2016, ENI saw 168 employees and their family members for counseling and 51 people utilized their personal assistant service. These numbers show that a total of 14% of the eligible workforce used EAP, which exceeds the national average of 3% to 6%.

Respectfully submitted,

Lovely A. Warren
Mayor



**City Council Transmittal Attachment
Request for Proposal Process Summary**

Project / Service sought: Employee Assistance Program Services

Department: DHRM

Date RFP issued: 8/8/2017

RFP also sent to: CorpCare Associates, Inc.
ESI Employee Assistance Group
EAP Workforce Solutions, LLC
University of Rochester / Strong Employee Assistance Program

Proposals received from:

FIRM

CITY / STATE

Employee Network, Inc. (ENI)

Vestal, NY

University of Rochester / Strong Employee Assistance Program

Rochester/ 14623

Proposal evaluation criteria:

| <u>Criteria</u> | <u>Weighting</u> | <u>Max Points</u> | <u>Points Received By Winning Proposal</u> |
|-------------------------------|------------------|-------------------|--|
| Cost and Billing Services | 25% | 3 | 2.20 |
| Flexibility | 25% | 3 | 2.20 |
| Location & Hours | 15% | 3 | 2.20 |
| Referral Services | 15% | 3 | 2.60 |
| Administration | 10% | 3 | 2.00 |
| Education/Training Assistance | 10% | 3 | 2.40 |
| TOTAL | 100% | 18 | 13.60 |

Bonus

| | | | |
|---------------|--------------|----|---|
| City business | 10% of total | 10 | 0 |
| M/WBE | 10% of total | 10 | 0 |

Review team included: Representatives from ECD, DES, DHRM, and Law

Additional considerations/explanations None.

Ordinance No.

Authorizing a professional services agreement for the Employee Assistance Program

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

Section 1. The Mayor is hereby authorized to enter into a professional services agreement in the maximum amount of \$88,776 with Employee Network, Inc., to provide services for the City's employee assistance program. The term of the agreement shall be three years. The cost of \$29,592 for the first year of the agreement shall be funded from the 2017-18 Budget of Undistributed Expenses and \$29,592 annually for the remaining two years from future budgets of Undistributed Expenses, contingent upon approval.

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

Section 3. This ordinance shall take effect immediately.



October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreements – Energetix Corporation,
Drug and Alcohol Testing

Transmitted herewith for your approval is legislation related to drug and alcohol testing. This legislation will:

1. Establish \$16,737 as maximum compensation for an amendatory agreement with Energetix Corporation for drug and alcohol testing, thereby increasing total compensation to \$187,167; and
2. Establish \$189,720 as total maximum compensation for a new three-year term with Energetix Corporation for drug and alcohol testing from January 1, 2018 through December 31, 2020.

The amendatory agreement (\$16,737) and the first year cost of the new agreement (\$63,240) will be funded from the 2017-18 Budget of Undistributed Expenses. The following two years of the new agreement will be funded from future budgets, contingent upon their approval.

The original agreement with Energetix, authorized via Ordinance No. 2014-329, allowed for total maximum compensation in the amount of \$170,430. Due to unanticipated fluctuations in hiring patterns, additional compensation is needed to cover expenses for the remainder of the calendar year for pre-employment drug and alcohol testing and compliance with the New York State Department of Transportation's testing and reporting.

In anticipation of the expiration of the current agreement with Energetix, a request for proposals was issued, as described in the attached summary. Energetix was selected based on their competitive pricing structure and ease of access to collection sites.

Energetix will also provide, as required by the Omnibus Transportation Employee Testing Act, random, follow-up and post-accident testing for drugs and alcohol for employees whose duties require the possession of a commercial driver's license, and drug and alcohol testing of Emergency Communications Department employees, as required by the AFSCME collective bargaining agreement.

Respectfully submitted,

Lovely A. Warren
Mayor



**City Council Transmittal Attachment
Request for Proposal Process Summary**

Project / Service sought: Drug and Alcohol Testing Services

Department: DHRM **Date RFP issued:** 8/8/2017

RFP also sent to: Fleet Screen, LTD.
Riverfront Medical P.C.
Rochester Regional Health Occupational Medicine
University of Rochester / Strong Employee Assistance Program
WorkFit Medical, LLC

Proposals received from:

| <u>FIRM</u> | <u>CITY / STATE</u> |
|--|---------------------|
| Energetix Corporation | Hempstead, NY |
| Fleet Screen, LTD. | Fort Worth, TX |
| Riverfront Medical P.C. | Rochester/ 14626 |
| Rochester Regional Health Occupational Medicine | Rochester/ 14621 |
| University of Rochester / Strong Employee Assistance Program | Rochester/ 14623 |
| WorkFit Medical, LLC | Rochester/ 14624 |

Proposal evaluation criteria:

| Criteria | Weighting | Max Points | Points Received By Winning Proposal |
|-------------------------------|-------------|------------|--|
| Cost | 35% | 3 | 2.40 |
| Specimen Collection | 25% | 3 | 2.00 |
| Management/Administration | 10% | 3 | 2.00 |
| Laboratory Services | 10% | 3 | 2.20 |
| MRO Services | 10% | 3 | 1.80 |
| Education/Training Assistance | 10% | 3 | 2.40 |
| TOTAL | 100% | 18 | 12.80 |

| | | | |
|---------------|--------------|----|---|
| Bonus | | | |
| City business | 10% of total | 10 | 0 |
| M/WBE | 10% of total | 10 | 0 |

Review team included: Representatives from DES, DHRM, ECD, Law, and the Rochester Public Library

Additional considerations/explanations None.

387

Ordinance No.

Authorizing agreements for drug and alcohol testing

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 Energetix Corporation to provide drug and alcohol testing for pre-employment and New York State Department of Transportation compliance testing and reporting. The amendment shall increase the maximum compensation of the existing agreement authorized by Ordinance No. 2014-329, by \$16,737 to a total amount of \$187,167. The amendatory agreement amount shall be funded from the 2017-18 Budget of Undistributed Expenses.

Section 2. The Mayor is hereby authorized to enter into a professional services agreement in the maximum amount of \$189,720 with Energetix Corporation, to provide drug and alcohol testing for pre-employment and New York State Department of Transportation compliance testing and reporting. The term of the agreement shall be three years. The cost of \$63,240 for the first year of the agreement shall be funded from the 2017-18 Budget of Undistributed Expenses and \$63,240 annually for the remaining two years shall be funded from future budgets of Undistributed Expenses, contingent upon approval.

Section 3. The 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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FINANCE INTRODUCTORY NO.

388

25

Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Amendments - Cold War Veterans
Tax Exemption, RPTL 458-b

Transmitted herewith for your approval is legislation adopting the amendment to the Cold War Veterans tax exemption (RPTL-458-b) that was amended by New York State in 2016 to allow for a reduction in school taxes.

Chapter 253 of the Laws of 2016 authorizes school district taxing authorities to grant certain exemptions from real property tax to eligible veterans. The Cold War Veterans tax exemption had previously been allowed only for taxes levied for general municipal purposes.

The effect of the recommended change upon Rochester City School District tax revenues and rates is expected to be minimal. It's projected that the exemption will impact approximately 191 homestead properties, with exemptions totaling \$1,479,725. This amendment would result in a tax savings to the Veterans of \$18,500 or, on average, \$97 per parcel receiving the exemptions. Adoption of this tax exemption would result in a nominal increase in school taxes to the non-veteran.

Chapter 290 of Law 2017 from September of 2017 provides authorization to amend 458-b of the real property tax law (Cold War Veteran tax exemption) and allows it to continue without regard to the 10-year limitation that was originally enacted in 2007.

If approved, the amendments will go into effect for the 2018-19 tax year.

A public hearing on the exemption is required.

Respectfully submitted,

Lovely A. Warren
Mayor

388

Local Law No.

Amending City Charter Section 6-71.8 with respect to the Cold War veterans exemption from taxes

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

Section 1. Chapter 755 of the Laws of 1907, entitled "An Act Constituting the Charter of the City of Rochester", as amended, is hereby further amended by Amending Section 6-71.8 to read in its entirety as follows:

§ 6-71.8. Tax exemption for Cold War veterans.

The Council hereby approves the exemption of qualifying real property from taxation as authorized in Subdivision 2(a)(i) and (b) of § 458-b of the Real Property Tax Law, Exemption for Cold War veterans. Notwithstanding the ten-year limitation imposed by Subdivision 2(c)(iii) of § 458-b of the Real Property Tax Law, the Council hereby approves granting the foregoing exemption to qualifying owners of qualifying real property for as long as they remain qualifying owners, without regard to such ten-year limitation. Beginning with the 2018-19 tax year, the exemption provided for in this section shall also be applicable to taxes levied for school purposes.

Section 2. This local law shall take effect immediately upon filing in the Office of the Secretary of State as provided by Section 27 of the NYS Municipal Home Rule Law.

New text is underlined



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FINANCE
INTRODUCTORY NO.

389

26

Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Exemption for Persons with Disabilities
and Limited Incomes, RPTL 459-c

Transmitted herewith for your approval is legislation adopting the Persons with Disabilities and Limited Incomes tax exemption (RPTL-459-c). The State enacted the exemption in 1997 and, if adopted by local option, may apply to general municipal and school taxes. Currently the exemption only applies to Monroe County taxes.

The effect of applying the exemption to City and School tax revenues and rates is expected to be minimal. There are approximately 343 homestead properties currently receiving the Disabilities and Limited Income Exemption from Monroe County with present exemptions totaling \$9,166,377. This would result in a City and School tax savings of \$168,001 or, on average, \$490 per parcel. Adoption of this exemption would result in a nominal increase in City and School taxes to the non-disabled/limited income property owner.

If approved, the amendments will go into effect for the 2018-19 tax year.

A public hearing on the exemption is required.

Respectfully submitted,

Lovely A. Warren
Mayor



389

Local Law No.

Amending City Charter Section 6-71.9 with respect to exemption from taxes for persons with disabilities and limited incomes

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

Section 1. Chapter 755 of the Laws of 1907, entitled "An Act Constituting the Charter of the City of Rochester", as amended, is hereby further amended by adding a new Section 6-17.9 to read in its entirety as follows:

§ 6-71.9. Tax exemption for persons with disabilities and limited incomes.

The Council hereby approves the partial tax exemption of qualifying real property that is owned by one or more persons with a disability whose income is limited by reason of such disability, as authorized in § 459-c of the Real Property Tax Law, Persons with disabilities and limited incomes, to commence with the 2018-19 tax year. In addition, Council hereby approves providing said tax exemption to qualifying property owners whose income exceeds the maximum income eligibility level set forth in Subsection 459-c(5)(a), provided that the exemption is reduced proportionately in accordance with Subsection 459-c(1)(b). The exemption provided for in this section shall also be applicable to taxes levied for school purposes.

Section 2. This local law shall take effect immediately upon filing in the Office of the Secretary of State as provided by Section 27 of the NYS Municipal Home Rule Law.

New text is underlined



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BUSINESS & ECONOMIC DEVELOPMENT INTRODUCTORY NO.

390

3
Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: 103 Court Street Redevelopment Project

Council Priority: Creating and Sustaining a Culture of
Vibrancy; Rebuilding and Strengthening
Neighborhood Housing

Transmitted herewith for your approval is legislation authorizing a \$1,500,000 loan agreement with Court Street Rochester LLC or an entity yet to be formed for the redevelopment of a privately owned parcel located at 103 Court Street. The loan will be financed as follows: \$22,852 from Prior Years' Cash Capital, \$265,076.30 from 2016-17 Cash Capital, \$928,908 from 2017-18 Cash Capital, and \$283,163.70 from the Housing Revolving Loan Fund.

The project consists of constructing a new 223,900 gross square feet, five-story mixed-use building with 111 residential apartments for rent, approximately 4,500 square feet of commercial space on the first floor, and 109 spaces of underground parking.

The City loan will be used as construction and permanent financing for costs associated only with the residential component of the project. The loan for the construction phase will have a term of up to two years and will be payable interest-only on an annual basis. Upon issuance of a Certificate of Occupancy, the loan will convert to permanent. The loan for the permanent phase will have a term of up to 10 years. Principal and interest will be fully amortized over the ten year term and will be payable monthly. Each phase of the loan will have a 3% interest rate.

As a condition of the loan, 5% of the residential units shall be rented to households with incomes under 120% of the Median Family Income (MFI) and 5% of the residential units shall be rented to households under 80% MFI. Both for a period of 15 years. The City-assisted affordable units will be comparable in terms of size, features, and type of the project as a whole.

This project is also subject to Minority, Women-Owned, Small, and Disadvantaged Business Enterprises (MWSDBE) and workforce goals. The MWSDBE goals for this loan are that the developer or its general contractor shall enter into construction contracts equaling 20% of the total qualifying cost attributed to the dollar amount of the construction contracts for the project. The workforce goals for this project are: 20% of the total employment hours for the project shall be carried out by minority employees and 6.9% of the total employment hours for the project shall be carried out by women employees. This project has a city of Rochester resident workforce goal of 25%.



The estimated sources and uses of funds for 103 Court Street are as follows:

Sources

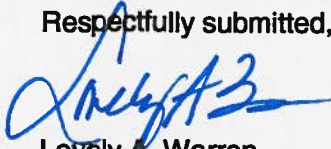
| | |
|--------------------------------|------------------------|
| M&T Bank Loan | \$25,000,000 |
| City of Rochester Loan | \$1,500,000 |
| Developer Equity | <u>\$7,096,998.05</u> |
| Total Permanent Sources | \$33,596,998.05 |

Uses

| | |
|--------------------|------------------------|
| Construction Costs | \$27,477,302.53 |
| Site Work | \$1,609,775 |
| Land | \$900,000 |
| Soft Costs | <u>\$3,609,920.52</u> |
| Total Uses | \$33,596,998.05 |

In accordance with the requirements of the State Environmental Quality Review Act, a Negative Declaration was issued on April 28, 2014.

Respectfully submitted,



Lovely A. Warren
Mayor



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CITY OF ROCHESTER, NEW YORK
County of Monroe
NOTICE OF ENVIRONMENTAL DETERMINATION

Issued in accordance with Article 8 of the New York State Environmental Conservation Law and Chapter 48 of the Rochester Municipal Code.

NEGATIVE DECLARATION: The proposed action is one which will not have a significant adverse effect on the environment.

ACTION:

Classification: Type I
Description: Site Plan Review Determination, Easements, Demolition, Site Preparation, Tax abatement (Payment In Lieu of Taxes – PILOT)
Funding, Break-in-Access Permit

PROJECT:

Title: Court Street Apartments
Location: 103 Court Street (southwest corner of Court Street and South Avenue)
Applicant: Morgan Management, LLC
Description: To construct a 223,900 square foot, 5-story mixed-use building along the eastern edge of the Genesee River consisting of 124 residential units with private, common outdoor courtyards overlooking the river, 10,000 square feet of commercial/retail and back office space, and 144 total parking spaces (two levels of parking are below grade). The project includes the demolition of the remains of an elevated concrete highway ramp, the granting of public access and utility easements, a break in access permit from New York State Department of Transportation (NYSDOT), and right-of-way modifications to the signalize intersection of South Avenue and Woodbury Boulevard.

Reason(s) for determination: The subject site is a privately owned parcel, approximately 1.63 acres, located at the southeast corner of Court Street and South Avenue. It is bounded by the Genesee River, Genesee Riverway Trail and the Johnson Seymour Mill Raceway to the south and west, Court Street and the Court Street Tunnel to the north, South Avenue to the east, and the circular on-ramp to Interstate 490 (I-490) to the south. There are approximately twelve permanent and temporary easements that traverse this site, which are granted to the City of Rochester (City) or State of New York (State) for "pedestrian way" and improvements to the "Johnson Seymour Mill Race and Riverwall", or to Monroe County Pure Waters District (MCPW) for access and maintenance to the combined sewer overflow abatement tunnel and related structures.

The Johnson Seymour Mill Raceway runs parallel along the east bank of the Genesee River along the western edge of the property, for which the City holds an easement for construction of the Erie Harbor Promenade, including repairs to the deteriorate riverwall and construction of a public promenade and bridge to link the Genesee Riverway Trail to the south to the Court Street Bridge along the north.

The land area to the south and along a portion of South Avenue frontage is State right-of-way providing access to the ramp to Interstate 490 (I-490). A "break-in-access" permit is required from NYSDOT, the delegated authority by the Federal Highway Administration (FHWA). NYSDOT has provided guidance for the process and has advised that it can take up to a year to complete the process and issue the required permit.

The remains of an elevated highway ramp provide covered passage to the Court Street tunnel portal at the north end of the subject property. The portal provides subsurface access to Rochester District Heating, Rochester Gas & Electric (RG&E), MCPW and for fiber optic facilities, etc. for routine inspections, maintenance and repairs to their facilities. It also provide access to the below grade areas of the Court Street Bridge and Broad Street tunnel, the adjacent restaurant/nightclub at 99 Court Street, the Rundel Memorial Library, and nearby RG&E Electric Substation 6. Access to these destinations is required without restriction twenty-four hours a day, which will be accommodated by the private developer.

The built environment is a dense, urban neighborhood located in the Center City core of downtown consisting of multi-story structures, some of which are circa late 1800's to early 1900's, and some that have been constructed in the last two to three decades. The following properties are listed on the State and National Register of Historic Properties and are substantially contiguous to the project site; Court Street Bridge over the Genesee River; 99 Court Street (former Lehigh Valley Railroad Passenger Station, currently the Dinosaur BBQ); and the Rundel Memorial Library at 115 South Avenue.

The 2003 Center City Master Plan suggests that this site is a prime location for development of Erie Harbor Park and Promenade, even though it was under private ownership at the time, and has been since 1982. The plan for this site included formal walking and sitting areas, landscaping, views of the Genesee River and surrounding historic structures, with emphasis placed on the history of the Johnson Seymour Mill Race and construction of a transportation museum at the corner of Court Street and South Avenue. General maintenance of the vegetation in the area, construction of a parking area on State land and connections to the Genesee Gateway Trail at the southern end of the property have been undertaken in the past five years, however this has been dependent on the availability of funding awarded to the City for public improvements. It was always considered unlikely that private development of the central and eastern portion of the site would ever occur because of the encumbrances and challenges created by the easements, the State right-of-way "break-in-access" requirement, and the need to provide twenty-four hour access to the tunnel portal and subsurface areas. The fact that a private developer has overcome these challenges and is willing to undertake construction of a mixed-use project of this magnitude is a great benefit to community.

The vision for and design of the Erie Harbor Park and Promenade, including much needed repairs to the riverwall and the Johnson Seymour Mill Race has continued over the past several years. In 2009, the City received a matching grant from the New York State Department of State (NYSDOS), Division of Coastal Resources (with funds provided under Title 11 of the Environmental Protection Fund) to conduct planning and preliminary design for the Erie Harbor Park site. To date, the design is in process. The planning process included extensive research of the site history and an inventory and analysis of existing conditions. A Project Advisory Committee (PAC) was formed and several public meetings

were conducted to collect comments from the community. This proposed development will provide awareness of the history of hydraulic energy and the culture behind the Johnson Seymour Mill Race and the Lehigh Valley Railroad Passenger Station (99 Court Street); it will protect the Mill Race through bank stabilization; and, it will promote tourism and future development of the surrounding area. It should be noted that the owner of the subject property participated in the PAC meetings, was fully supportive of the City's effort regarding the Erie Harbor Park, and continues to be cooperative in these efforts. A separate environmental review will be conducted for the Erie Harbor Park and Promenade project (see justification of segmentation below).

A Full Environmental Assessment Form (FEAF) dated March 2013, and revised on 03/14/14, was prepared by Morgan Management, LLC and submitted with the Site Plan Review application. The FEAF includes the following reports: Geotechnical Evaluation (Foundation Design, P.C., 02/2014); Traffic Impact Study (SRF Associates, 11/2013); and Phase I and Phase II Environmental Site Assessment (Day Environmental, Inc., 09/14/2009 and 11/2009, respectively; and building renderings.

Information in the FEAF and Site Plan Review application was referred to involved and interested agencies of the State of New York, County of Monroe, and City of Rochester for review and comment. All agencies responded that there are no significant impacts associated with the project. As a Type I Action, this project was referred to the Rochester Environmental Commission (REC) and the Project Review Committee (PRC), advisory boards to the Lead Agency. The referral to the REC expired within the 15 day time limit for action and therefore was not reviewed. The PRC reviewed the proposal and is supportive of the project.

This development proposal is subject to the granting of Site Plan Review Approval by the Director of Planning and Zoning, issuance of a demolition permit, and submission of a drainage, erosion and sediment control plan and issuance of a site preparation permit.

The project site is adjacent to the Genesee River, a critical environmental area (CEA), but there will not be any impact by construction, runoff or discharges to the waterbody as a result of this project. According to the Geotechnical Report, the water levels of the river are regulated by the Mt. Morris Dam in Mt. Morris, New York, and the Court Street Dam just south of the project site.

The subject site is located in the floodplain. The Genesee River, the riverwall and the Johnson Seymour Mill Raceway are located in Zone AE in accordance with Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), dated August 28, 2008. The portion of the subject parcel to the east of the raceway, and properties beyond, are identified as being located within Zone X on the FIRM. In accordance with the City of Rochester Floodplain Development Permit Application, development proposals located within Zone X are relatively safe from flooding and are not subject to the Floodplain Development Permit requirements. The lower level of the parking garage will be on bedrock at an elevation of 503, with the lowest architectural opening in the garage at an elevation of 512. The upper level of the parking garage will be at 517 and the floor of the first level of apartments and street level retail space is proposed at 526. In the event of a catastrophic event, the loss of material goods may occur, but there would be no direct risk or impacts to the health and safety of human life.

In accordance with the 1990 adopted Local Waterfront Revitalization Plan (LWRP), the subject site is not located within its boundaries; therefore this project is not subject to consistency review.

The site does not contain unique geologic features or sensitive natural features (e.g. wetlands, waterbody, shoreline, beach, erodible soils, outcroppings, etc.) or scenic overlooks; it does not contain rare, threatened or endangered wildlife, fish or plant species; it is adequately served by public utilities (e.g. water, sewer, gas, electric and steam), community facilities and services (public open space, police and fire protection, waste disposal, public transportation and street network); and it will not create or produce noise, vibration, odor, or hazardous waste.

The extensive prior development and redevelopment of the site, including a gas station, the north-south trending of the Erie Canal, the Lehigh Valley Railroad Passenger Station, Rochester Subway, a used car dealership and a former highway ramp, are indicators that there will not be any significant impacts to archeological resources.

Relationship of the project to the City's Erie Harbor Park & Promenade Project: The lead agency finds that to the extent that there will be separate review of both the private construction of the mixed-use building and the public construction of the Erie Harbor Park and Promenade, including repairs to the Genesee River riverwall and the Johnson Seymour Mill Race, and construction of a promenade, such reviews will be no less protective of the environment. The reviews of these two projects will include a careful review and analysis of all the environmental factors associated with the private development and with the proposed public development and will ensure that the projects will not result in a substantial adverse change to the physical conditions identified in the Full Environmental Assessment Form. Each review will identify and provide supporting documentation for all relevant issues, including land, air, water, minerals, flora, fauna, noise, objects of historic or aesthetic significance, existing patterns of population concentration, distribution, or growth, and existing community or neighborhood character. Although the private and public projects will occur close in time and on adjacent properties, the projects are being undertaken by a private developer and by the City of Rochester, respectively, and are functionally independent projects. Although the projects will complement each other and each party is supportive of the other's plans and will work to coordinate their projects, each project is independent and could be developed without the other. In *Long Island Pine Barrens Soc., Inc. v. Planning Bd. of Brookhaven*, 80 NY2d 500 (1992), the Court of Appeals discussed the relationship of a private project and a public project which, similar to the subject projects, had a common location. The Court held that where the private project was not included in any long-range plan of which the public project was a part, and where the project were not dependent on each other or likely to be undertaken because of the other project, there was no requirement for a cumulative review.

The independent reviews to be undertaken for this private project and subsequently for the City's project are reasonable, are no less protective of the environment and are proper pursuant to the standards of 6 NYCRR Part 617.3(g), in consideration of the following relevant circumstances:

1. The private and public development proposals are both reviewable as Type I Actions in accordance with the State Environmental Quality Review Act (SEQR) and Chapter 48 of the City of Rochester Environment Review, and are subject to Site Plan Review approval in accordance with the City Zoning Code.
2. The proposed private development is currently undergoing Site Plan Review. Upon issuance of this environmental determination, Site Plan Approval can be granted on condition that the developer obtains the NYSDOT "break in access" permit. The environmental determination is a requisite document of the NYSDOT permit application, which could take nearly one year to obtain. It should also be noted that non-federal-aid project, such as the subject development, is required to submit sufficient documentation along with the "break-in-access" permit application, such that the FHWA can base their National Environmental Policy Act (NEPA) determination.
3. The design of the public development is at 70% completion, the environmental review has not yet been undertaken, and the final design is subject to approval by the New York State Department of State (FHWA). It is anticipated that the completion of the design and acceptance by the State will occur within the next 3-4 months. At that time, the Site Plan Review application will be submitted and the environmental review conducted.
4. There is an existing easement, granted in 1982, which conveys to the City of Rochester the right of access to a 40' strip of land along the west side of the property for maintenance and repair of the riverwall and raceway, and construction of a pedestrian way. The private property owner, the developer and the City have a positive working relationship, which has been intact since the creation of the easement. The developer has shown a commitment to the construction of this public development as it will have a positive social, aesthetic and economic impact and benefit to the proposed private development. It is in the developer's best interest to honor the existing easement and to allow for a coordinated construction schedule.
5. The private developer is required to obtain a "break-in-access permit" from the NYSDOT; however, the improvements to the public park and promenade do not require this permit.
6. The public development is subject to review, approval and oversight by the NYSDOS and the selection of a contractor is subject to the public bidding process; the private development is not subject to this requirement.

LEAD AGENCY:**C. Mitchell Rowe, Director of Planning and Zoning**

AGENCY CONTACT PERSON: **Zina Lagonegro, Senior Planner, Bureau of Planning and Zoning, 30 Church Street, Room 125B, Rochester, NY 14614, (585) 428-7054**

DATE ISSUED:**April 28, 2014**

This declaration and supporting information is on file and available for public inspection with the Bureau of Planning & Zoning, Room 125B, City Hall, 30 Church Street, Rochester, NY 14614.

FILE REFERENCE NUMBER(S): SP-019-13-14

DISTRIBUTION: Mayor
City Clerk/City Council
Commissioner of Neighborhood and Business Development
New York State Department of Transportation (Federal Highway
Administration (FHWA))
County of Monroe Industrial Development Agency (COMIDA)
Environmental Notice Bulletin

**PART III
IMPACT EVALUATION**

**103 Court Street – Court Street Apartments
April 28, 2014**

IMPACT DESCRIPTION: Historic Resources

The subject site is substantially contiguous to properties listed on the State and National Register District of Historic Places; the Court Street Bridge over the Genesee River; 99 Court Street (former Lehigh Valley Railroad Passenger Station, currently the Dinosaur BBQ); and the Rundel Memorial Library at 115 South Avenue.

The project includes the demolition of the abandoned elevated highway structure, which is in an advanced state of degradation, to facilitate construction of a multi-story mixed-use facility that provides private outdoor seating areas for residents, a connection to the adjacent proposed Promenade and trail system. The proposed project is in keeping with the guiding principles of the 2003 Center City Master Plan, the City of Rochester Zoning Code and uses quality materials that are complimentary to nearby structures and enhances the character of the neighborhood.

MITIGATION MEASURES INCORPORATED IN PROJECT:

It is unlikely that the proposed redevelopment will have a significant impact on historic resources given that the current site has been vacant for many decades and appears derelict due to the existing dilapidated highway structure, which currently has a negative impact on the historic structures. To the greatest extent practicable, the building design, massing, scale, material composition, landscaping plan and site planning are such that the project will be complimentary to these Registered properties and the Center City.

MITIGATION MEASURES THAT COULD BE INCORPORATED:

None

IMPORTANCE OF IMPACT:

Not significant.

**PART III
IMPACT EVALUATION**

**103 Court Street – Court Street Apartments
April 28, 2014**

IMPACT DESCRIPTION: Traffic Impacts

The subject property is located at the southwest corner of Court Street and South Avenue. South Avenue from Court Street to the south is access ramp to I-490, a Federal Highway, for with a "break-in-access" permit is required for construction of the driveway entrance to facilitate this project. In accordance with Appendix 8 of the Interstate & Other Freeway Access Control & Modifications, guidelines for obtaining required FHWA approval for all new access points to Interstate Highways, NYSDOT acts as FHWA's designee in the permit process. As such, the Traffic Impact Study (TIS) was submitted to NYSDOT for review and comment. In addition, Monroe County Department of Transportation has also reviewed and commented on the TIS. Neither NYSDOT nor MCDOT had significant concerns relating to pedestrian and/or vehicular traffic either on or adjacent to the site, and concluded that the project should not have a significant adverse impact.

It should be noted that, upon preparation of the TIS, the developer was asked by the City of Rochester to provide information relating to the feasibility of changing the direction of travel on South Avenue between Court Street and I-490 from one-way to two-way. Both MCDOT and NYSDOT commented that they do not support this, and if the City wishes to pursue this change, additional information will be required by. It is understood that the comments relating to the change of direction are separate and independent from the comments received for the subject property and should therefore have no bearing on the feasibility and advancement of the approvals for the mixed-use structure.

MITIGATION MEASURES INCORPORATED IN PROJECT:

1. A controlled right-in, right-out driveway is proposed on South Avenue to reduce the likelihood of wrong-way maneuvers onto the interstate and South Avenue.
2. The proposed driveway is aligned with and opposite Woodbury Boulevard to take advantage of the existing signalized intersection.
3. A split phase will be added to the signal timing to better coordinate east and west approaches to the intersection.
4. No turn on red restrictions will be added as a safety measure for vehicular and pedestrian safety.
5. Vehicular and pedestrian traffic would be maintained at all times during construction.

MITIGATION MEASURES THAT COULD BE INCORPORATED:

None recommended or required.

IMPORTANCE OF IMPACT:

Not significant

**PART III
IMPACT EVALUATION**

**103 Court Street – Court Street Apartments
April 28, 2014**

IMPACT DESCRIPTION: Growth and Character of Community and Neighborhood

The proposed development is permitted as of right in the Center City District (CCD) and is in conformance with the Comprehensive Plan. The subject site, vacant for decades, creates a negative visual impact on the surrounding properties, from the public streets and offers no positive redeeming qualities along the river trail.

The design standards in the Center City District encourage and promote quality development by requiring high-quality materials and architectural designs that are compatible with surrounding properties, which compliment the historical and architectural character of the Center City. The proposed 5-story mixed-use structure will provide aesthetic, social, and economic benefits to downtown, as well as much needed retail and housing choices. There are adequate public utilities, services and transportation facilities to support the proposed development.

MITIGATION MEASURES INCORPORATED IN PROJECT:

1. The use of high quality materials and design elements that reflect nearby structures.
2. Integration of parking into the lower levels of the structure versus surface parking lots, which are not supported in CCD.
3. Elimination of an unattractive abandoned structure.

MITIGATION MEASURES THAT COULD BE INCORPORATED:

No additional recommended mitigation measures are recommended or required.

IMPORTANCE OF IMPACT:

Not significant

Ordinance No.

Authorizing loan agreement for the 103 Court Street Redevelopment Project

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

Section 1. The Mayor is hereby authorized to enter into a loan agreement with Court Street Rochester LLC, or an entity to be formed for the purpose, for construction and permanent financing of the residential component of the 103 Court Street Redevelopment Project. The loan shall be in the amount of \$1,500,000, which shall be funded in the following amounts: \$22,852 from Prior Years' Cash Capital, \$265,076.30 from 2016-17 Cash Capital, \$928,908 from 2017-18 Cash Capital, and \$283,163.70 from the Housing Revolving Loan Fund.

Section 2. Each phase of the loan shall have an annual interest rate of 3%. The construction phase of the loan agreement shall have a term of up to 2 years and be subject to interest-only payments payable on an annual basis. The loan shall convert to permanent financing upon issuance of a Certificate of Occupancy. The permanent phase of the loan shall have a term of up to 10 years, during which principal and interest shall be amortized over the entire term and payable monthly.

Section 3. The agreement authorized herein 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 documents as may be necessary to effectuate the agreement authorized herein.

Section 4. This ordinance shall take effect immediately.



City of Rochester

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

BUSINESS & ECONOMIC DEVELOPMENT INTRODUCTORY NO.

391

Lovely A. Warren
Mayor

4

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Restore New York Communities Initiative - Round 5

Council Priority: Rebuilding and Strengthening
Neighborhood Housing; Jobs and Economic Development;
Creating and Sustaining a Culture of Vibrancy

Transmitted herewith for your approval is legislation authorizing an application to Empire State Development (ESD), and a subsequent grant disbursement agreement with the New York State Urban Development Corporation, doing business as ESD, for the receipt and use of a grant totaling up to \$5,000,000 through Round 5 of the Restore New York Communities Initiative (Restore NY).

Restore NY provides financial assistance to municipalities for the demolition, deconstruction, rehabilitation and/or reconstruction of vacant, abandoned, condemned and surplus properties. Restore NY funds may also be used for site development needs to support the rehabilitation of properties. Total statewide funding for Round 5 is \$80,000,000. Municipalities with populations over 100,000 are eligible to apply for one project, with a maximum grant request of \$5,000,000. A single Restore NY project may include multiple properties.

An internal advisory committee composed of staff from the departments of Neighborhood and Business Development, Environmental Services, Finance and Law reviewed properties for inclusion in the City's 2017 Restore NY application. The advisory committee prioritized a project called the "Center City Restore-NY Initiative" which would provide gap funding for the adaptive reuse of eight properties on several significantly vacant, blighted blocks that are strategically important to downtown Rochester's continued revitalization. A letter of intent to apply for this project was submitted to ESD on October 13, 2017 and a full application is due to ESD by December 15, 2017.

The City will request \$5,000,000 in funding for the properties in the amounts listed below, or others, if deemed necessary by the Mayor, which would be used to create approximately 145 new housing units and the renovation of approximately 64,572 square feet of commercial space in the following seven downtown buildings:

1. 176-182 East Main Street

| | |
|-----------------------------------|---------------------|
| Developer: | Robert Bartosiewicz |
| Total Development Cost: | \$1,025,000 |
| ESD Request Amount: | \$250,000 |
| Commercial space to be renovated: | 26,340 |
| New housing units to be created: | 0 |

2. 186 and 190-194 East Main Street (two properties)



Developer: Ren Square LLC (Patrick, Luke, and Gary Dutton)
 Total Development Cost: \$9,775,000
 ESD Request Amount: \$1,565,000
 Commercial space to be renovated: 15,000 square feet
 New housing units to be created: 32

3. 220-222 and 224-226 East Main Street (two properties)

Developer: Scott Hopwood
 Total Development Cost: \$3,000,000
 ESD Request Amount: \$710,000
 Commercial space to be renovated: 2,200 square feet
 New housing units to be created: 10

4. 250 East Main Street, Condo Unit #100

Developer: Sibley Redevelopment LP
 Total Development Cost: \$31,616,261
 ESD Request Amount: \$1,190,000
 Commercial Space to be renovated: 0
 New housing units to be created: 103

5. 35 State Street

Developer: Carmen Coleman
 Total Development Cost: \$3,408,000
 ESD Request Amount: \$1,000,000
 Commercial space to be renovated: 16,432 square feet
 New housing units to be created: 0

6. 79 State Street

Developer: Scott Hopwood
 Total Development Cost: \$800,000
 ESD Request Amount: \$285,000
 Commercial space to be renovated: 4,600 square feet
 New housing units to be created: 0

In accordance with Restore NY program guidelines, this application is consistent with the following principles:

- The proposed project is consistent with the City's: 1) Comprehensive Plan; 2) Consolidated Community Development Plan/Strategic Plan 2015/16 – 2019/20; 3) Center City Master Plan; 4) Housing Policy; and 5) Midtown Urban Renewal District Plan;
- The proposed financing is appropriate for the identified project;
- The project will facilitate effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources; and
- Where applicable, the project develops and enhances infrastructure and/or other facilities in a manner that will attract, create, and sustain employment opportunities.

A public hearing and three days notification in a local daily newspaper is required.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Lovely A. Warren', is written over the printed name.

Lovely A. Warren
Mayor

176-182 East Main Street



186 East Main Street



190-194 East Main Street



220-222 East Main Street



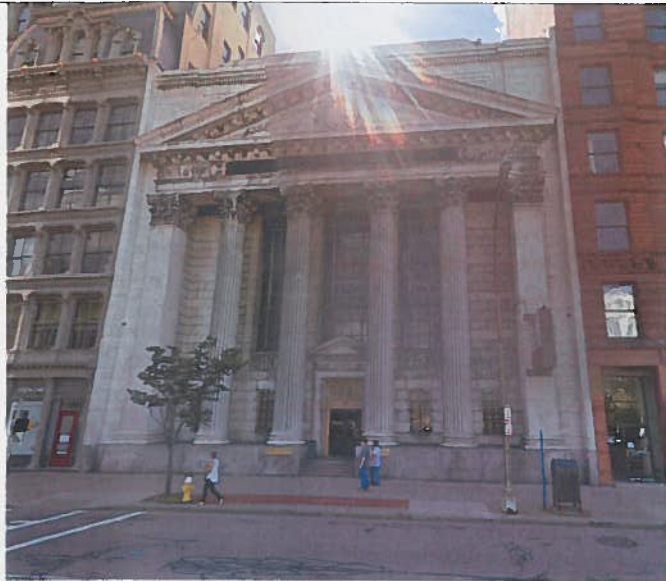
224-226 East Main Street



250 East Main Street, Condo Unit #700



35 State Street



79 State Street



The properties highlighted in green comprise the Center City Restore-NY Initiative

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Center City Restore-NY Initiative



391

Ordinance No.

Authorizing an application and agreement for a grant under Round 5 of the Restore NY Communities Initiative

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

Section 1. The Mayor is hereby authorized to submit an application to the Empire State Development Corporation (ESD) and to enter the City into a subsequent agreement with the New York State Urban Development Corporation, doing business as ESD, for the receipt and use of a grant of up to \$5 million under Round 5 of Restore NY Communities Initiative (Restore NY), which shall be used by the City for the Center City Restore-NY Initiative (the Project) that provides gap funding for the adaptive reuse of properties identified as strategically important to the continued revitalization of the Center City.

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

Section 3. The Council, after conducting a duly noticed public hearing and having reviewed the Project that is proposed for the application in accordance with Restore NY program guidelines, hereby finds that the application is consistent with the following principles:

- (a) the proposed Project is consistent with:
 - 1) the Comprehensive Plan;
 - 2) the Consolidated Community Development Plan/Strategic Plan for 2015-16 through 2019-20;
 - 3) the Center City Master Plan;
 - 4) the Housing Policy; and
 - 5) the Midtown Urban Renewal District Plan;
- (b) the proposed financing is appropriate for the Project;
- (c) the Project will facilitate effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources; and
- (d) where applicable, the Project develops and enhances infrastructure and/or other facilities in a manner that will attract, create, and sustain employment opportunities.

Section 4. This ordinance shall take effect immediately.



City of Rochester

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

BUSINESS & ECONOMIC DEVELOPMENT INTRODUCTORY NO.

392

5

Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Zoning Map Amendment –
50, 59 and 70 Goodwill Street,
17 Woodside Street and a
portion of 1991 Lake Avenue

Transmitted herewith for your approval is legislation amending the Zoning Map of the City of Rochester by rezoning the properties at 50, 59 and 70 Goodwill Street, 17 Woodside Street and a portion (southwest corner) of 1991 Lake Avenue from PD #12 Eastman Business Park to R-3 High Density Residential District to facilitate the construction of a mixed-use development (The Eastman Reserve). All of these properties are currently owned by Kodak and were formerly used as parking lots.

This rezoning request is being initiated by PathStone Corporation which has a purchase agreement with Kodak to buy these properties. If the rezoning is approved, PathStone is proposing to construct two townhouse buildings, 14 single-family buildings, a club house, and a low-rise building with commercial space. There will be 176 units of multi-family rental housing including 79 one-bedroom units, 67 two-bedroom units, and 30 three-bedroom units. Of the 176 units, 27 will be set aside for those who have experienced domestic violence, and for young adults between the ages of 18 and 25, who have experienced homelessness. PathStone is partnering with affiliate Sojourner House at PathStone (known as "Sojourner") to provide services to those who will reside in these set aside units. This development will require Site Plan Review.

The Planning Commission held an informational meeting on the proposed map amendment on Monday, October 16, 2017. Six people, including the applicants, spoke in support of the rezoning; no one spoke in opposition. By a vote of 6-1, the Planning Commission recommended approval.

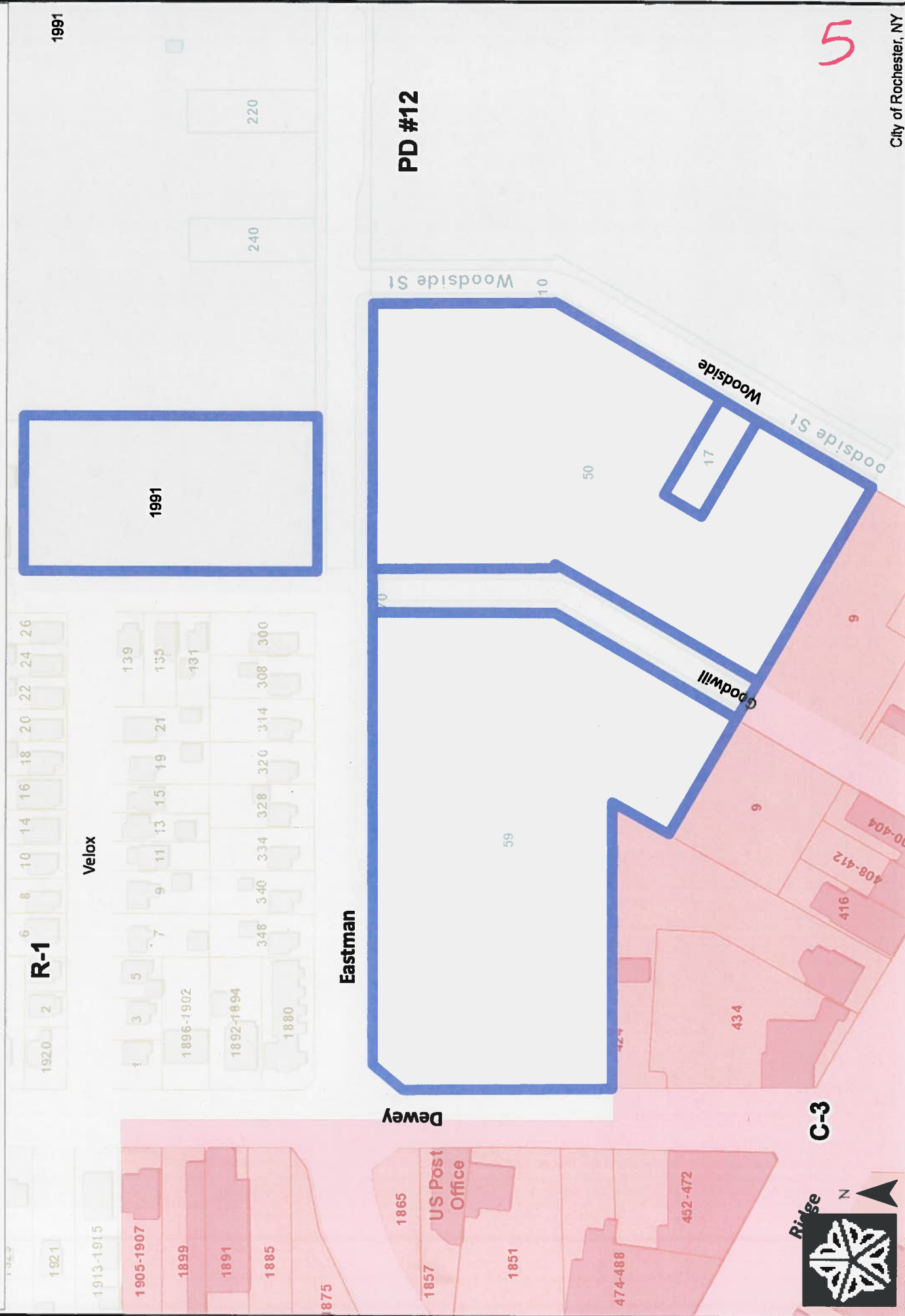
A public hearing is required for the Zoning Map Amendment.

Respectfully submitted,

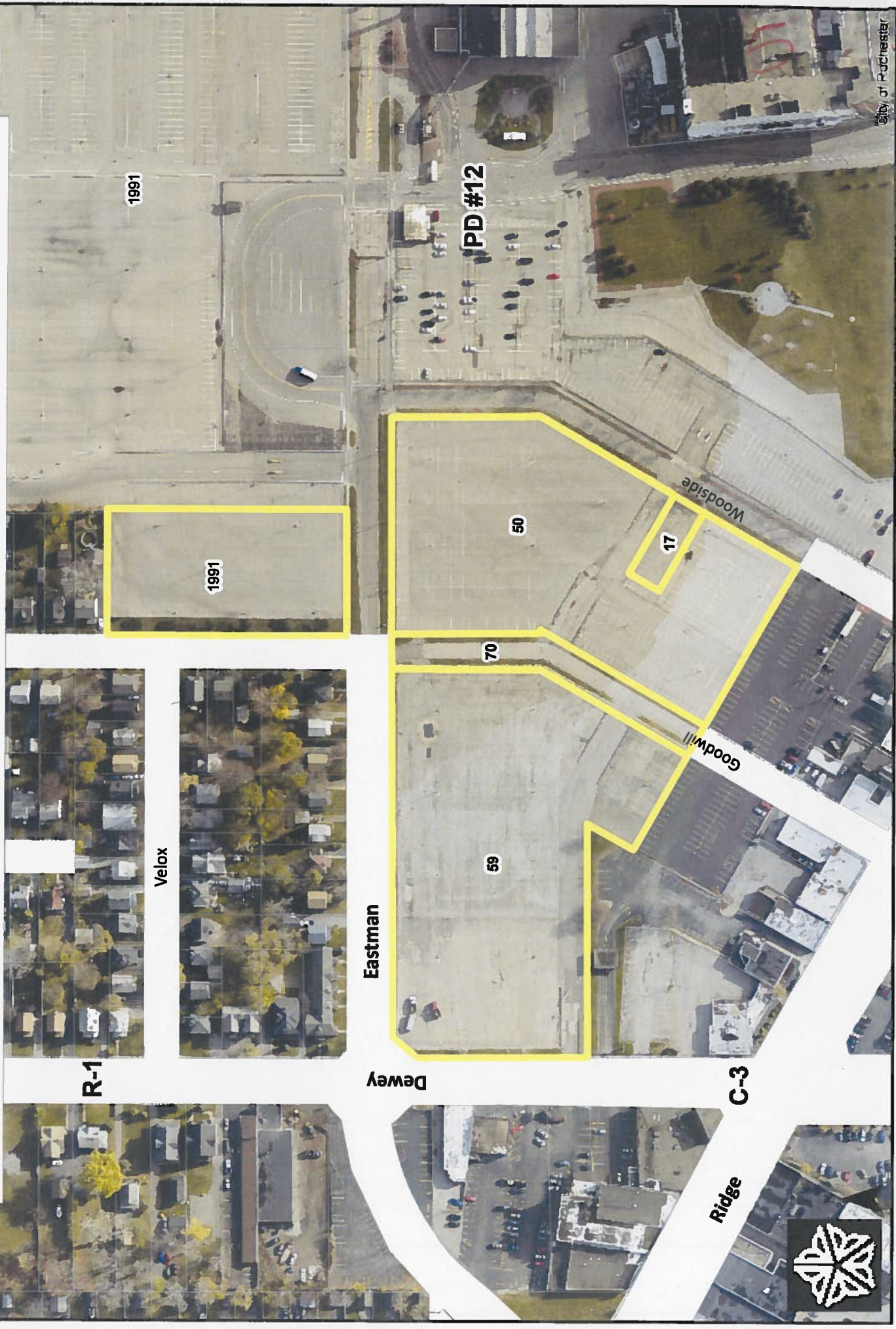
Lovely A. Warren
Mayor



Proposed rezone of 50, 59, 70 Goodwill Street, 17 Woodside Street and a portion of 1991 Lake Avenue from PD #12 Eastman Business Park to R-3 High Density Residential District



Proposed rezone of 50, 59, 70 Goodwill Street, 17 Woodside Street and a portion of 1991 Lake Avenue from PD #12 Eastman Business Park to R-3 High Density Residential District



5

**MINUTES
MAP AMENDMENT
M-05-17-18
CITY PLANNING COMMISSION INFORMATIONAL MEETING (10/16/2017)
Page 1 of 5**

APPLICANT: Rob Cain, Pathstone Corporation

PURPOSE: To amend the zoning map by rezoning the properties located at 50, 59, 70 Goodwill Street, 17 Woodside Street and 1991 Lake Avenue from PD #12 Eastman Business Park to R-3 High Density Residential District to facilitate the construction of a mixed-use development (The Eastman Reserve); an action requiring City Planning Commission recommendation to City Council.

APPLICANT AND/OR REPRESENTATIVE PRESENTATION:

Matt Tomlinson, Marathon Engineering: Good evening. My name is Matt Tomlinson with Marathon Engineering. With me today is Rob Cain with Pathstone and Roger Langer who is the project architect with NH Architecture. We are here to discuss a rezoning for these parcels that are a portion of Eastman Business Park. Currently this piece which is bounded by Dewey Avenue, Eastman Avenue, and Woodside Street along with some parcels along Goodwill Street are in PD #12 that doesn't allow residential uses. As part of the process in moving the project forward, at the direction of City staff—Zina Lagonegro, Jason Haremza and Jill Wiedrick, there was discussion about amending PD #12 to allow this use or to rezone the properties. It was determined that a rezone would be the most advantageous and provide a buffer to the neighboring residential properties. In addition it allows some flexibility for Eastman Business Park, as they are in the process of revising the PD for some of their master planning which I believe the City is familiar with. In addition, the proposal is to provide mixed use—a mix of single family, townhome and large apartment building in addition to a small commercial space. The complexity of the project necessitates several steps, one of which is the rezone. We have also made an application for site plan review and subdivision. However, the rezone is somewhat separate and regardless would be available for sale which is what Eastman Kodak is proposing. We will go through a full site plan review and referrals will be sent to all agencies. Monroe County DOT will review the traffic impact. We have also reached out to the neighborhood groups. Rob will discuss that. With that, I will let talk about that.

Rob Cain, Pathstone Corporation: Good evening. My name is Rob Cain from Pathstone Corporation. I'm also joined by representatives from Kodak, the Maplewood Neighborhood Association and West Ridge Business Association. For those of you that do not know who we are at Pathstone. We are a multi-state development company headquartered here in Rochester. We operate in seven states and Puerto Rico. Real estate development is one of our lines of business. I am representing Eastman Reserve. Some of the origins of this concept actually came from Eastman Business Park's RFP, where they worked with the community and City staff. They created a master plan document. We acknowledged that the zoning didn't permit multi-family use. We understood going in that these parcels would require a text change or a map amendment. In the course of many months, we have come to our 12th revision of documents. In order to make the plan feasible we need rezoning. Our next steps Matt can probably handle.

5

MINUTES
MAP AMENDMENT
M-05-17-18
CITY PLANNING COMMISSION INFORMATIONAL MEETING (10/16/2017)
Page 2 of 5

Matt Tomlinson, Marathon Engineering: We can take any questions.

Questions from the Members:

Commissioner Bruce: One thing I notice is that you have several different building types that I haven't seen a lot of. What is the reasoning for us? Do you have plans for these buildings?

Matt Tomlinson, Marathon Engineering: We are already going through site plan review. As far as the different types of units, I will let Rob talk about that because I believe that they've done some market studies.

Rob Cain, Pathstone Corporation: At the very early stages we were looking at the surrounding properties. We noticed early on that there was a townhouse unit across the street so we wanted to mirror that. Along Eastman Avenue there are a number of single family house and along Goodwill Street. So we thought it made sense to introduce single family. Regarding the large building we understood that it was important to Kodak that the development could be marketed and transform this neighborhood. In looking at our financing we felt we needed a large enough building. It has morphed and grown over time after getting input from the community, Kodak and City staff. We have been constantly getting feedback. We have someone who has been going door to door around the immediate area getting input.

Commissioner Marlin: What percentage of it is affordable housing?

Rob Cain, Pathstone Corporation: So we are working with a revolving mix. I think at this point, we are looking at roughly 60-70% to be affordable. The number is moving. When we do make an application for the financing then that may change. We do have a market study that does show us being able to capture and lease up the units without having to shock the market. So 30% of the unit mix meets the needs of people making greater than \$30,000-\$45,000 a year. We have found that we have a pretty attractive unit mix.

Commissioner Marlin: as you go north, you begin to merge into the neighborhood, has any thought been given to not creating an island?

Matt Tomlinson, Marathon Engineering: Originally we had more apartments. We really transitioned to single family and townhouse to fit in better and to gradually transition to a style that matches the neighborhood.

Commissioner Mayer: Do you have a public transportation?

Matt Tomlinson, Marathon Engineering: We are proposing indoor and outdoor bike storage and we are open to bike share. There are five distinct RTS bus stops within close proximity to this project.

MINUTES

MAP AMENDMENT

M-05-17-18

CITY PLANNING COMMISSION INFORMATIONAL MEETING (10/16/2017)

Page 3 of 5

Rob Cain, Pathstone Corporation: We have had conversations. As you know RTS is going through a redesign and we are working with them. A lot of our users do use public transit. Just to the east along Eastman, RTS has a bus roundabout with a pickup. Regarding a future plan, we are in discussion for a shelter on Eastman Avenue. These routes are some of the most highly used within their system.

Commissioner Mayer: In the PD #12, now that still borders the properties, how is this area protected from any of the potential PD #12 uses? You talk about a grand plan and how does that fit into this?

Rob Cain, Pathstone Corporation: The Kodak Plan specifically calls out this area for residential. So it would further the master plan and enhance it. As far as future uses go, there is a call out for an MCC workforce development center that is expected to have about 2500 students. So it's how do you meet the needs. Kodak is also looking for the first in pioneer in order to attract future businesses there. The attached map does call out multi-family housing.

Commissioner Mayer: So the attached map to PD #12? I don't understand what you are saying?

Rob Cain, Pathstone Corporation: The attached map to Kodak's Master Plan. It shows multi-family housing in the area that we are proposing it in.

Commissioner Mayer: I understand that, but I am trying to understand how this area is protected from all of the things that could happen in PD #12.

Matt Tomlinson, Marathon Engineering: Multi-family housing is usually a transition. We feel that this project provides that transition piece. The City has quite a bit of oversight on what happens there. We are proposing to develop approximately 9.5 acres. So I don't know that I answered your question, but I don't know that there is a lot of protection that is needed. There will be a buffer right from the get go.

Commissioner Mayer: Is there a place that we can access this Master Plan?

Rob Cain, Pathstone Corporation: I can share it electronically.

Commissioner Hogan: I just need some clarification---did you say 60-70% affordable housing?

Matt Tomlinson, Marathon Engineering: That is correct.

Commissioner Hogan: Is the 27 units that will be set aside included in that number.

Rob Cain, Pathstone Corporation: Yes.

Commissioner Carroll: Your plan included commercial space. What do you anticipate?

MINUTES

MAP AMENDMENT

M-05-17-18

CITY PLANNING COMMISSION INFORMATIONAL MEETING (10/16/2017)

Page 4 of 5

Rob Cain, Pathstone Corporation: We have some flexibility with the commercial space. It is currently roughly 3100 square feet. We are in conversations with a daycare facility. We have designed a fence that goes around that building, facing the parking lot. The goal would be to further the master plan of work, play, live, learn. You would be able to do everything in this area.

Speakers in Favor:

Tim Palmer, Eastman Kodak Business Park, Maplewood Neighborhood Association: Good evening. My name is Tim Palmer and I live at 614 Seneca Parkway. I am an employee of Eastman Kodak and also a board member of Maplewood Neighborhood Association. I am also a member of the West Ridge Road Business Association. When I came to Rochester a few years ago, I wanted to make my home in Maplewood because I felt that the future of the neighborhood and Eastman Business Park are entwined. Everything that we are trying to do is in conjunction with the neighborhood. The eastern part of the park, one of the things that we are trying to do is develop a real community, right now its acres and acres of parking. Businesses are looking to hire good talent and they know that young people want things to do and places to go. So we are working on that sort of environment. So one of the things that we have done recently is the new marquee and we have hired a company to bring in national acts. The idea is to bring people in and build a vibrancy in the area. That is going to help us get people into the park, but it's also going to help the neighborhood. The other part is MCC workforce development. One of the visions is that people coming to that school will need a place to live. This would be a nice place for students to live. So having that development center helps the companies that will locate and that will create system to add to the workforce. This is a complex plan that requires a number of elements. We're really hoping that this gets approved.

Tom Dougherty, President, West Ridge Business Association: Hi, I am Tom Dougherty and I am the President of the West Ridge Road Business Association. Tim Palmer, Kodak, and Pathstone have had us at a lot of meetings. All of the people who have attended those meetings were overwhelmed and thrilled that Kodak is bringing West Ridge back to life. We are very proud of what they have done at Kodak Center. We will be renaming our district the West Ridge Road Business and Theatre District. We are uplifting the whole area and we look forward to good things for the City.

Jim Raquel, Vice President, West Ridge Business Association: Hi, I am Jim Raquel and I look directly from my parking lot at where this site will be. I have owned the property for 22 years and I have looked at an empty parking lot. I echo what Tom has said. We look forward to the project. It's marvelous.

Sam Spoto, President, Maplewood Neighborhood Association: Hi, I am Sam Spoto, President of the Maplewood Neighborhood Association, and I have been involved in all of the meetings. Having lived in the neighborhood for over 70 years, I would say that this is the best

MINUTES

MAP AMENDMENT

M-05-17-18

CITY PLANNING COMMISSION INFORMATIONAL MEETING (10/16/2017)

Page 5 of 5

things to happen in the last 40 years. A lot of homes have been made into multi-family homes and we are working on bringing them back to single family homes. This will help that. So I'm really for this thing and would like to see it go through.

Speakers in Opposition: NONE

Written Testimony:

Letter of Opposition from Kim Hare, dated October 15, 2017

Letter of Opposition from Marsha Enright, dated October 15, 2017

HEARING ENDS

CITY PLANNING COMMISSION

RECOMMENDATION

ZONING MAP AMENDMENT

Re: To amend the zoning map by rezoning the properties located at 50, 59, 70 Goodwill Street, 17 Woodside Street and 1991 Lake Avenue from PD #12 Eastman Business Park to R-3 High Density Residential District to facilitate the construction of a mixed-use development (The Eastman Reserve).

Case No: M-05-17-18

Resolution:

RESOLVED, the City Planning Commission **RECOMMENDS** that the Official Zoning Map be amended by rezoning the properties located at 50, 59, 70 Goodwill Street, 17 Woodside Street and 1991 Lake Avenue from PD #12 Eastman Business Park to R-3 High Density Residential District.

| | |
|------------------------|---------------------------|
| Vote: | Motion Passes |
| Action: | Recommend Approval |
| Filing date: | October 16, 2017 |
| Record of Vote: | 6-1-0 |

Record of Vote:

| | |
|-------------|--------------------|
| D. Watson | Recommend Approval |
| E. Marlin | Recommend Approval |
| H. Hogan | Recommend Approval |
| T. Bruce | Recommend Approval |
| S. Mayer | Recommend Denial |
| M. Gaudioso | Absent |
| M. Pichardo | Recommend Approval |
| K. Carroll | Recommend Approval |

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Findings of Fact:

This decision was based on the following findings of fact regarding the four zoning amendment criteria that the City Planning Commission (CPC) is required to evaluate for City Council (Zoning Code §120-190C(3)(c)[2]):

A. The proposal will be in harmony with goals, standards and objectives of the Comprehensive Plan.

- 1) The proposed rezoning supports Campaign Nine, Healthy Urban Neighborhoods, of the Renaissance 2010 Plan.
- 2) The R-3 High Density Residential District protects, preserves and enhances existing residential areas of higher density which include multifamily dwellings mixed with other housing types. The R-3 High Density Residential District is intended to provide residential areas that accommodate higher-density housing while protecting, maintaining and enhancing existing residential areas. The R-3 District may include various housing types ranging from single-family detached to high-density apartments. The District adds to the urban character of Rochester and provides diversity in housing types particularly in proximity to Community Center and Village Center Districts.

B. The proposed amendment is compatible with the present zoning and conforming uses of nearby property (ies) and with the character of the neighborhood:

The City Planning Commission noted that rezoning the above noted properties to R-3 High Density Residential District was appropriate and provided a transition between the existing residential uses to the north and west and the commercial uses to the south of the above noted properties.

C. The property affected by the amendment is suitable for uses under the proposed zoning:

The City Planning Commission determined that the above noted properties were suitable for all of the uses that are permitted and specially permitted in the R-3 High Density Residential District. The applicant explained that the rezoning is to facilitate the construction of 'Eastman Reserve,' a mixed use development. The City Planning Commission determined that the proposed development was in keeping with the R-3 High Density Residential District. As a result, the City Planning Commission concluded that it was appropriate to rezone the subject properties to R-3 High Density Residential District.

Please note that the Commissioner in opposition believed that there was not enough information presented to warrant an affirmative vote.

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

The utilities and services available are sufficient.

5
38 Alameda Street
Rochester, NY 14613
October 15, 2017

City Planning Commission
30 Church Street
Rochester, NY 14614

RE: M-05-17-18


Dear City Planning Commission Members,

I am submitting this letter as I have concerns about the proposal by PathStone Corporation re the re-zoning of the properties at 50, 59, 70 Goodwill Street, 17 Woodside Street and 1991 Lake Avenue from #12 Eastman Business Park to R-3 High Density Residential District.

I am not opposed to the idea of re-purposing the parking lots/vacant space at the site identified in the application. Adding quality housing at affordable prices is desirable along with additional commercial space. However, I am concerned with some of the information provided to justify this re-zoning. First, the letter submitted by SRF (8/25/17) identifies 171 units and the letter from Marathon Engineering (8/29/2017) identifies 176 units at the location. It is unclear if this is an error or if the number of units has increased and might imply that the number and configuration might continue to increase/change beyond what the committee understands the scope to be. Secondly, the traffic projects in the SRF letter may be an underestimation. First the estimate regarding the living units is based on 169 units (chart as part of SRF letter) not either the 176 or 171 numbers. It appears that it is assuming that a significant number of individuals residing at the location will not have or be using vehicles daily to come and go as it projected 32 entering/85 exiting in AM and 100 entering/70 exiting pm. There was no documentation provided to support or explain these assumptions. Also since they are a number of single family detached houses proposed as well as apartments with multiple bedrooms, one could assume that this implies children as well as adults will reside in the Eastman Reserve. If so, the traffic study does not take into account school buses, etc that will need to enter and exit the area daily. The estimate for the number of trips for the commercial area seems low ...11 entering AM. Also, if Eastman Avenue is opened back up between Lake Avenue and Dewey Avenue, this will allow for significantly more traffic on Eastman Avenue as cars will have the ability to "cut through" to avoid West Ridge Road as well as providing easier access the commercial businesses instead of having to go up to West Ridge Road and enter on Woodside or go to Dewey and enter Eastman Avenue there.

I would like to ask the CPC to require as a condition of approval of the re-zoning, that PathStone conduct a Traffic Impact Study to accurately assess the impact on traffic with either Eastman Avenue remaining as is/partially closed AND if Eastman Avenue were to be opened back up to Lake Avenue.

Respectfully,


Kim Hare



File #
MO5-17-18

S

I fail to see that the rezoning of this property will do anything other than help Kodak sell property.

Many of the people that lived in my neighborhood had to leave their homes because of promises to them not kept by Kodak. They lost their health care and retirement, failing the people that worked there and the neighborhood Kodak was born in and Mr. Eastman now rests.

If they feel this is a good project let them build it, without grant funds that Still come from our pockets.

The project, indicates 176 units---this means that 352 vehicles will be in And out on a daily basis, as most people own 2 or more...+ school busses Medicabs, UPS and FedEx to and from these apartments.

The brunt of these vehicles will enter and exit via Eastman Ave, one block from Ridge and Dewey--already over burdened with traffic.

If Eastman Ave is opened to Lake it will create a race track to avoid the light at Ridge and Dewey.

Velox St ends at the Kodak property, but could be extended also to Lake Ave, creating more of a traffic problem on Lake Ave. Merrill St. has speed bumps. There is NO right off of Eastman on to Goodwill St +NO Left out of Woodside onto Ridge Rd.

As for the support of Maplewood Neighborhood Assn.

There was one public meeting on the matter 8/2/17

The meeting was filled with suits from the builder to Pathstone and on and on. Few people from the neighborhood were there, as there rarely are in the summer. I personally attend all meetings---NOT ONE word about his project prior to this, or since. Only pictures of buildings shown, not too many facts. NOT one word of Sojourner house or abused women.

The board has gotten all of their information from Kodak's vice president of Marketing-- So it's his job to sell the property and the project to the Neighbors..

PROBLEM IS HE IS A BOARD MEMBER.

We already have empty housing, all of this rental has lead to overcrowding of the neighborhood.

All of these housing projects will not a city fix.

Who wants to move into a neighborhood with bad schools, a high crime rate. Hopefully all the board members.

We must also remember that this project will not create but a few permanent jobs other than the build and the tenants will Not be storming the few businesses on Ridge Rd.

All the grant dollars that went into college town and its ½ empty. As for the photonics they now have failed to hire the amount of people they promised...Lots of Grant money there also.

I would ask the board to deny until Kodak either develops it for their own use--proves they can't sell it, or this project gets scaled down with no High rises
Again the total purpose is to sell Kodak property.

Marsha Enright
10/15/17

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Ordinance No.

Amending the Zoning Map for 50, 59, 70 Goodwill Street, 17 Woodside Street and a portion of 1991 Lake Avenue

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's classification of the following land from PD#12 Eastman Business Park Planned Development District to R-3 High Density Residential District:

| Address | SBL # |
|-------------------------------|----------------------|
| 50 Goodwill Street | 090.26-2-4.002 |
| 59 Goodwill Street | 090.26-2-3.003 |
| 70 Goodwill Street | 090.26-2-28 |
| 17 Woodside Street | 090.26-2-5 |
| A portion of 1991 Lake Avenue | 075.83-1-18.003/EBPK |

and the area extending from those parcels to the center line of any adjoining public street, alley, or right-of-way.

Section 2. The portion of 1991 Lake Avenue reclassified herein shall consist of

ALL THAT TRACT OR PARCEL OF LAND, more or less, situate in Town Lots 25 & 42, Township 1, Short Range 4, of the 20,000 Acre Tract, in the City of Rochester, County of Monroe, and State of New York, as shown on the drawing entitled "Eastman Reserve Subdivision" prepared by Magde Land Surveying, P.C., being more particularly bounded and described as follows:

1. Commencing at a point at the intersection of the east right-of-way line of Goodwill Street and the north right-of-way line of Eastman Avenue, at the southwest corner of the described lot; said point being the point of beginning;
2. Thence, continuing along the east right-of-way line of Goodwill Street having a bearing of N00°09'10"W a distance of 344.94 feet to a point;
3. Thence, turning to the right and running along a line having a bearing of S89°49'48"E a distance of 172.44 feet to a point;
4. Thence, turning to the right and running along a line having a bearing of S00°31'38"E a distance of 343.98 feet to a point;
5. Thence, turning to the right and running along a line having a bearing of S89°50'50"W a distance of 174.68 feet to a point; said point being point or place of beginning.

**Intending to describe a parcel to be conveyed for Eastman Reserve Lot 1
consisting of 1.371 Acres**

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

BUSINESS & ECONOMIC DEVELOPMENT INTRODUCTORY NO.

393

Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Zoning Map Amendment –
25 May Street

Transmitted herewith for your consideration is legislation amending the Zoning Map of the City of Rochester by rezoning the vacant property at 25 May Street from R-1 Low Density Residential District to C-1 Neighborhood Center District. The purpose of this rezoning is to facilitate the construction of a 22 space ancillary parking lot to serve The Distillery at 1142 Mt. Hope Avenue and Pellegrino's at 1118-1120 Mt. Hope Avenue. (It should be noted that the adjacent properties at 20 and 24 Stewart Street are existing parking areas that also serve both of these uses.)

Peter Psyllos, who owns both The Distillery and Pellegrino's, is initiating this rezoning request. If the rezoning is approved, this project will also include the demolition of the Westfall Florist building at 1092 Mt. Hope Avenue. The ancillary parking lot will then be constructed on 25 May Street and a portion of 1092 Mt. Hope Avenue. Since these properties will be combined to develop this lot, they must be in the same Zoning District. Currently, 1092 Mt. Hope Avenue is in the C-1 District, and 25 May Street is in the R-1 District. The portion of 1092 Mt. Hope Avenue where the Westfall Florist building will be demolished will remain green space for the foreseeable future. This parking lot proposal will also require Site Plan Review and Special Permit approval from the City Planning Commission.

The City Planning Commission held an informational meeting on the proposed map amendment on Monday, October 16, 2017. The applicant spoke in support of the rezoning, and one person spoke in opposition. After a lengthy discussion and much deliberation, however, the Planning Commission **RECOMMENDED DENIAL** by a vote of 3-4. The Commission members in opposition concluded that to rezone 25 May Street to C-1 Neighborhood Center District would allow for the commercial district (and parking) to further encroach into this residential neighborhood that is situated between two major thoroughfares. Written testimony in opposition noted a potential increase in traffic, noise and lighting, and although this may be acceptable in a commercial district, residents did not want to see this becoming standard practice in this residential neighborhood, which they believe would further challenge its existence.

Even though the Planning Commission issued a negative recommendation, the applicant would still like to pursue the rezoning request.

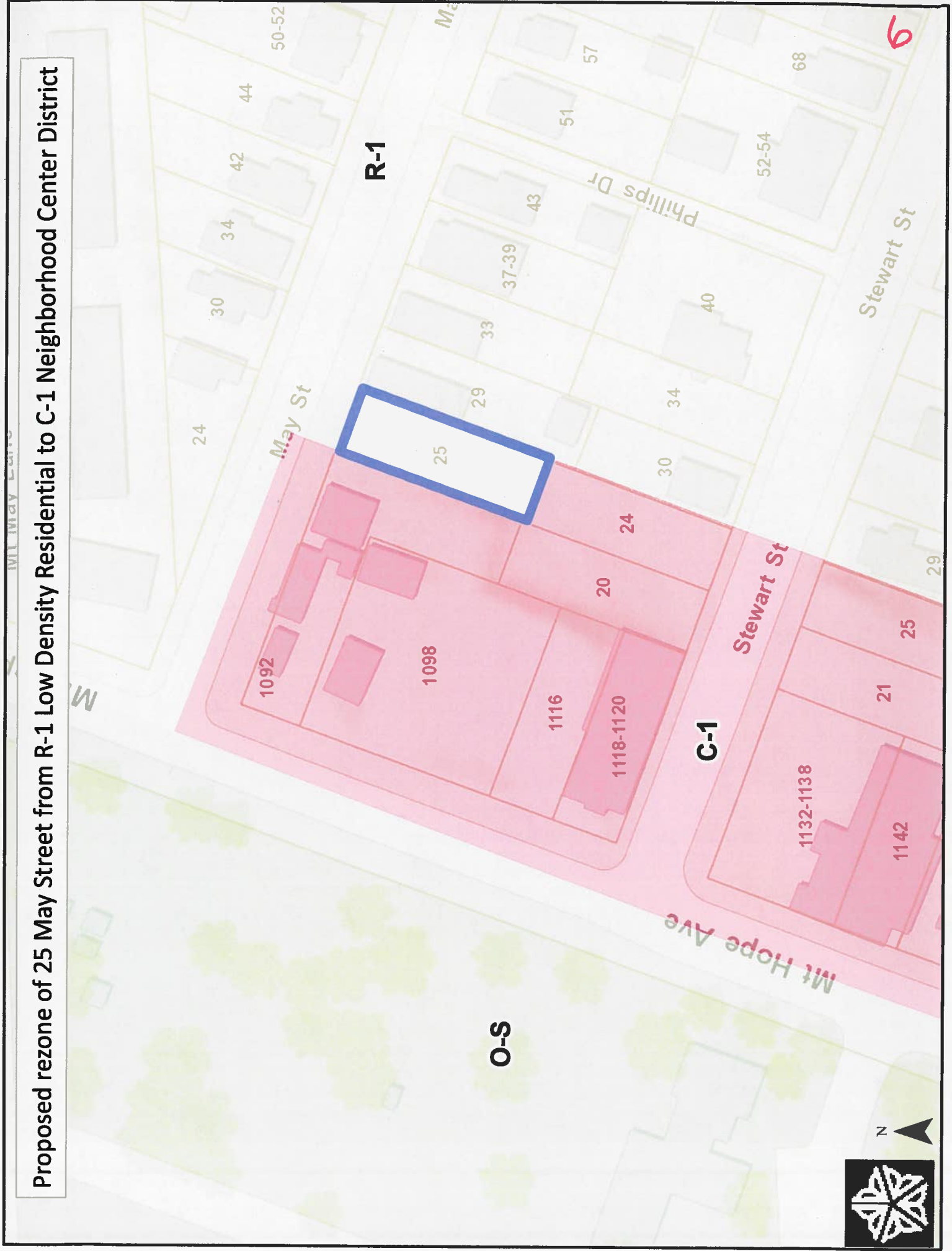
A public hearing is required for the Zoning Map Amendment.

Respectfully submitted,

Lovely A. Warren
Mayor



Proposed rezone of 25 May Street from R-1 Low Density Residential to C-1 Neighborhood Center District



Proposed rezone of 25 May Street from R-1 Low Density Residential District to C-1 Neighborhood Center District



CITY PLANNING COMMISSION
RECOMMENDATION
ZONING MAP AMENDMENT

Re: To amend the zoning map by rezoning the property located at 25 May Street from R-1 Low Density Residential District to C-1 Neighborhood Center District to facilitate the construction of an ancillary parking lot to serve The Distillery (1142 Mt. Hope Avenue) and Pellegrino's (1118-1120 Mt. Hope Avenue) restaurants.

Case No: M-06-17-18

Resolution:

RESOLVED, the City Planning Commission **DOES NOT RECOMMEND** that the Official Zoning Map be amended by rezoning the property located at 25 May Street from R-1 Low Density Residential District to C-1 Neighborhood Center District

| | |
|------------------------|-------------------------|
| Vote: | Motion Fails |
| Action: | Recommend Denial |
| Filing date: | October 16, 2017 |
| Record of Vote: | 3-4-0 |

Record of Vote:

| | |
|-------------|--------------------|
| D. Watson | Recommend Approval |
| E. Marlin | Recommend Approval |
| H. Hogan | Recommend Denial |
| T. Bruce | Recommend Denial |
| S. Mayer | Recommend Denial |
| M. Gaudioso | Absent |
| M. Pichardo | Recommend Approval |
| K. Carroll | Recommend Denial |

Findings of Fact:

This decision was based on the following findings of fact regarding the four zoning amendment criteria that the City Planning Commission (CPC) is required to evaluate for City Council (Zoning Code §120-190C(3)(c)[2]):

A. Whether the proposal will be in harmony with goals, standards and objectives of the Comprehensive Plan.

- 1) The applicant, the owner of the Distillery and Pelligrino's restaurants, and neighbors testified that the restaurants have insufficient off-street parking to handle the restaurants' patrons, crowding out on-street parking in the adjoining residential neighborhood, especially on Friday and Saturday nights. If a subsequent special permit application to install an ancillary parking lot is approved, the rezoning would provide parking that the applicant could use to allow his restaurants to continue to thrive in the adjacent C-1 zoned properties adjoining Mt. Hope Avenue. That outcome would support the part of the Comprehensive Plan set forth in Campaign Six, Economic Vitality, of the Renaissance 2010 Plan.
- 2) The Zoning Code's descriptions of the purposes for each one of City's zoning districts are also part of the Comprehensive Plan. Municipal Code §130-1A(2). The C-1 Neighborhood Center District, which adjoins Mt. Hope Avenue and contains the applicant's two restaurants, is intended to provide for small-scale commercial uses offering primarily convenience shopping and services for adjacent residential areas. Proximity to residences requires that commercial operation in the C-1 District are low intensity, unobtrusive and conducted at a scale and density compatible with the surrounding neighborhood. There is a relatively low demand on public services, transportation and utilities.
- 3) The R-1 Low Density Residential District, which encompasses 25 May Street and the rest of the residential neighborhood that adjoins the strip of C-1 zoned properties that adjoin Mt. Hope Avenue, is intended to maintain a distinct urban residential area that is characterized predominantly by single-family detached and attached homes but often contains a diverse mix of other pre-existing higher-density residential uses. Each R-1 neighborhood is unique in character, composition and scale. The R-1 District requirements are intended to preserve and promote neighborhoods characterized by unobstructed front yards and pedestrian-scale streetscapes and to protect against undesirable uses and residential conversions.
- 4) Although the rezoning likely would advance some elements of the Comprehensive Plan by providing more accessible parking that will assist the applicant's C-1 zoned businesses and provide those businesses with a complement of off-street parking that is consistent with the Zoning Code's parking standards, those benefits would be outweighed by the rezoning's likely detrimental impacts on the intended balance and compatibility between the C-1 and R-1 zoned properties in this particular neighborhood. The rezoning would cause the commercial district to further encroach into a residential neighborhood that is already under strain due to the fact that it is narrow and sandwiched between two major thoroughfares with no additional residential uses

adjoining it on either side. Written and oral testimony at the informational meeting emphasized the desire to ensure that the residential quality of life is not impacted by the further intrusion of commercial uses into the neighborhood. One neighbor noted that the neighborhood is not situated or zoned in a way that can accommodate the plentiful and easily accessible parking typical for restaurants and bars that are located in suburban locations.

B. Whether the proposed amendment is compatible with the present zoning and conforming uses of nearby property(ies) and with the character of the neighborhood:

As detailed above, the City Planning Commission determined that the proposed rezoning of 25 May Street from R-1 Low Density Residential to C-1 Neighborhood Commercial would not be compatible with the present uses of nearby properties and with the character of the neighborhood. Although the City Planning Commission understands the proximity of commercial uses to the residential neighborhood and the desire to rezone for the facilitation of construction of additional parking for successful, long-term, neighborhood businesses, the benefit to the local businesses does not outweigh the detriment to the adjoining residential properties.

C. Whether the property affected by the amendment is suitable for uses under the proposed zoning:

Although 25 May Street adjoins the existing C-1 Neighborhood Center District, it also serves as a buffer between a residential neighborhood and commercial businesses. The City Planning Commission concludes that to rezone 25 May Street to C-1 Neighborhood Center District would allow for the commercial district to further encroach into a fragile residential neighborhood that is situated between two major thoroughfares. Written testimony in opposition noted a potential in increased traffic, noise and lighting that is acceptable in a commercial district would likely become standard in the surrounding residential neighborhood, further challenging its quality as a walkable, urban residential neighborhood.

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

The utilities and services available are sufficient.

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MINUTES

MAP AMENDMENT

M-06-17-18

CITY PLANNING COMMISSION INFORMATIONAL MEETING (10/16/2017)

Page 1 of 5

APPLICANT: Peter Psyllos, The Distillery Restaurant, Inc.

PURPOSE: To amend the zoning map by rezoning the property located at 25 May Street from R-1 Low Density Residential District to C-1 Neighborhood Center District to facilitate the construction of an ancillary parking lot to serve the The Distillery (1142 Mt. Hope Avenue) and Pellegrino's (1118-1120 Mt. Hope Avenue) restaurants; an action requiring City Planning Commission recommendation to City Council.

APPLICANT AND/OR REPRESENTATIVE PRESENTATION:

Mike Ritchie, Costich Engineering: Good evening. My name is Mike Ritchie from Costich Engineering. With me tonight is Peter Psyllos, the applicant and owner. We are here tonight requesting that the City Planning issue a recommendation of approval to City Council for the rezoning of 25 May Street from R-1 Low Density Residential District to C-1 Neighborhood Center District. The proposed rezoning is made at the request of the City Zoning office after discussion with them. Once rezoned, the intent is to construct a 22 space parking lot on 25 May Street and a portion of 1092 Mt. Hope Avenue to serve employees and patrons of The Distillery and Pellegrino's. During busy period, parking in the existing lots is scarce, which forces patrons and employees to park on Stewart Street. At peak times you may have to park quite far away. The proposed lot will connect to the existing lot on Stewart Street and will reduce the amount of parking that currently occurs on Stewart Street by non residents and visitors. The proposed parking lot will be screened by a white vinyl fence, similar to what is existing on the existing lot and will be landscaped with maple trees. At this time, Peter Psyllos would like to speak on the project itself.

Peter Psyllos, The Distillery Restaurants, Inc.: Thank you. My name is Peter Psyllos, 1142 Mt. Hope Avenue. I own The Distillery Restaurant, along with Pellegrino's Deli and Café. Both are located on Mt. Hope Avenue. The Distillery has been in business under the same management since 1980. Over the years, we have re-invested in our business and have acquired property in the neighborhood. We have expanded and made significant investments in our facilities to remain viable. We plan to continue with these improvements to keep The Distillery viable for years to come. Currently, we employ approximately 100 people at these two locations. The University of Rochester expansion and Collegetown construction has been great for the area, as well as the entire community. However, we're recognizing during peak times that a lot of the employees, staff, students, et cetera, park in the side streets. This, of course, poses issues. When this property became available, I thought it would be a good fit for us to acquire and expand our parking, thus enabling our employees to park. It can also be used for overflow. In addition, business changes over time. We are doing a lot of delivery now through services such as grub hub. These are delivery type services that require 4 or 5 parking spaces as people come in to pick up food to deliver to offices in the area so that has created some

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MAP AMENDMENT

M-06-17-18

CITY PLANNING COMMISSION INFORMATIONAL MEETING (10/16/2017)

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parking demand. As you are aware, the restaurant business is very competitive and to stay viable, not only do we have to have great food and great experience for our patrons, but we have to convenience and access. We have to have the ability for people to park in a parking lot that is well lit and safe. So we feel that this is a great opportunity for us. As I mentioned we have been there for over 40 years and we will continue to operate our business to be sensitive to our neighbors. Over the year, during snow emergencies, we have allowed cars from neighboring properties to park. So please consider this proposal. We are available for any questions that you may have.

Questions from the Members:

Commissioner Carroll: Are your employees required to use street parking or do they use the lot?

Peter Pysillos, The Distillery Restaurants, Inc.: I think it's up to them. We certainly do make parking available in our lots for employees.

Commissioner Carroll: How many parking spaces do you currently have?

Mike Ritchie, Costich Engineering: There are 107 spaces.

Commissioner Carroll: So this would be about a 25% increase.

Mike Ritchie, Costich Engineering: In the plans that were submitted there was a parking requirement breakdown. When adding in everything, the total required parking spaces is 129. By adding the 22 that we have proposed, we meet code.

Commissioner Carroll: Do you have any bike parking available?

Peter Pysillos, The Distillery Restaurants, Inc.: Yes we do.

Commissioner Carroll: Do you know if there are any plans to put bike share in nearby?

Peter Pysillos, The Distillery Restaurants, Inc.: We would love that whole approach. I'm a biker myself. I'm all in favor of that. Anything that could make our facility more convenient, we are in favor of.

MINUTES

MAP AMENDMENT

M-06-17-18

CITY PLANNING COMMISSION INFORMATIONAL MEETING (10/16/2017)

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Commissioner Mayer: In your marketing, are you seeing less need for parking? Today's world has Lyft and Uber.

Peter Pysillos, The Distillery Restaurants, Inc.: No, I don't think Lyft and Uber have really taken hold yet. We feel that both will offer another means to patronize our facility. I think right now it is marginal, but I think it will be a component that will help us stay viable. A lot of development in restaurants has been in Greece and Henrietta so for us to be on the radar we need to continue to evolve.

Commissioner Mayer: I'm just asking for some creativity here. We have been described as a city of parking lots and you as a bike likely know this. I believe in this. I wonder if there aren't other alternative ways such as offering incentives to take ride share and not have to build another parking lot. It seems to me that we immediately jump to having to build another parking lot. Have you thought of this at all?

Peter Pysillos, The Distillery Restaurants, Inc.: Yes we have consider and our looking at these options. I must tell you that there is a reality—and I invite you to come down on a Friday or Saturday night and see the situation that is potentially dangerous. The ride share thing and meal delivery will likely take some of the pressure off. Like any business owner, I look for multiple ways to expand and grow my business. The car is still the most viable form of transportation so if I can provide—I have to address the need.

Commissioner Mayer: You say you have 100 employees and 107 parking spaces?

Peter Pysillos, The Distillery Restaurants, Inc.: They are not all there at the same time. It varies. On a Friday you may have 25 at The Distillery and another 10 at Pellegrino's. They have to find places to park. I would say close to 50% of the employees are full time.

Commissioner Mayer: I think there is creativity of finding different ways without building a parking lot.

Peter Pysillos, The Distillery Restaurants, Inc.: I understand. In the wintertime it's kind of tough.

Speakers in Favor: NONE

MINUTES

MAP AMENDMENT

M-06-17-18

CITY PLANNING COMMISSION INFORMATIONAL MEETING (10/16/2017)

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Speakers in Opposition:

Jeffrey Sonstein: Hi, my name is Jeff Sonstein and I live at 42 May Street which is across the street and a few doors down. I look out my window and I see this. I have sent you folks a one pager why I think this is dumb growth. I just want to encourage you folks to look at my little neighborhood. It's sandwiched between Mt. Hope Cemetery and Highland Park. We are going to see increased growth and pressure on a fairly nice mixed use neighborhood from the Collegetown project. What I want to encourage you not to do is to rezone R-1 into C-1, particularly when it's tearing down the greenhouse and facilitating construction of a parking lot. We do that type of development at our own peril for the health of our neighborhood and our City. I don't want to see a strip of parking all the way up Mt. Hope Avenue. I've never spoken at one of these, so please pardon my nervousness. I really hope you reject this because it seems like dumb growth. We need pedestrian friendly businesses to replace the greenhouse business that has been killed off. We need to encourage people to do things other than drive in their car and park in a residential neighborhood. We just can't let ourselves lose residential property for a parking lot. I hope you look at the larger picture to request to do rezoning in this area, rather than piecemeal. If we piecemeal with end up like southern California. That is all I have to say.

Rebuttal:

Mike Ritchie, Costich Engineering: Just to provide additional information in response to Mr. Sonstein's comments. The Westfall Florist will be demolished, as it is in disrepair and not really suitable for a tenant. In its place will be landscaping. Only a portion of this property, which is directly near 25 May Street, will become a parking lot. In its current state, it is vacant and has been vacant. It's currently being used to store cars and equipment and overflow parking from the neighborhood. I wouldn't consider this to be piecemeal or spot zoning because this seeks to close the gap between the C-1 zoning. There really aren't any other properties, residential properties, that would be suitable to make commercial. This is really the last piece to close off the development that Mr. Psyllos owns.

Commissioner Hogan: How many parking lots does Mr. Psyllos own?

Mike Ritchie, Costich Engineering: Currently it's technically three if you count The Distillery, the one at Pellegrino's and the one on Stewart Street. This would function with the one on Stewart Street.

MINUTES

MAP AMENDMENT

M-06-17-18

CITY PLANNING COMMISSION INFORMATIONAL MEETING (10/16/2017)

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Written Testimony:

Email of Support from Geri Arno Machado, dated September 18, 19 and October 3, 2017

Email of Support from Marcia Pickering, dated September 20, 2017

Email of Support from Joan Gray Lindberg, dated September 25, 2017

Email of Support from Daniel J. Hurley, dated October 13, 2017

Letter of Support from Gary White, dated September 25, 2017

Letter of Opposition from Dennis M. Peck, dated October 5, 2017

Letter of Opposition from Jeffrey Sonstein, dated October 12, 2017

Letter of Opposition from Patricia M. Curran, dated October 13, 2017

Email of Opposition from Mary Jo Meteyer and Jeff Baker, dated October 13, 2017

Email of Opposition from Victoria Posner, dated October 15, 2017

Email of Opposition from Lisa Reagan, dated October 15, 2017

HEARING ENDS

Wiedrick, Jill

From: Daniel Hurley <dhurley@simutechgroup.com>
Sent: Friday, October 13, 2017 1:16 PM
To: Wiedrick, Jill
Cc: Peter Psyllos; Mcfadden, Adam C.; Scott, Loretta C.; David Welsenreder; Mike Ritchie
Subject: Support for Peter Psyllos

Hi Jill,

Please accept my comments regarding the following:

Case Type: Zoning Map Amendment
Applicant: Peter Psyllos, The Distillery Restaurant, Inc.
Address: 25 May Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-190C

I met with Peter Psyllos to discuss his plans to reconfigure the former Westfall Florist lot to better serve the community. If rezoning from R-1 to C-1 is required to allow for the changes he is proposing then I support this action. Both Stewart and May Street are heavily congested with parked cars. This puts added stress on those who rely on street parking for residential, work, or visiting.

Also, removing or renovating the former Westfall Florist building should be encourage in a manner that attracts a small neighborhood boutique.

Peter has a great reputation as a neighbor and business owner and as such I fully support his proposal.

Thank you for your time,

Dan



Engineer • Simulate • Innovate

Daniel J. Hurley ~ Test Services Department
SimuTech Group, Inc.
1800 Brighton-Henrietta Townline Rd.
Rochester, NY 14623-2572
D 585-568-1326 ~ M 585-309-7394 ~ F 585-272-7201
dhurley@simutechgroup.com ~ www.simutechgroup.com

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Wiedrick, Jill

From: marcia pickering <marcia.pickering@gmail.com>
Sent: Wednesday, September 20, 2017 10:25 AM
To: Scott, Loretta C.; Mcfadden, Adam C.
Cc: Wiedrick, Jill
Subject: 1092 Mt. Hope Ave/29 May St. parking lot expansion rezone CE #6525

Dear Loretta Scott and Adam McFadden, City Counsel members,

I want to support Peter Psyllos' plan to expand his Pellegrino's parking out onto May St. This will not impact either May St. nor Mt. Hope Ave. in an adverse way but will ease the restaurant's patrons access both in and out of the parking lots.

I have been a resident at 10 Furman Crescent for over 17 years and Peter is not only a businessman here but an integral part of our neighborhood. He enlisted neighbor suggestions when he began this project and welcomes feedback both positive and negative. He has always held the highest standards in maintaining his properties.

Sincerely yours,

Marcia Pickering
10 Furman Crescent

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Wiedrick, Jill

From: Joan Gray Lindberg <jglindberg@rochester.rr.com>
Sent: Monday, September 25, 2017 12:15 PM
To: Wiedrick, Jill
Cc: peter@thedistillery.com
Subject: 1092 Mt. Hope Avenue/25 May Street Parking Lot Expansion

Dear Jill,

Last month Peter Psyllos reached out to four neighbors to discuss his plans for the former Westfall Florist site. Peter showed us the architect's drawings for the parking lot that would go between May and Stewart Streets.

This seems like a win for both Peter's business and the neighborhood. The Westfall Florist building is no architectural treasure. I understand that the corner will become a greenspace for now, with possible news uses coming in the future.

I have know Peter Phyllis for decades. He is respectful of his neighbors. His businesses are real assets to the community. Given Peter's past history of top notch renovation of the former Trott Monument building, and his long-standing commitment to this neighborhood, I support this project.

I know you will share my comments with the Zoning Board at the appropriate time. Thanks, as always, for your assistance.

Sincerely,
Joan Gray Lindberg
32 Highland Avenue

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Gary White,
19 Furman Crescent
Rochester, NY 14620
September 25, 2017

RE: 1092 Mt. Hope Avenue/25 May Street Parking Lot Expansion - Rezone and Site Plan application - CE#6525

To: Adam McFadden, City Council Member
Loretta Scott, President City Council
30 Church Street
Rochester, NY 14614

Jill Wiedrick, Jill M. Wiedrick, AICP
Senior City Planner
Bureau of Buildings and Zoning
City of Rochester
City Hall, Room 125 B
30 Church Street, Room 125B
Rochester, NY 14614

Jason Haremza, AICP
Senior Planner/Urban Design Specialist
Neighborhood and Business Development
City of Rochester
30 Church Street, Room 125B
Rochester, NY 14614

Dear Mr. McFadden,

My name is Gary White and I've lived at 19 Furman Crescent, Rochester, NY 14620 for over 40 years.
I am writing this letter in support of the 1092 Mt. Hope Avenue/25 May Street Parking Lot Expansion - Rezone and Site Plan application - CE#6525

I have been a fan and patron of The Distillery Restaurant and Pellegrino's Deli Café since their inception
(The Distillery - 1980, Pellegrino's - 1999)

Peter Psyllos, the owner of both businesses has always worked with the community to be a good neighbor and has maintained his property impeccably at all times.

Over the years Mr. Psyllos has always made his parking lots available to neighbors to park their vehicles during snow emergencies. Adding the additional parking for his businesses will be an improvement to our neighborhood.

Please vote in favor of the rezone of 25 May Street and the parking lot expansion.

Sincerely,


Gary White

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Wiedrick, Jill

From: Peter Psyllos <peter@thedistillery.com>
Sent: Wednesday, September 20, 2017 11:17 AM
To: Wiedrick, Jill
Cc: David Welsenreder; Mike Ritchie; Daniel Hurley
Subject: FW: 25 May St/1092 Mt. Hope

Hi Jill,

FYI, below is an email letter of support from a neighbor at 51 May Street.

Several other neighbors including Dan Hurley have agreed to send a letter of support of this project.

Thanks,

Peter T Psyllos
President, CEO
The Distillery Restaurant Franchising Corp.
1142 Mt Hope Avenue
Rochester, NY 14620
585-271-2044
peter@thedistillery.com
www.thedistillery.com



CONFIDENTIAL COMMUNICATION

This email message and any attachments are intended only for the use of the addressee named above and may contain information that is privileged and confidential. If you are not the intended recipient, please reply to that effect and delete this message from your system. Thank you.

From: garnomacha@aol.com [mailto:garnomacha@aol.com]
Sent: Tuesday, September 19, 2017 2:58 AM
To: adam.mcfadden@cityofrochester.gov; loretta.scott@cityofrochester.gov; Peter Psyllos
Subject: 25 May St/1092 Mt. Hope

Good Morning

I am writing a letter to you regarding the properties at 25 May St and 1092 Mt. Hope Ave., owned by Peter Psyllos....I am in favor of the proposed plan for using this land for a parking lot. Peter owns the Distillery and the restaurant and has always shown respect and care for the neighbors who live by these businesses...so this is why I am in favor of the planned use for the land..

Thank you

Geri Arno Machado
51 May St

GArnomacha@aol.com

6
Wiedrick, Jill

From: garnomacha@aol.com
Sent: Tuesday, October 03, 2017 3:00 AM
To: Wiedrick, Jill
Subject: in support of

Good Morning Jill

Thank you, so very much, for your phone call yesterday, regarding the re-zoning of # 25 May St...I know how Peter operates his business and am in favor of this re-zone....he is a responsible and caring citizen with cares about our neighborhood....so I have no problems with the re-zone and in hopes that the city will approve this...Thank you

Geri Arno Machado
51 May St

461-1172-----GArnomacha@aol.com

6

October 5, 2017

City of Rochester
City Planning Commission
30 Church St.
Rochester, NY 14614
Attn: Jill Wiedrick

Re: 25 May Street, File Number: M-06-17-18
Zoning Map Amendment

To Whom it May Concern:


I reside at 84 May St. and I am writing to express my opposition to the proposed rezoning of the parcel at 25 May Street.

First and foremost I believe that our neighborhood should not be turned into parking lots for big money commercial interests as has already happened on and near Mt. Hope Ave. **R-1 residential parcels should not be allowed to be rezoned/converted for use as parking lots.** The proposed use of R-1 residential parcels for parking lots will have a negative impact on the surrounding neighborhood and is not welcome. Ours is a successful City neighborhood that has been cultivated for decades by caring people is a fragile thing and should be protected.

While the stated purpose of the zoning map amendment is "an ancillary parking lot to serve The Distillery (1142 Mt. Hope Avenue) and Pellegrino's (1118-1120 Mt. Hope Avenue) restaurants" it appears to me that this is a 'back door' approach to getting approval for a parking lot to serve future development at 1092 Mt Hope Ave and/or 1098 Mt Hope Ave and should be treated as such.

Please contact me if you require additional information.

Sincerely



Dennis M. Peck
84 May Street
Rochester, NY 14620
peckdennis@hotmail.com

6

12 October 2017
Jeffrey Sonstein
42 May Street - Rochester NY 14620

City of Rochester
Department of Neighborhood and Business Development, Bureau of Planning & Zoning
Room 125-B, City Hall - 30 Church Street - Rochester NY 14614

cc: Loretta C. Scott, President, Rochester City Council
Adam McFadden, South District Member, Rochester City Council

RE: City Planning Commission File Number M-06017-18

My name is Jeffrey Sonstein, and I am a retired RIT Professor. My partner and I have owned and lived at 42 May Street for almost 15 years. Our home is a few doors down the block and across the street from 25 May Street. There is an application by the "The Distillery Sports Bar & Grill" to rezone 25 May Street from residential to commercial property, moving it from "R-1 Low Density Residential" to "C-1 Neighborhood Center... to facilitate the construction of an ancillary parking lot". This would radically change the nature of May Street.

I write you this letter to formally oppose the proposal to rezone more residential property as commercial. One of the attractions of buying this house was that we would be living on a relatively quiet residential block. Adding the traffic to and from a bar parking lot and reducing the number of residentially-zoned properties on this block will have an adverse effect upon the quality of life in our immediate neighborhood. As the traffic and the noise levels increase, it is also bound to have a negative effect upon the value of the homes on May Street.

We need to think and plan and zone strategically and long-term for the health of our neighborhoods. Changing more residentially-zoned properties on this block into commercial properties does not seem in the best interests of the residents of this block. If the University of Rochester "College Town" effort is a success, then there will be commercial growth pressures pushing in the direction of "The Distillery Sports Bar & Grill" and beyond. Let us not damage neighborhoods a block at a time by piecemeal development decisions. Instead, let us focus on zoning to encourage compact commercial growth and walking-friendly commercial expansions.

I respectfully request that the application to rezone "the property located at 25 May Street from R-1 Low Density Residential District to C-1 Neighborhood Center District to facilitate the construction of an ancillary parking lot" be **denied**.

I sincerely hope that the City Planning Commission will be taking verbal input from the public at the "Informational Meeting" scheduled for 16 October 2017, and not just presenting to the public.

Respectfully yours,

Jeffrey Sonstein

6
Wiedrick, Jill

Subject:

FW: Planning Commission Meeting October 16, 2017

From: VM Posner [mailto:vmp3737@gmail.com]

Sent: Sunday, October 15, 2017 3:01 PM

To: Symonds, Jill <Jill.Symonds@CityofRochester.Gov>

Subject: Planning Commission Meeting October 16, 2017

I am writing regarding the proposal by Peter Psyllos to amend the zoning map.

First, I am not opposed to the expansion of the parking lot behind Pellegrino's all the way to May St. Nor do I object to converting to parking the rectangular portion of 1092 Mt. Hope that is immediately next to 25 May St. and 20 Stewart St. and approximately the same size as those lots. However, I am concerned about any rezoning of the rest of 1092 Mt. Hope to allow any sort of as yet unspecified commercial activity to be established there. I particularly worry that this piece of real estate may, in time, be converted to more parking. There is already a good deal of parking fronting on Mt. Hope between the Distillery and May St. This is right across from historic Mt. Hope Cemetery. I worry about even more parking along that portion of the Avenue. I would rather see the 1092 Mt. Hope property sub-divided with the portion referred to above rezoned now but the remainder not being changed until specific plans are presented.

I am also concerned that the community at large was not informed about this during any of the planning stage. While there is some correspondence from several community members saying they approve of the plan and that neighbor suggestions were solicited, it seems that only 4 people were approached about this (as per Joan Lindberg's September 25 email). The project was not brought up at any NBN6 meeting where a larger group of neighbors were present. I see no mention of it on the Upper Mt. Hope Neighbors website. I feel that a broader group of people should have been consulted.

I would urge the Commission to postpone approval of this proposal until more neighborhood input is obtained.

Victoria Posner
85 Furman Crescent
Rochester, NY

6

Wiedrick, Jill

From: Mjmeteyer <mjmeteyer@frontiernet.net>
Sent: Friday, October 13, 2017 2:37 PM
To: Wiedrick, Jill
Subject: M-06-17-18 Zoning Map Amendment for 25 May Street

RE: M-06-17-18 Zoning Map Amendment from R-1 to C-1 for 25 May Street

Dear Jill,
Please submit our comments and questions to the Zoning Board:

My husband and I live on Furman Crescent and have patronized both Pellegrino's and the Distillery for many years. We also take walks down May Street because it is a quiet street with quaint houses.

As neighbors, we would like to register our **opposition** to **M-06-17-18**, the Zoning Map Amendment request from R-1 to C-1 for the property located at **25 May Street**.

We oppose approval of this request for the following reasons:

1. **No entrance/exit should be allowed onto May Street.**

- Mr. Psyllos is adding 22 parking spaces and connecting them to an existing lot of 24 spaces.

We do not know how much traffic will actually be generated onto May Street, or its impact on the neighborhood since there has been no factual study or even an estimate on the amount of traffic that will be generated. There is also the question of which entrance/exit patrons will prefer to use.

Without knowing the intentions for all the parcels of land on Mt. Hope between Stewart Street and May Street owned by Mr. Psyllos, there is the potential for another commercial establishment or parking lot. Either of these plans could negatively impact the neighborhood and traffic surrounding the site.

- **May Street is several feet narrower than Stewart Street.** Stewart Street is wide enough to allow for the flow of traffic even when parking is allowed on both sides after 6 p.m. May Street is not only narrower, but has alternate side parking. Exiting more cars onto May Street will have a negative impact both on traffic flow and nearby neighbors.
- **Due to its heavy traffic volume, navigating Mt. Hope Avenue is frustrating and often times dangerous.** Northbound traffic on Mt. Hope is squeezed from two lanes to one before the Distillery. A parking lot entrance/exit onto May Street from the Pellegrino/Distillery parking lots will divert traffic onto a narrow residential side street. This will only compound the problem of vehicles entering/exiting Mt. Hope from May Street and will have an even worse impact an already congested roadway.

2. **What is planned for the rest of the area formerly occupied by the Westfall Florist buildings? Will it be landscaped?**

6

1098 mount hope

Search By: ☒ Address ☐ Owner ☐ SBL

Click image to enlarge.

| Property | Assessment | Tax |
|-----------|------------|------------------|
| Details | Photos | Water |
| Last Sale | Zoning | Code Enforcement |
| Nuisances | | |



Thank you!
Mary Jo Meteyer & Jeff Baker
55 Furman Cres.
Rochester, NY 14620

6

Oct. 13, 2017

File # M-06-17-18, plan application CE#6525 regarding an amendment to rezone the property located at 25 May Street from R-1 Low density residential district to C-1 Neighborhood Center district to facilitate the construction of an ancillary parking lot to serve the Distillery (1142 Mt. Hope Ave.) and Pellegrino's (1118-1120 Mt. Hope Ave.) restaurants)

Dear Ms. Wiedrick,

I recently learned about the potential zoning map amendment request for the properties mentioned above.

Although, I am not a current resident of the areas mentioned above, I have deep ties there. My family lived on Furman Crescent during the early years of my life and I still have family members currently living on that street. As a result, I have retained a lifelong interest and affection for this special neighborhood of my happy childhood days.

Until recently, I walked in that area regularly to reach my work destination. During that time I have witnessed Mt. Hope Avenue shrink in lane size in both directions. I have noticed vehicular traffic usage increase to such an extent that it has become hazardous for pedestrians trying to cross from one side of the street to the other. Traffic bottlenecks occur there regularly leading to frustrating drivers. They grow very impatient while waiting for traffic to resume unimpeded again. In view of these current unresolved problems, my worries grows about the future there. Just envision the results of adding to the current woes without seeking a solution to the current problems first.

It is my impression that this situation is not a question about the current status of having well maintained properties or if the properties have an amenable owner, but rather a question of residents being totally unprepared to face the results if this application request is ratified. If individuals do not completely understand the total ramifications their neighborhood will endure when the extra traffic, noise and lights become standard by-products. Failing to reject this application now, then this neighborhood will be irreversibly changed forever.

Another great concern of mine involves the applicant's future plans for these spaces which have not been fully disclosed at this time. If this area is rezoned, his initial plans could potentially change over time because he owns other nearby properties. Please consider that all existing development impediments would be removed once a favorable verdict is rendered. The owner would then be free to develop those spaces for other uses once he's given free access to the C-1 Neighborhood Center district designation. That outcome presents potentials likely to be detrimental to the future existence of this entire neighborhood.

It is my opinion that approving this rezoning amendment request will only worsen traffic congestion in this area. Therefore, I would respectfully request that this rezoning amendment request be rejected.

Thank you for your attention in this matter

Sincerely,

Patricia M. Curran
112 Gregory Hill Rd.
Rochester, NY 14620
585-271-1053

6
Wiedrick, Jill

From: Lisa Reagan <lisareagan@frontiernet.net>
Sent: Sunday, October 15, 2017 7:51 PM
To: Wiedrick, Jill
Cc: Judy Hay; Mary Staropoli; Monica McCullough
Subject: Proposal to rezone 25 May St. from R-1 to C-1, Case # 5, File # M-06-17-18

Ms. Wiedrick:

I am writing to express concern that a rezoning proposal that could have significant impact on the adjoining residential areas has not been presented to the neighborhood for their information and input. I note that some non-immediate neighbors have apparently been consulted, based on the filed letters. However, a change of this nature, that has potentially far-reaching impacts, given the wide range of permitted uses in a C-1 district, and no height restrictions, should be presented to the neighborhood as a whole so that the residential neighbors most impacted, including on May Street, may know what is being proposed. Peter Psyllos has been a long-time neighbor and business owner. And he has much good-will in the area. However, a zoning change goes with the property, not the owner. This property could be made a surface parking lot, but nothing prohibits it being used for some use completely inappropriate next to a residential area thereafter by some future owner.

I will not be able to attend the Planning Commission meeting because it falls on the same evening as the NBN6 neighborhood meeting I am facilitating. Although the proposal has not been presented to the neighborhood, we will raise the issue at the NBN6 meeting so that affected neighbors may leave the meeting and find out more about the proposal, despite other important items on the agenda. However, it would be more appropriate for such a proposal to be presented at the NBN6 meeting so that the wider neighborhood, a combination of several neighborhoods, can be told of the proposal and give feedback to the Planning Commission on whether or not they support it. I therefore request that the decision on whether to recommend re-zoning of this property be put off to allow informed consideration and feedback. Mr. Psyllos should be encouraged to present his proposal and intentions to the NBN6 group that comprises the affected neighborhoods.

Respectfully,

Lisa Reagan
220 Linden Street

Ordinance No.

Amending the Zoning Map for 25 May 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's classification of the following property from R-1 Low Density Residential District to C-1 Neighborhood Center District:

Address
25 May Street

SBL #
136.38-1-44

and the area extending from that parcel to the center line of any adjoining public street, alley, or 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 & COMMUNITY DEVELOPMENT INTRODUCTORY NO.

394

Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Sale of Real Estate

Council Priority: Rebuilding and Strengthening
Neighborhood Housing

Transmitted herewith for your approval is legislation approving the sale of thirteen properties. City records have been checked to ensure that purchasers (except those buying unbuildable vacant lots) do not own other properties with code violations or delinquent taxes, and have not been in contempt of court or fined as a result of an appearance ticket during the past five years.

The first nine properties were sold to the respective highest bidder at a surplus auction. All purchasers will be required to rehabilitate the structures within 12 months of City Council approval.

The next property is a vacant lot sold by request for proposal to the adjacent owner. The purchaser will combine the lot with their existing lot and utilize it as green space.

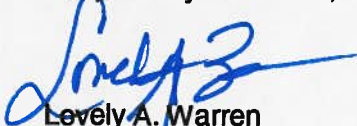
The next property is parking lot sold by negotiated sale to the adjacent owner. The purchaser will combine the lot with their existing property.

The last two properties are unbuildable vacant lots, being sold for \$1.00 (as per City policy) to their adjacent owners who will combine the respective lots with their existing properties.

The first year projected tax revenue for these thirteen properties, assuming full taxation, current assessed valuations and current tax rates, is estimated to be \$8,141.

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



**Sales to Be Presented to City Council
November 14, 2017**

I. Regular Auction – Improved Property

| <u>Address</u> | <u>S.B.L.#</u> | <u>Lot Size</u> | <u>Use</u> | <u>Price</u> | <u>Purchaser</u> | <u>Zoning/ Legal</u> |
|------------------|----------------|-----------------|------------|--------------|------------------------|--------------------------|
| 49 Bauman St | 091.80-2-45 | 33 x 112 | 1 Fam | 10,200 | Francisco A. Moreta | R-1/Y |
| 223 Breck St | 107.78-1-81 | 35 x 140 | 1 Fam | 1,000 | Yurina Leyva Velazquez | R-2/Y |
| ‡227 Breck St | 107.78-1-82 | 35 x 140 | Vacant Lot | | | |
| 391 Columbia Ave | 120.75-1-26 | 40 x 112 | 2 Fam | 16,000 | Mohamed Ali Adbullahi | R-1/Y |
| 236 First St | 106.43-3-38 | 40 x 91 | 1 Fam | 6,000 | Silia Leyva Velazquez | R-1/Y |
| 12 Hoff St | 091.80-2-59 | 33 x 81 | 1 Fam | 12,100 | Teriance A. Hunter | R-1/Y |
| ‡8 Hoff St | 091.80-2-58 | 33 x 81 | Vacant Lot | | | |
| 33 Rosewood Ter | 107.53-2-6 | 40 x 135 | 1 Fam | 10,000 | Yurina Leyva Velazquez | R-1/Y |
| 279 Terrace Pk | 135.41-2-27 | 40 x 141 | 1 Fam | 37,500 | Julie A. Arzu | R-1/Y |

‡Indicates vacant lots sold in conjunction with the structure listed above it.

II. Request for Proposal

| <u>Address</u> | <u>S.B.L.#</u> | <u>Lot Size</u> | <u>Sq. Ft.</u> | <u>Price</u> | <u>Purchaser</u> | <u>Code Violations</u> | <u>Zoning/ Legal</u> |
|----------------|----------------|-----------------|----------------|--------------|-------------------|----------------------------|--------------------------|
| 495 Lake Av | 105.43-2-25.1 | 50 x 234 | 11,711 | 3,056 | James S. Fletcher | N | R-3/Y |

III. Negotiated Sale – Vacant Land With Proposal

| <u>Address</u> | <u>S.B.L.#</u> | <u>Lot Size</u> | <u>Sq. Ft.</u> | <u>Price</u> | <u>Purchaser</u> | <u>Code Violations</u> | <u>Zoning/ Legal</u> |
|----------------|----------------|-----------------|----------------|--------------|------------------|----------------------------|--------------------------|
| 13 Gosnell St | 106.56-1-50 | 15 x 87 | 2,251 | 500 | Wedge 24, LP* | N | C-2/Y |

*William Farmer, III – Sole Proprietor

IV. Negotiated Sale – Unbuildable Vacant Land

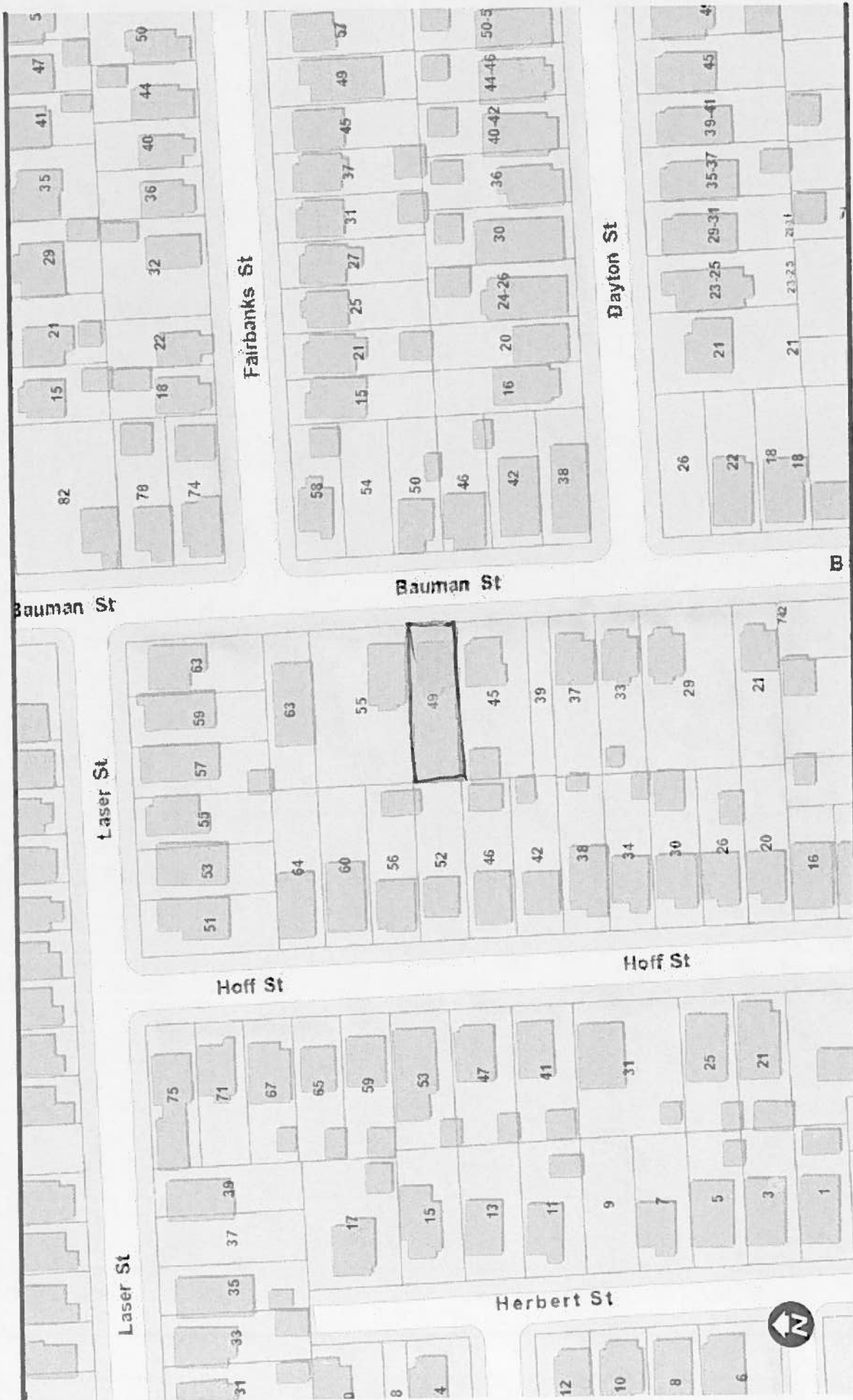
| <u>Address</u> | <u>S.B.L.#</u> | <u>Lot Size</u> | <u>Sq. Ft.</u> | <u>Purchaser</u> | <u>Zoning/ Legal</u> |
|-----------------|----------------|-----------------|----------------|------------------|--------------------------|
| E/H 43 Lenox St | 120.67-1-47 | 17 x 105 | 1,805 | Tara D. Radford | R-1/Y |
| W/H 43 Lenox St | 120.67-1-47 | 17 x 105 | 1,805 | Debbie L. Payne | R-1/Y |

Sales to be Presented to Council

November 14, 2017

| I. Regular Auction - Improved Property | | | | | | | | | | | | |
|---|---------------|-----------------|----------------|--------------|------------------------|-------------------------|-------------------|----------------------------------|---------------------|--|--|--|
| <u>Address</u> | <u>SBL#</u> | <u>Lot Size</u> | <u>Use</u> | <u>Price</u> | <u>Purchaser</u> | <u>Address</u> | <u>Tax Impact</u> | <u>Zoning/Legal</u> | | | | |
| 49 Bauman St | 091.80-2-45 | 33 x 112 | 1 Fam | 10,200 | Francisco A. Moreta | Rochester NY 14609 | \$ 641 | R-1/Y | | | | |
| 223 Breck St | 107.78-1-81 | 35 x 140 | 1 Fam | 1,000 | Yurina Leyva Velazquez | Rochester NY 14605 | \$ 743 | R-2/Y | | | | |
| # 227 Breck St | 107.78-1-82 | 35 x 140 | Vacant Lot | | | | \$ 317 | | | | | |
| 391 Columbia Av | 120.75-1-26 | 40 x 112 | 2 Fam | 16,000 | Mohamed Ali Abdullahi | Rochester NY 14606 | \$ 766 | R-1/Y | | | | |
| 236 First St | 106.43-3-38 | 40 x 91 | 1 Fam | 6,000 | Silia Leyva Velazquez | Rochester NY 14605 | \$ 665 | R-1/Y | | | | |
| 12 Hoff St | 091.80-2-59 | 33 x 81 | 1 Fam | 12,100 | Teriance A. Hunter | Rochester NY 14621 | \$ 662 | R-1/Y | | | | |
| # 8Hoff St | 091.80-2-58 | 33 x 81 | Vacant Lot | | | | \$ 239 | | | | | |
| 33 Rosewood Ter | 107.53-2-6 | 40 x 135 | 1 Fam | 10,000 | Yurina Leyva Velazquez | Rochester NY 14605 | \$ 1,050 | R-1/Y | | | | |
| 279 Terrace Pk | 135.41-2-27 | 40 x 141 | 1 Fam | 37,500 | Julie A. Arzu | Yonkers NY 10701 | \$ 1,475 | R-1/Y | | | | |
| | | | | | | Subtotal | \$ 6,558 | | | | | |
| IV. Request for Proposal | | | | | | | | | | | | |
| <u>Address</u> | <u>SBL#</u> | <u>Lot Size</u> | <u>Sq. Ft.</u> | <u>Price</u> | <u>Purchaser</u> | <u>Address</u> | <u>Tax Impact</u> | <u>Code</u> <u>Violations</u> | <u>Zoning/Legal</u> | | | |
| 495 Lake Av | 105.43-2-25.1 | 50 x 234 | 11,711 | 3,056 | James S. Fletcher | Rochester NY 14622 | \$ 1,097 | N | R-3/Y | | | |
| | | | | | | Subtotal | \$ 1,097 | | | | | |
| III. Negotiated Sale - Vacant Land with Proposal | | | | | | | | | | | | |
| <u>Address</u> | <u>SBL#</u> | <u>Lot Size</u> | <u>Sq. Ft.</u> | <u>Price</u> | <u>Purchaser</u> | <u>Address</u> | <u>Tax Impact</u> | <u>Code</u> <u>Violations</u> | <u>Zoning/Legal</u> | | | |
| 13 Gosnell St | 106.56-1-50 | 15 x 87 | 2,251 | 500 | Wedge 24, LP* | Rochester NY 14620 | \$ 186 | N | C-2/Y | | | |
| | | | | | | Subtotal | \$ 186 | | | | | |
| * William Farmer, III - Sole Proprietor | | | | | | | | | | | | |
| IV. Negotiated Sale - Unbuildable Vacant Land | | | | | | | | | | | | |
| <u>Address</u> | <u>SBL#</u> | <u>Lot Size</u> | <u>Sq. Ft.</u> | | <u>Purchaser</u> | <u>Address</u> | <u>Tax Impact</u> | <u>Zoning/Legal</u> | | | | |
| E/H 43 Lenox St | 120.67-1-47 | 17 x 105 | 1,805 | | Tara D. Radford | Rochester NY 14611 | \$ 150 | R-1/Y | | | | |
| W/H 43 Lenox St | 120.67-1-47 | 17 x 105 | 1,805 | | Debbie L. Payne | Rochester NY 14611 | \$ 150 | R-1/Y | | | | |
| | | | | | | Subtotal | \$ 300 | | | | | |
| | | | | | | Total Tax Impact | \$ 8,141 | | | | | |

49 BAUMAN ST



September 20, 2017

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
Lovely A. Warren, Mayor

City of Rochester, NY

223 BRECK ST



City of Rochester, NY

September 20, 2017

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

391 COLUMBIA AV



October 2, 2017

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as to the accuracy or fitness of the data presented.



City of Rochester, NY

City of Rochester, NY
Lovely A. Warren, Mayor

236 FIRST ST



September 20, 2017

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



City of Rochester, NY
Lovely A. Warren, Mayor

City of Rochester, NY

This is a detailed street map of a residential neighborhood in Chicago. The map shows several streets: Dayton St, Ballman St, Hoff St, Herbert St, and Avenue D. A specific lot is highlighted with a blue rectangle, containing lots 12 and 8. The map includes numerous lot numbers and street names.

Streets and Lot Numbers:

- Dayton St:** 46, 42, 38, 16, 20, 24-26, 30, 36.
- Ballman St:** 26, 22, 18, 21, 23-25, 29-31, 35, 752, 768, 772-776, 780-782.
- Hoff St:** 45, 39, 37, 33, 29, 21, 742, 738, 742, 728, 720, 16, 12, 8.
- Herbert St:** 47, 41, 31, 25, 21, 700, 684, 682, 680, 689, 695, 699, 705, 114, 110, 106, 90, 86, 82, 76.
- Avenue D:** 777, 773-775, 763-765, 755-757, 751-753, 749, 743, 739, 18.

Other Labels:

- Joseph Pl:** 12, 10, 8, 6, 28, 26, 81.
- ig Park:** 25, 27, 660, 662, 676.

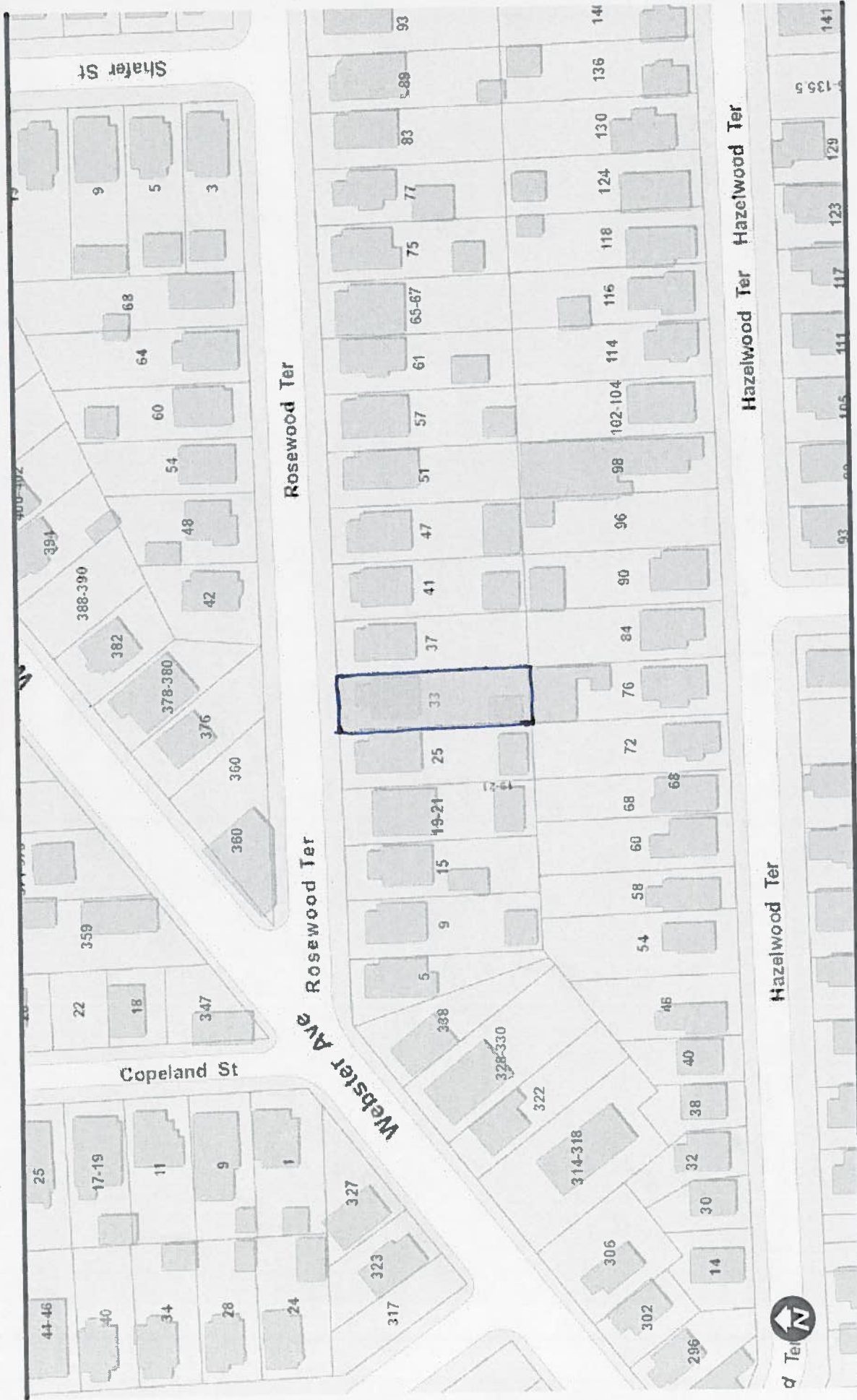
This map is intended for general reference only.
The City of Rochester makes no representation as to the accuracy or fitness of the data presented.



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

City of Rochester, NY

33 ROSEWOOD TER



September 20, 2017

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

279 TERRACE PK



September 20, 2017

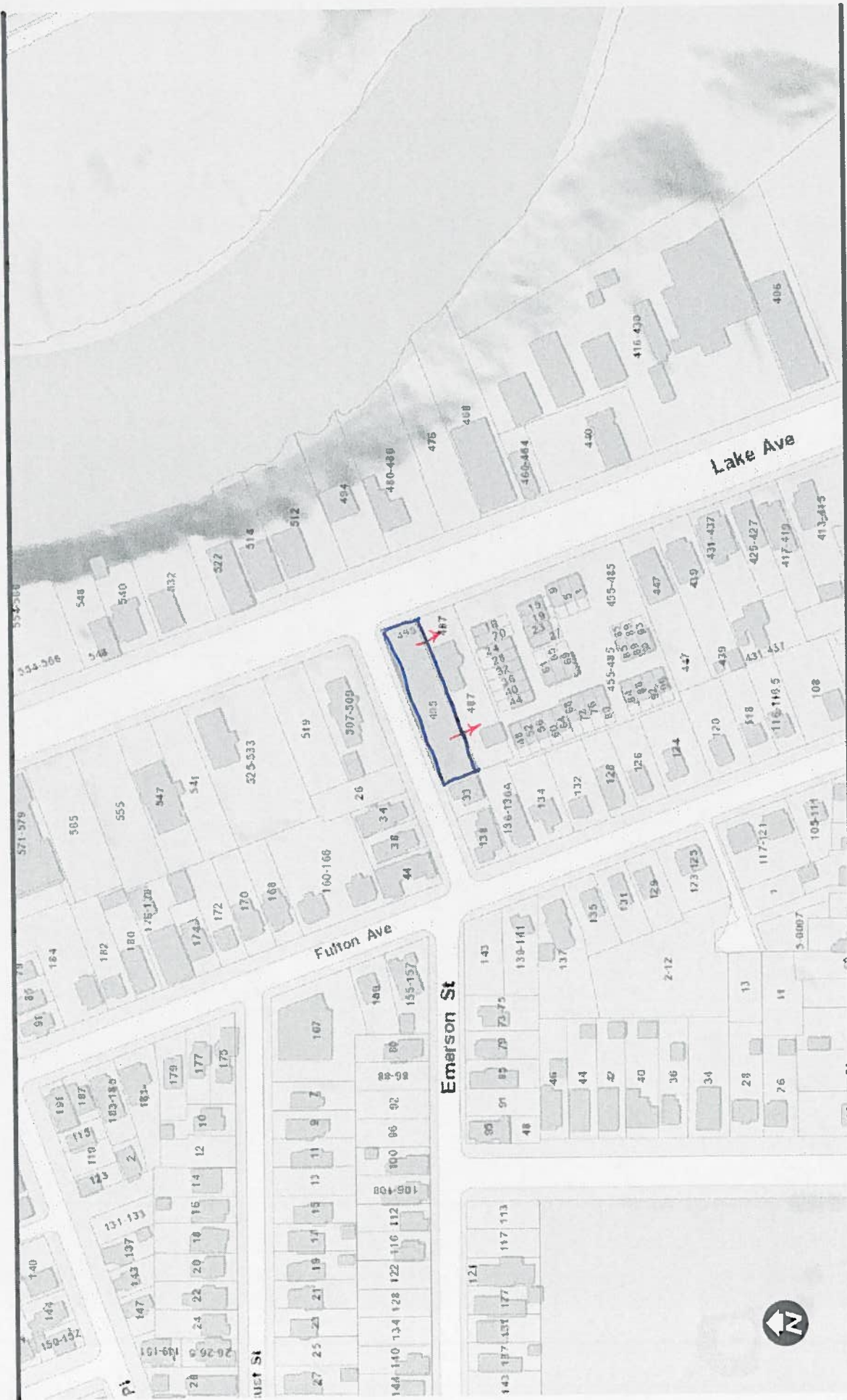
This map is intended for general reference only.
The City of Rochester makes no representation as to the accuracy or fitness of the data presented.



City of Rochester, NY
Lovely A. Warren, Mayor

City of Rochester, NY

495 LAKE AV



September 19, 2017

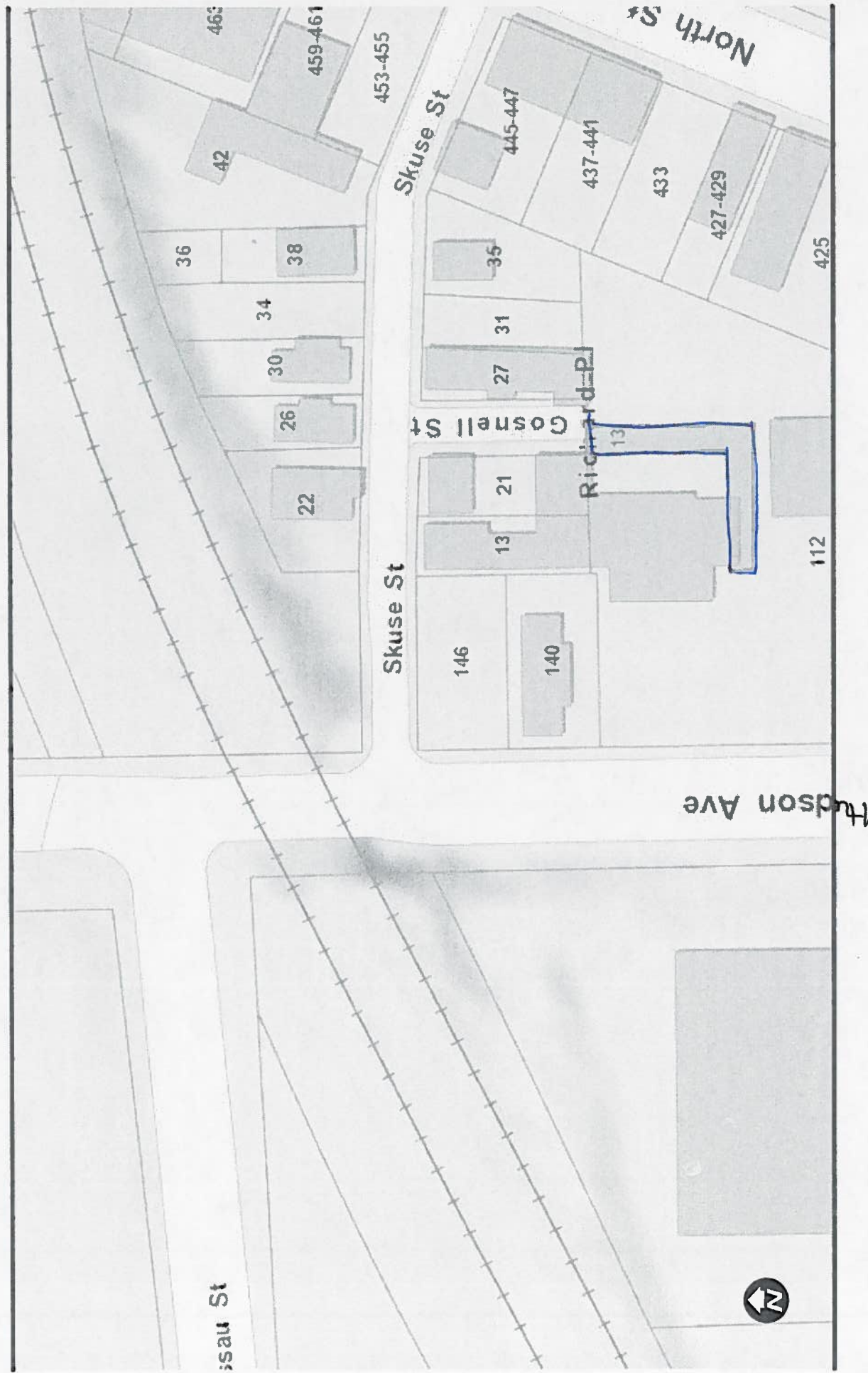
This map is intended for general reference only.
The City of Rochester makes no representation
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City of Rochester, NY
Lovely A. Warren, Mayor

City of Rochester, NY

13 GOSNELL ST



May 15, 2017

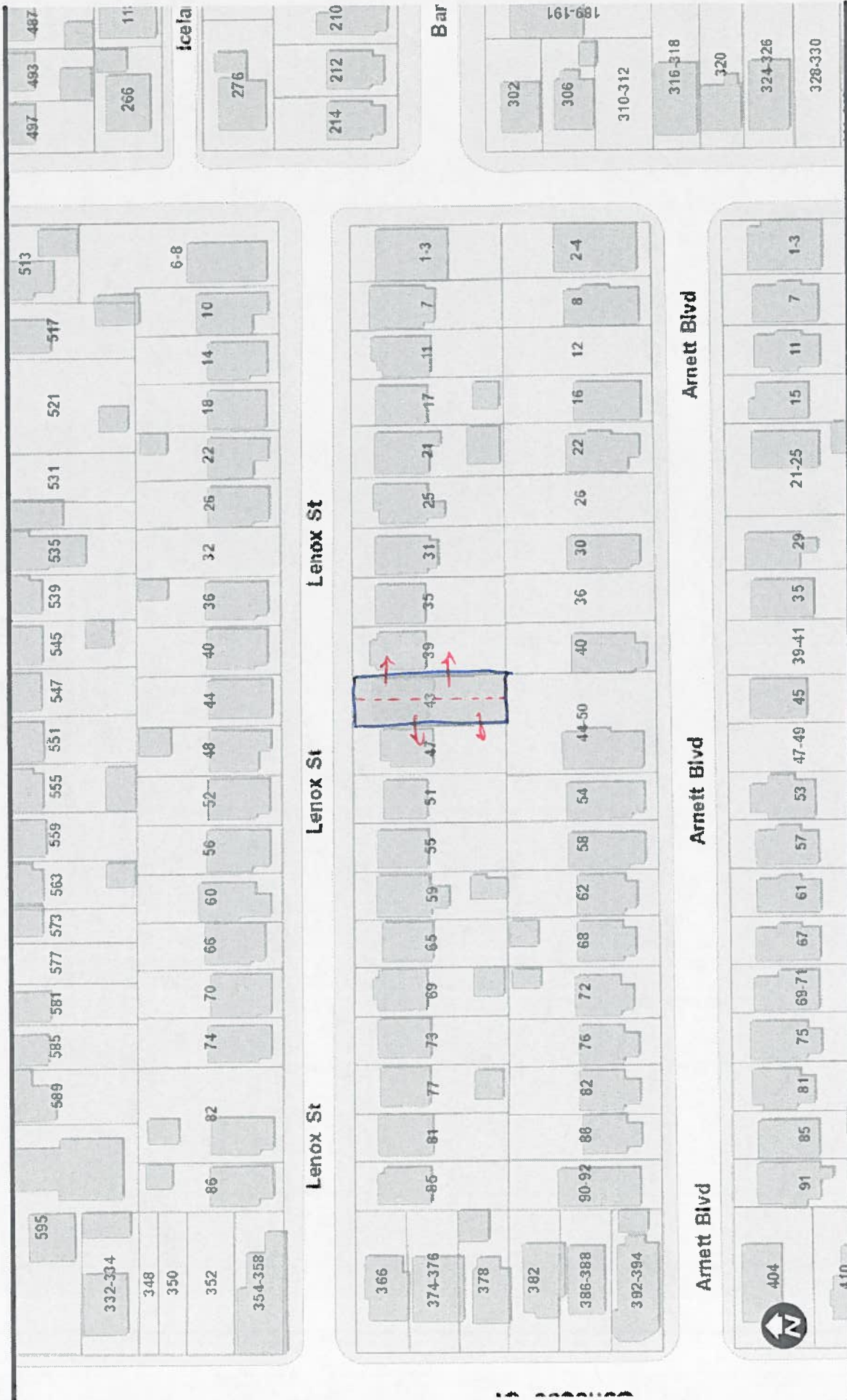
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as to the accuracy or fitness of the data presented.



City of Rochester, NY
Lovely A. Warren, Mayor

City of Rochester, NY

43 LENOX ST



August 31, 2017

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as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Lovely A. Warren, Mayor

RESIDENTIAL UNBUILDABLE LOT ANALYSIS

Address of City Lot: 43 Lenox St

The property has been reviewed to ensure that it is residentially zoned and does not adjoin a City-owned parcel with which it could be combined to create a development site.

Date: 8/31/17 Initials: dcp

Based on criteria below: This lot is a Buildable Lot X This lot is an Un-Buildable Lot

Tier I

| ITEM | YES | NO |
|--|-----|----|
| Is the lot in an environmentally sensitive area where construction is prohibited? | | X |
| Is the lot landlocked and less than 6,000 sq. ft.? | | X |
| Does the lot have severe topographical characteristics that hinder development? | | X |
| Are utilities inaccessible for future development? | | X |
| Is the lot encumbered with major easements which prohibit development? | | X |
| Assuming a 30' width for a house and garage, would there be less than 5' setback from each sideline? | X | |
| Assuming a 20' set back and a 30' house length, is the rear yard less than 50'? | | X |

If the answer to any of the above questions is "Yes", the parcel is considered unbuildable. If all answers are "No", complete Tier II.

Tier II

| ITEM | YES | NO |
|---|-----|----|
| Is the lot less than 3,601 sq. ft.? | | |
| Does the lot have less than 37' of frontage? | | |
| Are the adjacent houses built less than 5' from the lot line? | | |
| Do the adjoining owners lack off street parking? | | |
| Is the average price of single family houses in the zip code in which the City lot is located below \$60,000 (MLS sales for past 18 months will produce average sale price) | | |
| Has this lot ever been offered on a public sale and not sold? (Applies to lots in \$60,000+ neighborhoods) | | |
| TOTAL | | |

If the majority of responses for Tier II are yes - the lot is considered to be unbuildable



City of Rochester

FAX (585) 428-6137
TDD/Voice 232-3280

Bureau of
Neighborhood & Business Development

City Hall, Room 125-B
30 Church Street
Rochester, New York 14614-1290

Division of Real Estate

BID FORM

ALL BID FORMS MUST BE SUBMITTED TO THE:

Division of Real Estate
City Hall - Room 125B
30 Church Street
Rochester, NY 14614

ON OR BEFORE by 4:00 p.m. - NO EXCEPTIONS

I, James S Fiedler hereby submit a bid for the purchase of 495 Lake Ave, Rochester, NY in the amount of \$ 3,056.00. A \$1,000 deposit (CASH, CASHIER'S CHECK, MONEY ORDER OR BANK DRAFT ONLY), payable to the City of Rochester, is enclosed herein. This deposit will be refunded if I am not the successful bidder. Also enclosed is my Purchaser Information form and development proposal for this property.

I agree, if my proposal is accepted for processing for the approval of City Council, to the following conditions:

I will execute the purchase offer/escrow agreements and make payment to the City of Rochester in the amount of \$ 2,700.00 which includes the balance of the purchase price and an in-lieu of tax payment for future City taxes within 5 business days from receipt of the proposal acceptance. I understand that failure to comply with these conditions will result in forfeiture of all deposits as liquidated damages.

James S Fiedler
WITNESS

DATE: 9/11/2017

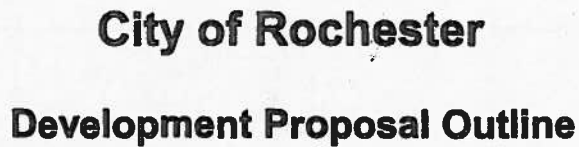
James S Fiedler
SIGNATURE

2367 Titus Ave Roch, NY 14622
ADDRESS OF PURCHASER

HOME TELEPHONE #
CELL TELEPHONE #

585/469-4000

PS:amg



ADDRESS OF PROPERTY
TO BE PURCHASED 495 Lake Ave

PURCHASER'S NAME James S Fletcher

DATE 9/11/17

PURCHASE PRICE (state the amount of your bid) \$ 3,056.00

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

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

If you answered yes, describe your adjoining property:

Address: 487 Lake Ave

Type of property / current use and occupancy: Residential - 6 Apartments
100% occupancy

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

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. Apartments _____
2. Store _____
3. Offices _____
4. Industrial _____
5. Parking Lot _____
6. Other Green Space

Time required to complete construction of improvements will be 6 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.

- ☐ All proposals for new construction, whether residential or commercial, 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) :

- 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> |
|----------------|-------------------------|------------------------|------------------------------------|
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7.)

CONSTRUCTION COST ESTIMATE

Please develop an itemized estimate of anticipated construction costs using the Cost Estimate Outline below:

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: _____

| | |
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| | _____ |
| | _____ |

SUBTOTAL EXTERIOR:

\$ _____

INTERIOR

16. Joist or beam repairs
17. Wall changes
18. Wall & ceiling treatments
19. Electric
20. Heating
21. Plumbing
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: _____

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SUBTOTAL INTERIOR:

\$ _____

TOTAL ESTIMATED COSTS:

\$ _____

PURCHASE PRICE:

\$ _____

TOTAL EXPENDITURE:

\$ _____

Cost per sq. ft. \$ _____
 Cost per unit \$ _____

Name source of estimates:

Architect: _____ **Contractor:** _____

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

A. **Personal Funds**

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

\$ 3,700.00

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

\$ _____

C. **Other (Grant Financing from State, etc),**

\$ _____

TOTAL

\$ 3,700.00

***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.)


Signature

Signature

B. **Zoning** Yes _____ No _____

Reason for contingency _____

C. **Financing** Yes _____ No _____

Time required to obtain loan commitment _____

D. **Other** _____

DATE 9/11/17

SIGNATURE(S) 



City of Rochester

Development Proposal Outline

ADDRESS OF PROPERTY
TO BE PURCHASED

13 Gosnell St.

PURCHASER'S NAME

Wedge 24 LP

DATE

5/28/2017

PURCHASE PRICE (state the amount of your bid)

\$500.00 + recording and in lieu of
total \$894.00 tax

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:

112 Hudson Avenue

Type of property / current use and occupancy:

Commercial

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. Apartments _____
2. Store _____
3. Offices _____
4. Industrial _____
5. Parking Lot _____
6. Other Extra greenspace _____

Time required to complete construction of improvements will be _____ 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.

All proposals for new construction, whether residential or commercial, 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) :

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> |
|----------------|-------------------------|------------------------|------------------------------------|
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Please develop an itemized estimate of anticipated construction costs using the Cost Estimate Outline below:

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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: _____

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SUBTOTAL EXTERIOR:

\$ _____

INTERIOR

16. Joist or beam repairs
17. Wall changes
18. Wall & ceiling treatments
19. Electric
20. Heating
21. Plumbing
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: _____

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SUBTOTAL INTERIOR:

\$ _____

TOTAL ESTIMATED COSTS:

\$ _____

PURCHASE PRICE:

\$ _____

TOTAL EXPENDITURE:

\$ _____

Cost per sq. ft. \$ _____

Cost per unit \$ _____

Name source of estimates:

Architect: _____ Contractor: _____

8.) FINANCING - SOURCE OF FUNDS

A. Personal Funds

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

\$ _____

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

\$ _____

C. Other (Grant Financing from State etc),

\$ _____

***TOTAL**

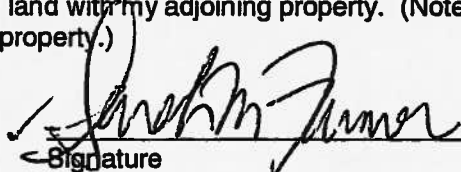
\$ _____

***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.)


Signature

Signature

B. Zoning Yes _____ No _____

Reason for contingency _____

C. Financing Yes _____ No _____

Time required to obtain loan commitment _____

D. Other _____

DATE 11/9/17

SIGNATURE(S) 

394

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 sale of the following parcels of improved property by regular auction:

| Address | SBL# | Lot Size | Use | Price | Purchaser |
|-----------------|-------------|----------|------------|----------|------------------------|
| 49 Bauman St | 091.80-2-45 | 33 x 112 | 1 Fam | \$10,200 | Francisco A. Moreta |
| 223 Breck St | 107.78-1-81 | 35 x 140 | 1 Fam | \$1,000 | Yurina Leyva Velazquez |
| ‡ 227 Breck St | 107.78-1-82 | 35 x 140 | Vacant Lot | | |
| 391 Columbia Av | 120.75-1-26 | 40 x 112 | 2 Fam | \$16,000 | Mohamed Ali Abdullahi |
| 236 First St | 106.43-3-38 | 40 x 91 | 1 Fam | \$6,000 | Silia Leyva Velazquez |
| 12 Hoff St | 091.80-2-59 | 33 x 81 | 1 Fam | \$12,100 | Teriance A. Hunter |
| ‡ 8 Hoff St | 091.80-2-58 | 33 x 81 | Vacant Lot | | |
| 33 Rosewood Ter | 107.53-2-6 | 40 x 135 | 1 Fam | \$10,000 | Yurina Leyva Velazquez |
| 279 Terrace Pk | 135.41-2-27 | 40 x 141 | 1 Fam | \$37,500 | Julie A. Arzu |

‡ designates vacant parcels to be sold in conjunction with the preceding listed parcel.

Section 2. The Council hereby approves the negotiated sale of the following parcel of vacant land with proposal:

| Address | SBL# | Lot Size | Sq. Ft. | Price | Purchaser |
|-------------|---------------|----------|---------|---------|-------------------|
| 495 Lake Av | 105.43-2-25.1 | 50 x 234 | 11,711 | \$3,056 | James S. Fletcher |

Section 3. The Council hereby approves the negotiated sale of the following parcel of vacant land:

| Address | SBL# | Lot Size | Sq. Ft. | Price | Purchaser |
|---------------|-------------|----------|---------|-------|---------------|
| 13 Gosnell St | 106.56-1-50 | 15 x 87 | 2,251 | \$500 | Wedge 24, LP* |

* William Farmer, III - Sole Proprietor

Section 4. The Council hereby approves the negotiated sale of the following parcels of unbuildable vacant land for the sum of \$1.00:

| Address | SBL# | Lot Size | Sq. Ft. | Purchaser |
|-----------------|-------------|----------|---------|-----------------|
| E/H 43 Lenox St | 120.67-1-47 | 17 x 105 | 1,805 | Tara D. Radford |
| W/H 43 Lenox St | 120.67-1-47 | 17 x 105 | 1,805 | Debbie L. Payne |

Section 5. 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 6. 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 & COMMUNITY DEVELOPMENT INTRODUCTORY NO.

395

2
Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Real Estate Acquisition - 21 Kensington Street,
Bull's Head Revitalization Project

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

Transmitted herewith for your approval is legislation authorizing the acquisition by negotiation of 21 Kensington Street for a total cost of \$51,000 (purchase price and closing costs) to be funded from 2016-17 Cash Capital. The property is situated adjacent to and in proximity with other City-owned properties in the Bull's Head Revitalization target area (see attached map).

21 Kensington Street consists of a ± 0.11 acre parcel with a single family residential dwelling. The dwelling is currently occupied by the owner. The property is adjacent to City-owned property located at 64 York Street.

The current owner of the property, Ms. Angela D. Smith, approached the City with expressed interest to sell her property. As part of the Bull's Heads Revitalization project, the City intends to prepare this property and other adjacent properties for future redevelopment. Activities for such preparation may include occupant relocation, environmental testing, environmental clean-up and demolition.

The City has hired R.K. Hite & Co., Inc. to provide relocation and moving assistance related services for the occupant of the property. The associated relocation benefits and eligible moving costs will be funded from 2016-17 Cash Capital.

A purchase price of \$49,000 was established by an independent appraisal prepared by Stropp Appraisal on October 4, 2017; an appraisal review was completed by R.K. Hite & Co., Inc. on October 14, 2017.


A Phase I Environmental Site Assessment (ESA), dated October 6, 2017, was completed for the property by Day Environmental, Inc. Upon review by the City's Division of Environmental Quality, the Phase I ESA report identified recognized environmental conditions associated with nearby properties consistent with typical developed urban sites. There were not any recognized environmental conditions that would preclude the City's acquisition of the property.

City taxes and other current-year charges against the property shall be canceled from the date of closing forward. If the present owner has paid any taxes or other current-year charges attributable



to the period after the closing, such charges shall be credited to such owner at closing, and may, if appropriate, be refunded. Any taxes levied after the date of closing, while the City still owns the property, shall also be cancelled. The property shall be conveyed to the City with no other outstanding liens or encumbrances.

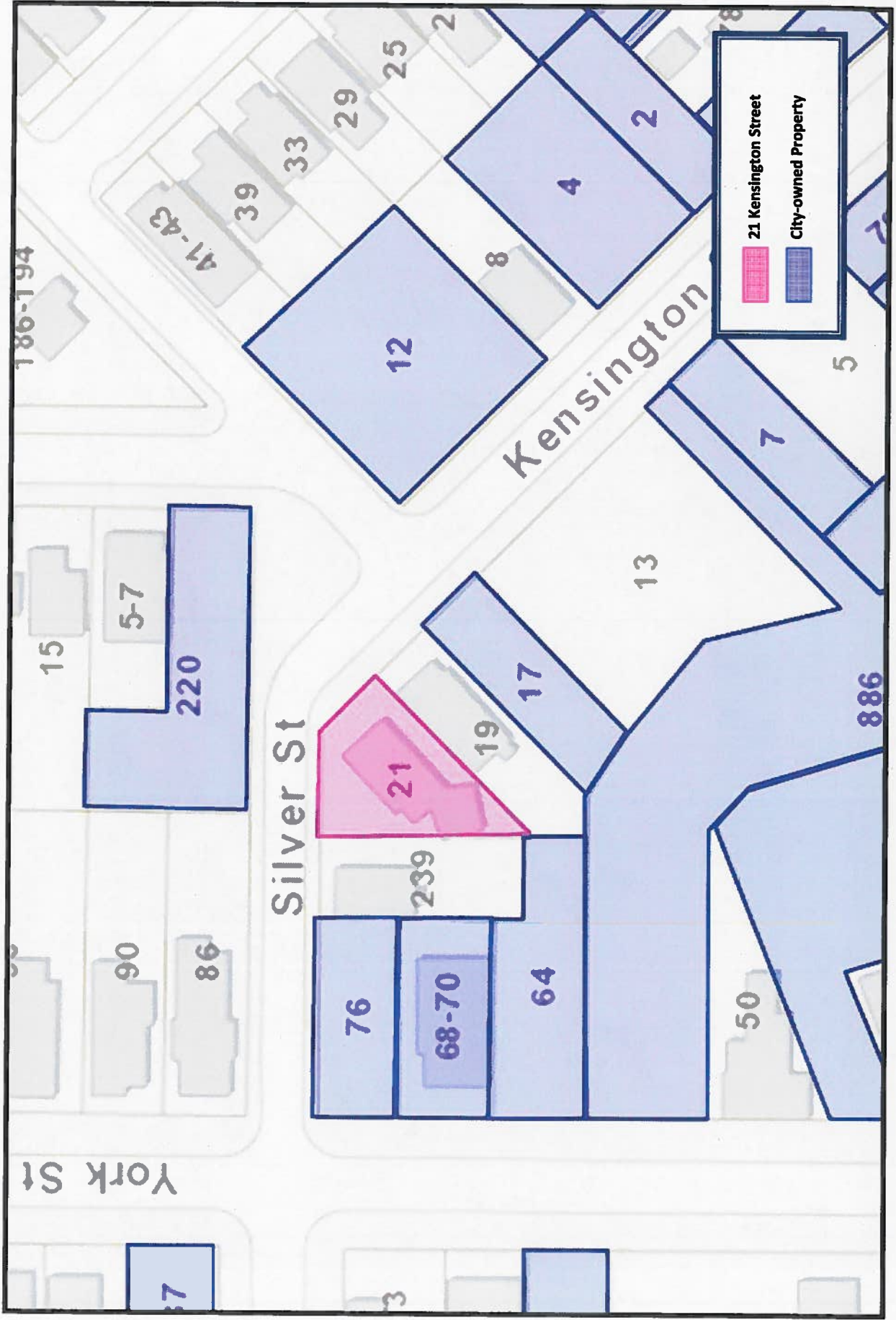
Respectfully submitted,



Lovely A. Warren
Mayor

21 Kensington Street

Subject Property and City-owned Property Location Map



Ordinance No.

Authorizing the acquisition of 21 Kensington Street

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

Section 1. The Council hereby approves the acquisition by negotiation of the parcel described below. The acquisition costs shall not exceed \$51,000, including closing costs, and shall be funded from 2016-17 Cash Capital.

| Address | S.B.L.# | Lot Size | Owner |
|----------------------|-------------|------------|-----------------|
| 21 Kensington Street | 120.42-2-44 | ±0.11 acre | Angela D. Smith |

Section 2. City taxes and other current-year charges against said parcels shall be canceled from the date of closing forward. If the present owners have paid any taxes or other current-year charges attributable to the period after the closing, such charges shall be credited to such owners at closing, and may, if appropriate, be refunded. Any taxes levied after the date of closing, while the City still owns the parcels, shall also be cancelled. The properties shall be conveyed to the City with no other outstanding liens or encumbrances.

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 &
COMMUNITY DEVELOPMENT
INTRODUCTORY NO.**

396

7
**Lovely A. Warren
Mayor**

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

**Re: Board Appointment –
Rochester Environmental Commission**

Transmitted herewith for your approval is legislation confirming the appointment of Ms. Laura M. Smith of 346 Yarmouth Road, Rochester, New York, 14610, to the Rochester Environmental Commission (REC).

Ms. Smith is an environmental and land use attorney with Harter Secrest & Emery LLP. She will replace Tanya Zwahlen, who recently resigned from the Commission. Ms. Smith will be serving out the remainder of Ms. Zwahlen's term which expires on May 31, 2018.

Ms. Smith's resume is available in the Office of the City Clerk.

Respectfully submitted,

**Lovely A. Warren
Mayor**



Resolution No.

Approving appointment to the Rochester Environmental Commission

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

Section 1. The Council hereby approves the appointment to the Rochester Environmental Commission of the following person as member, for a term which shall expire on May 31, 2018:

Name

Address

Laura M. Smith

346 Yarmouth Road, 14610

Section 2. This resolution shall take effect immediately.



City of Rochester

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

**NEIGHBORHOOD &
COMMUNITY DEVELOPMENT
INTRODUCTORY NO.**

397

8

**Lovely A. Warren
Mayor**

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Emergency Assistance Repair Program

**Council Priority: Creating and Sustaining a Culture of
Vibrancy; Rebuilding and Strengthening Neighborhood
Housing**

Transmitted herewith for your approval is legislation appropriating \$200,000 from the Emergency Assistance Repair Program allocation of the Housing Development Fund of the 2017-18 Community Development Block Grant (CDBG) for the City's use to operate the program.

The City's Emergency Assistance Repair Program provides assistance to owner occupants for furnace repair/replacement and hot water tank replacement. The appropriation will serve approximately 95 households. Repairs include an estimated 60 furnace replacements and 35 new hot water tanks.

The City will continue to operate the program under term contracts with Mr. Rooter Plumbing, for hot water tanks, and Betlem Heating and Cooling, for furnaces.

Respectfully submitted,

**Lovely A. Warren
Mayor**



Ordinance No.

Appropriating funds for the Emergency Assistance Repair Program

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

Section 1. The amount of \$200,000 is hereby appropriated from the Emergency Assistance Repair Program allocation of the Housing Development Fund of the 2017-18 Community Development Block Grant for the City's use to operate the Emergency Assistance Repair Program to assist eligible homeowners with repair and/or replacement of furnaces and hot water tanks.

Section 2. This ordinance shall take effect immediately.



October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Amendatory Agreements- PathStone Corporation
and Action for a Better Community, Inc., Application
Intake Services for Housing Repair Programs

Council Priority: Creating and Sustaining a Culture of
Vibrancy; Rebuilding and Strengthening Neighborhood
Housing

Transmitted herewith for your approval is legislation related to the City's Targeted Housing Rehabilitation Program and the Window Replacement Program. This legislation will:

1. Appropriate \$100,000 from the Housing Repair Programs - Application Intake Services allocation of the Housing Development Fund of the 2017-18 Community Development Block Grant (CDBG);
2. Re-appropriate \$3,824 from the Targeted Housing Rehabilitation Program allocation of the Housing Development Fund of the 2011-12 CDBG for application intake services;
3. Amend an agreement with PathStone Corporation (Ord. No. 2016-366) to extend the term by one year and increase the maximum amount of compensation by \$54,682, which will be funded from the appropriations made above; and
4. Amend an agreement with Action for a Better Community, Inc. (Ord. No. 2016-366) to extend the term by one year and increase the maximum amount of compensation by \$49,142, which will be funded from the appropriations made above.

A request for proposals (RFP) for application intake services for housing repair programs was completed in 2016, and PathStone Corporation and Action for a Better Community, Inc. were selected. A continuation of services with both these groups is recommended for the following reasons: 1) the City has invested significant time training staff at both organizations to ensure their understanding of all the City's housing programs in terms of what documents need to be collected for each program and what regulations must be followed; 2) the City is satisfied with the level of performance from both groups; and 3) these groups have gained considerable visibility in the community as representatives of the City, and introducing a new group(s) would disrupt this continuity.

The increase in cost for services is attributed to the rise in general personnel costs plus the cost increase associated with the projected rise in applications from the City's new Windows Program authorized last year that will be processed during the contract term.

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: NBD

Service(s): customer services for housing programs

Vendor/Consultants selected: PathStone Corporation and Action for a Better Community

1. How was the vendor selected?

In September 2016, an RFP requested responses from qualified housing organizations to provide customer services for the City's housing repair programs. Respondents were required to submit their qualifications and budget for providing services. A total of three organizations responded to the RFP. Each were evaluated and scored by a review committee comprised of three City staff. ABC and PathStone were the selected consultants.

2. Why was no RFP issued for this service?
(Your rationale should include the following information when applicable)

An RFP was not completed for several reasons. First, because an RFP was completed within one year we do not feel it is necessary to repeat the process. Second, PathStone and ABC have been fully trained and are providing services to the City's satisfaction. Finally, both groups have gained considerable visibility in the community as the City's representatives, introducing a new group(s) would disrupt this continuity.

3. 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. ABC has provided customer services for the City's housing programs for the past several years. PathStone is a newer provider having provided services for this past year. It is in the City's best interest to continue with these services because the City has invested considerable time in training these groups and both have proven to be excellent service providers.

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

No, there are no unique or emergency circumstances. However, the program would be delayed if an RFP was deemed necessary. PathStone and ABC are able to continue with operations without delay or disruption.

5. Is the service **specialized and unique**?

No, the services are not specialized or unique. However, it should be noted that considerable time has been invested in training both of these groups to understand federally-funded housing programs. Recruiting a new group(s) would require for this training to begin anew which would not be efficient for the housing programs.

- 9
6. 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.

No, there are currently four organizations that are qualified for these services that the City is aware of, but it should be noted that there may exist other community-based and/or non-profit housing organizations operating in the City that may have these qualifications unbeknownst to the City.

7. 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).

The services will be paid for with federal funding from the City's CDBG. It is in the City's best interest to contract with PathStone and ABC because it is a tremendous cost savings to the City as providing these services in-house would require two full time staff.

Compensation

Amount: \$103,824

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

The cost was determined through an RFP process that was completed in September 2016. It is a value to the City because to provide these services in-house would require two full time staff.


Signature: Department Head


Date

398

Ordinance No.

Authorizing appropriations of Community Development Block Grant funds and amendatory agreement for the Target Housing Rehabilitation and the Window Replacement programs

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

Section 1. The Council hereby appropriates \$100,000 from the Housing Repair Programs-Application Intake Services fund of the 2017-18 Community Development Block Grant (CDBG) for the City's use to operate the Targeted Housing Rehabilitation Program and the Window Replacement Programs (the housing repair programs).

Section 2. The Council hereby re-appropriates \$3,824 from the Targeted Housing Rehabilitation Program allocation of the Housing Development Fund of the 2011-12 CDBG for application intake services for the housing repair programs.

Section 3. The Mayor is hereby authorized to enter into an amendatory agreement with PathStone Corporation for application intake services for the City's housing repair programs. The amendments shall increase the maximum compensation of the existing agreement authorized by Ordinance No. 2016-366, by \$54,682 to a total amount of \$101,682, and shall extend the existing agreement's term by one year. The amendatory agreement amount shall be funded in the amounts of \$50,858 from the appropriation in Section 1 above and \$3,824 from the appropriation in Section 2 above.

Section 4. The Mayor is hereby authorized to enter into an amendatory agreement with Action for a Better Community, Incorporated for application intake services for the City's housing repair programs. The amendments shall increase the maximum compensation of the existing agreement authorized by Ordinance No. 2016-366, by \$49,142 to a total amount of \$91,142, and shall extend the existing agreement's term by one year. The amendatory agreement amount shall be funded from the appropriation in Section 1 above.

Section 5. The amendatory agreements shall contain such additional terms and conditions as the Mayor deems to be appropriate.

Section 6. The Director of Finance is authorized to record all transfers herein and to make adjustments to the amounts set forth herein which may have changed prior to the date of this ordinance.

Section 7. 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 & COMMUNITY DEVELOPMENT INTRODUCTORY NO.

399

10
Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Owner-Occupant Rehabilitation Program

Council Priority: Rebuilding and Strengthening
Neighborhood Housing

Transmitted herewith for your approval is legislation appropriating \$400,000 for the newly created Owner-Occupant Rehabilitation Program (OORP), which will be funded from the Focused Investment Strategy allocation of the 2017-18 Community Development Block Grant (CDBG) for the City's use.

OORP is a program designed to assist eligible homeowners of single-family properties with roof replacement and lead hazard control. A total of \$400,000 will be available citywide to assist approximately 16 eligible owners.

Marketing efforts for the OORP resulted in the receipt of approximately 1,200 applications by the Neighborhood Service Centers. Sixteen owners will be selected for the program through a lottery, with equal distribution from all four quadrants. All applicants have been asked to verify the following:

- Applicant is an owner-occupant and the property is their principal place of residency;
- Household income is at or below 80% of the area median income;
- City and Monroe County property taxes are up-to-date and/or current with a tax agreement; and
- Applicant has not received a housing grant in the past seven years (excluding lead hazard control).

The proposed funding is part of \$500,000 originally allocated for the Focused Investment Strategy (FIS) program, to be used in a new area. It has been determined that the Comprehensive Planning process should be completed prior to selection of a new FIS area, and the proposed funding be used for OORP, to assist income eligible homeowners. A concurrent request for the balance of \$100,000, related to a Housing Market Study that will assist the Comprehensive Plan, is also before City Council this month. OORP is being proposed to ensure that funds are spent in accordance with CDBG timeliness standards. It is anticipated that these funds will be expended by December 2018.

Action for a Better Community, Inc. and PathStone Corporation will manage the intake process by providing assistance to complete the application. Completed applications will be forwarded to the City for approval, after which individual project work specifications will be completed by City staff. Since the program is being funded with federal funds, the City is required to identify and address all lead-based paint hazards. Projects will be awarded to term contractors on a rotating basis while lead hazard control work will be competitively bid to City-approved lead hazard control contractors.



It is expected that the cost of the roof replacement and lead hazard control work will average \$24,000 per property.

Respectfully submitted,



Lovely A. Warren
Mayor

Ordinance No.

Appropriating funds and authorizing agreements for the Owner-Occupant Rehabilitation Program

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

Section 1. The amount of \$400,000 is hereby appropriated from the Focused Investment Strategy fund of the 2017-18 Community Development Block Grant to fund an Owner-Occupant Rehabilitation Program to assist eligible owners of single-family residences with rehabilitation work including roof replacement and lead paint hazard control.

Section 2. The Mayor is hereby authorized to enter into agreements with Program recipients and such other agreements as may be necessary to implement the Program. All such agreements shall be contingent on compliance with federal regulations and 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 & COMMUNITY DEVELOPMENT INTRODUCTORY NO.

400

Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – czb, LLC, 2018 Rochester
Citywide Housing Market Study

Council Priority: Rebuilding and Strengthening
Neighborhoods

Transmitted herewith for your approval is legislation appropriating \$100,000 in Community Development Block Grant funds from the Focused Investment Strategy project allocation in the 2017-18 Consolidated Community Development Annual Action Plan and establishing \$100,000 as maximum compensation for an agreement with czb, LLC, Alexandria, Virginia, to conduct the 2018 Rochester Citywide Housing Market Study. The term of the agreement will be for one year, with an optional six-month extension.

The goal of the 2018 Rochester Citywide Housing Market Study is to contextualize the current housing market and identify the best data, methods, indicators, and collaborative strategies that can help the City achieve more balanced, sustainable growth. Information, analysis, and materials generated by the Housing Market Study will be integrated into the City's Comprehensive Plan Update. As such, it will directly inform the Comprehensive Plan's analysis of neighborhood types and shape strategies for how to tailor future focused investment initiatives accordingly.

czb was selected to prepare the study through a request for proposals (RFP) process, as described in the attached summary. czb is a nationally known firm that produces comprehensive plans, neighborhood revitalization plans, affordable housing strategies, and a wide range of policy analyses. The firm specializes in working with communities where two ends of the housing market spectrum (weak and strong) have come to exist in very close proximity. Recent czb projects include developing a Housing Opportunity Strategy for Buffalo and providing technical assistance to develop neighborhood typologies that inform Memphis' Comprehensive Plan. The firm includes staff with deep experience working in Western New York and the Finger Lakes region, and their references all "enthusiastically recommended" the firm as providing significant value to past municipal projects.

Respectfully submitted,

Lovely A. Warren
Mayor



Vendor / Consultant Selection Process Summary

Department Neighborhood and Business Development, Planning Office

Project / Service sought 2018 Rochester Citywide Housing Market Study

Consultant Selected: czb, LLC

Method of selection: X Request for Proposal [*Complete 1-6*]
 Request for Qualifications [*Complete 1-6*]
 From the NY State Department of Transportation list of pre-approved regional engineering firms [*Complete 4-5*]

1. Date RFP / RFQ issued (and posted on City web site) September 13, 2017

2. The RFP / RFQ was also sent directly to: The RFP was posted on the American Planning Association national website, Upstate American Planning Association website, New York State Contract Reporter Website, and National Brownfields Listing website. It was emailed directly to all the firms listed on the [NYS Department of Homes and Community Renewal's list of Pre-Qualified Market Analysts](#). It was also emailed directly to a number of firms known by the City to have expertise in housing market analysis: RKG, MM Development Advisors, GAR Associates, Interface Studios LLC, Highland Planning, Bergman Associates, Asterhill Research Company, Reinvestment Fund, Urban Advisors, and Fall Creek Consultants.

3. Proposals were received from

FIRM

bae urban economics

cgr

czb

Highland Planning

Interface Studios

RCLCO

RKG Associates

Sand County Studios

City,ST [*if Rochester, include ZIP instead of ST*]

Berkeley, CA

Rochester, 14614

Alexandria, VA

Rochester, 14620

Philadelphia, PA

Bethesda, MD

Boston, MA

Smyrna, GA

4. Evaluation criteria

Proposals were evaluated on the following criteria:

- **Proposal Quality (50%):** Quality of proposed approach, data, methods, tasks, deliverables, and costs, given goals articulated in RFP.
- **Experience (30%):** Amount and quality of relevant experience (providing the same or similar services).
- **References (10%):** Quality of references (previous clients receiving similar completed services).
- **Commitment of Key Principals to the Project (10%):** Availability of senior-level staff or associates to ensure depth, accountability, and diversity of perspective.

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Members of the Selection Committee reviewed proposals and assigned points on a scale of 1-10 (1=poor, 10=outstanding) for each of the criteria above. Weighted scores were calculated based on the percent weighting indicated in parentheses. Additional weighting of 10% was assigned to the one firm listed on the City of Rochester's MWBE Vender Database (Highland Planning).

The top four (4) scoring proposals received the following average scores:

| Firm | Total | Quality | Experience | References | Principals |
|---------------------|-------|---------|------------|------------|------------|
| czb | 8.4 | 4.4 | 2.5 | 0.8 | 0.7 |
| Interface Studio | 8.3 | 4.1 | 2.7 | 0.8 | 0.8 |
| bae urban economics | 7.6 | 3.9 | 2.2 | 0.7 | 0.7 |
| RKG Associates | 7.3 | 3.6 | 2.3 | 0.7 | 0.7 |

5. Selection Committee included staff from: Planning (2), Housing (2), Real Estate (1), Project Development (1), and Buildings and Zoning (1)

6. Additional considerations/explanations *[if applicable; e.g. interviews; demonstrations]*

After evaluation and scoring, the Selection Committee identified two finalist firms (czb and Interface Studios) and conducted 1-hour phone interviews with each. After interviews were complete, the Selection Committee met to debrief and vote to select a consultant for the project. The Selection Committee determined that czb provided the best proposal and approach needed for the 2018 Citywide Housing Market Study.

Ordinance No.

Authorizing an agreement and appropriating funds for the 2018 Rochester Citywide Housing Market Study

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

Section 1. The Council hereby appropriates \$100,000 from the Focused Investment Strategy fund of the 2017-18 Consolidated Community Development Annual Action Plan to conduct the 2018 Rochester Citywide Housing Market Study.

Section 2. The Mayor is hereby authorized to enter into a professional services agreement in the maximum amount of \$100,000 with czb, LLC to conduct the 2018 Rochester Citywide Housing Market Study. The cost shall be funded from the appropriation in Section 1 above. The term of the agreement shall be one year, with one six-month extension if funds remain.

Section 3. The agreement 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
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PARKS & PUBLIC WORKS INTRODUCTORY NO.

401

20
Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Official Map Amendment -
Elmwood Avenue/Collegetown Cycle
Track

Transmitted herewith for your approval is legislation authorizing an Official Map Amendment that dedicates to street and sidewalk purposes the permanent easements donated by the owners of property adjacent to the Elmwood Avenue Cycle Track project. This project will connect the Genesee Riverway Trail and the Collegetown redevelopment along Elmwood Avenue.

The properties are owned by the City of Rochester or have been donated by the University of Rochester. Acceptance of the necessary easements from the University of Rochester was authorized by City Council on August 13, 2013 (Ord. No. 2013-285).

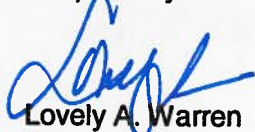
The project is being designed by C&S Engineering, as authorized by City Council on June 17, 2014 (Ord. No. 2014-182). An amendatory agreement with C&S for additional work related to right of way acquisitions was authorized on July 18, 2017 (Ord. No. 2017-228). Design of the project will be completed in the fall of 2017 and construction is scheduled to begin in spring of 2018, with substantial completion by November 2018.

Public outreach included a community meeting held on August 5, 2015, the minutes of which were previously forwarded to Council and are again attached. A second community meeting is scheduled for November 8, 2017, the minutes of which will be forwarded prior to the Council Meeting.

The associated Official Map Amendment was presented to the City Planning Commission on August 8, 2016 and received a favorable recommendation by a vote of 6-0.

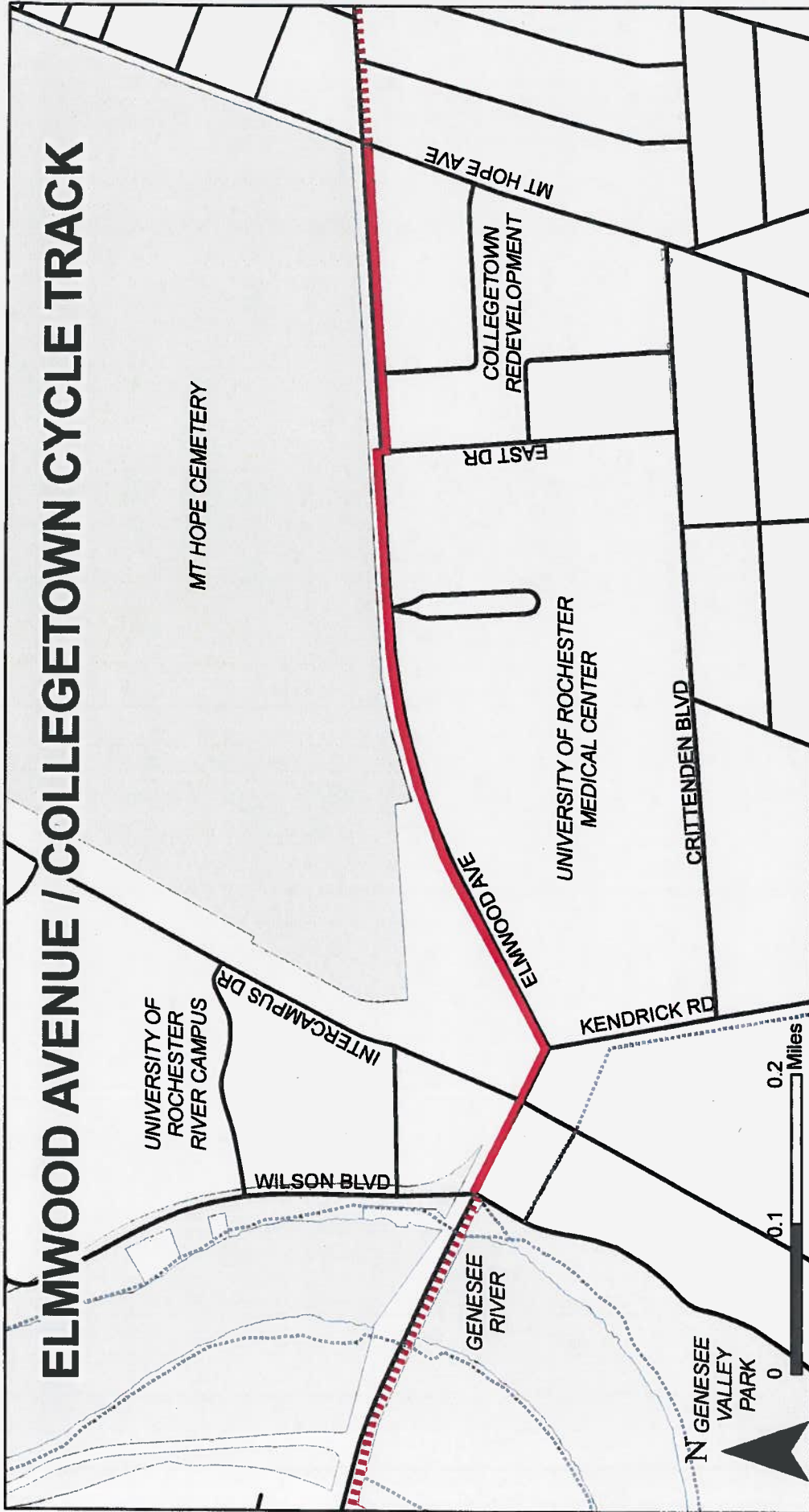
A public hearing is required.

Respectfully submitted,


Lovely A. Warren
Mayor

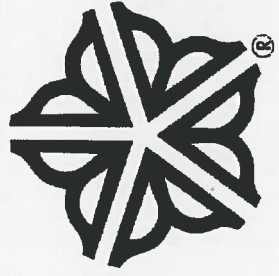


ELMWOOD AVENUE / COLLEGETOWN CYCLE TRACK

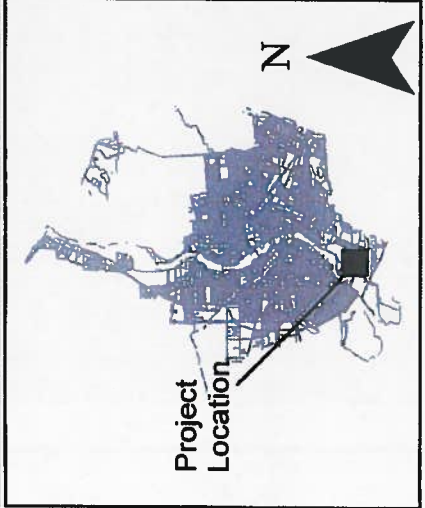


Transportation Enhancements Program Project Map

- Proposed Elmwood Avenue / Colletown Cycle Track
- Potential Future Cycle Track Extensions
- Multi-Use Trails



**CITY OF
ROCHESTER**



**MINUTES
TEXT AMENDMENT
OMA-01-16-17
CITY PLANNING COMMISSION INFORMATIONAL MEETING (8/8/2016)
Page 1 of 1**

APPLICANT: City of Rochester, City Engineer

PURPOSE: To amend the Official Map of the City of Rochester by acquiring by permanent easement for street improvement purposes as part of the Elmwood Avenue Cycle Track Project the following parcels or portions thereof; 250 Elmwood Avenue, 400 Elmwood Avenue, 420 Elmwood Avenue, 430 Elmwood Avenue, 490 Elmwood Avenue, 645/655 Elmwood Avenue, 665 Elmwood Avenue 1133 Mt. Hope Avenue, 1305-1355 Mt. Hope Avenue, 110-170 Crittenden Blvd., 30 Celebration Drive; an action requiring City Planning Commission recommendation to City Council.

APPLICANT AND/OR REPRESENTATIVE PRESENTATION:

Jim McIntosh: Hi, my name is Jim McIntosh and I am the City Engineer. The project is the cycle track that is going to run down Elmwood Avenue from Mt. Hope Avenue to the river. All of the parcels in questions are donations. The one parcel that is by the cemetery is outside of the fence. We want to make sure that we have all the pieces in the City right-of-way. That is the only way we will be able to spend the State funding on the project.

Questions from the Members: NONE

Speakers in Favor: NONE

Speakers in Opposition: NONE

HEARING ENDS

CITY PLANNING COMMISSION

RECOMMENDATION

OFFICIAL MAP AMENDMENT

Re: To amend the Official Map of the City of Rochester by acquiring by permanent easement for street improvement purposes as part of the Elmwood Avenue Cycle Track Project the following parcels or portions thereof; 250 Elmwood Avenue, 400 Elmwood Avenue, 420 Elmwood Avenue, 430 Elmwood Avenue, 490 Elmwood Avenue, 645/655 Elmwood Avenue, 665 Elmwood Avenue 1133 Mt. Hope Avenue, 1305-1355 Mt. Hope Avenue, 110-170 Crittenden Blvd., 30 Celebration Drive; an action requiring City Planning Commission recommendation to City Council.

Case No: OMA-01-16-17

Resolution:

RESOLVED, the City Planning Commission recommends that the Official Map of the City of Rochester be amended by To amend the Official Map of the City of Rochester by acquiring by permanent easement for street improvement purposes as part of the Elmwood Avenue Cycle Track Project the following parcels or portions thereof; 250 Elmwood Avenue, 400 Elmwood Avenue, 420 Elmwood Avenue, 430 Elmwood Avenue, 490 Elmwood Avenue, 645/655 Elmwood Avenue, 665 Elmwood Avenue 1133 Mt. Hope Avenue, 1305-1355 Mt. Hope Avenue, 110-170 Crittenden Blvd., 30 Celebration Drive.

Vote: Motion Passes

Action: Recommend Approval

Filing date: August 8, 2016

Record of Vote: 6-0-0

| | |
|-------------------|---------------------------|
| D. Watson | Recommend Approval |
| S. Rebholz | Recommend Approval |

| | |
|--------------------|---------------------------|
| H. Hogan | Recommend Approval |
| T. Bruce | Recommend Approval |
| S. Mayer | Recommend Approval |
| E. Marlin | Absent |
| M. Gaudioso | Recommend Approval |

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 1 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 1, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 7949 of deeds at page 271 filed in the Monroe County Clerk's Office on July 10, 1990 said Parcel No. 1 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the northerly Highway Boundary of Elmwood Avenue and the Joseph C. Wilson abandonment line per ordinance 90-275, said line is also the boundary line between lands now or formerly owned by the City of Rochester, TM # 135.43-1-1.1 to the west and lands now or formerly owned by the University of Rochester, TM #135.51-1-2 to the east, said point being 91.86 feet left of and at right angles to station 11+81.51 of the hereinafter described 2014 Survey Baseline; thence northwesterly along said Joseph C. Wilson abandonment line along a tangent curve to the right, said curve having a radius of 400.00 feet, a distance of 101.86 feet to a point, said point being 102.93 feet left of and at right angles to Station 10+80.53 of said Baseline; thence N 60°12'08" W through said lands now or formerly owned by the City of Rochester a distance of 116.93 feet to a point, said point being 103.41 feet left of and at right angles to Station 9+63.60 (on the ahead tangent extended back) of said Baseline; thence N 32°42'24" W continuing through said lands now or formerly owned by the City of Rochester a distance of 20.62 feet to a point, said point being 113.00 feet left of and at right angles to Station 9+45.35 (on the ahead tangent extended back) of said Baseline; thence S 75°35'59" W continuing through said lands now or formerly owned by the City of Rochester a distance of 18.09 feet to a point, said point being 100.44 feet left of and at right angles to Station 9+32.33 (on the ahead tangent extended back) of said Baseline; thence S 25°30'19" W continuing through the lands now or formerly owned by the City of Rochester a distance of 26.20 feet to a point on said northerly Highway Boundary of Elmwood Avenue, said point being 74.31 feet left of and at right angles to Station 9+34.18 (on the ahead tangent extended back) of said Baseline; thence S 64°29'41" E along said northerly Highway Boundary of Elmwood Avenue a distance of 247.95 feet to the POINT OF BEGINNING.

The above described parcel contains 4,333± sq. ft. or 0.099± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City of Rochester Highway

Department and described as follows: Beginning at Station 10+00.00; thence S 60°26'07" E to Station 14+13.07. All bearings refer to True North at the 78°-35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 2 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 2, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 1588 of deeds at page 294 filed in the Monroe County Clerk's Office on Oct. 20, 1931 said Parcel No. 2 being shown on the accompanying map and more particularly bounded and described as follows:

Commencing at the point of intersection of the northerly Highway Boundary of Elmwood Avenue and the easterly boundary line of lands now or formerly owned by the University of Rochester, TM # 135.52-1-1 to the east and lands now or formerly owned by the University of Rochester, TM # 135.51-1-2 to the west, said point being 94.19 feet left of and at right angles to station 13+10.69 of the hereinafter described 2014 Survey Baseline; thence northwesterly along said northerly Highway boundary of Elmwood Avenue a distance of 98.29 feet to the true Point of Beginning, said point being 92.42 feet left of and at right angles to Station 12+12.41 of said Baseline; thence N 28°31'45" E through the lands now or formerly owned by the University of Rochester a distance of 4.92 feet to a point, said point being 97.34 feet left of and at right angles to Station 12+12.32 of said Baseline; thence N 55°26'10" W continuing through the lands now or formerly owned by the University of Rochester a distance of 60.87 feet to a point, said point being 102.64 feet left of and at right angles to Station 11+51.68 of said Baseline; thence N 60°12'08" W continuing through the lands now or formerly owned by the University of Rochester a distance of 71.15 feet to a point on the Joseph C. Wilson abandonment line per ordinance 90-275, said point being 102.93 feet left of and at right angles to Station 10+80.53 of said Baseline; thence southeasterly continuing along said Joseph C. Wilson abandonment line along a non-tangent curve to the left, said curve having a radius of 400.00 feet, a distance of 101.86 feet to a point on said northerly Highway Boundary of Elmwood Avenue, said point being 91.86 feet left of and at right angles to Station 11+81.50 of said Baseline; thence S 61°28'15" E along said northerly Highway Boundary of Elmwood Avenue a distance of 30.90 feet to the POINT OF BEGINNING.

The above described parcel contains 923± sq. ft. or 0.021± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City of Rochester Highway Department and described as follows:

Beginning at Station 10+00.00; thence S 60°26'07" E to Station 14+13.07.

All bearings refer to True North at the 78°-35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 3 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 3, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 1193 of deeds at page 146 filed in the Monroe County Clerk's Office on Dec. 13, 1922 said Parcel No. 3 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the northerly Highway Boundary of Elmwood Avenue and the easterly boundary line of lands now or formerly owned by the University of Rochester, TM # 135.51-1-2 to the west and lands now or formerly owned by the University of Rochester, TM # 135.60-1-2.2 to the east, said point being 26.42 feet left of and at right angles to station 15+29.60 of the hereinafter described 2014 Survey Baseline; thence N 28°31'45" E along said boundary line of lands now or formerly owned by the University of Rochester a distance of 10.25 feet to a point, said point being 33.84 feet left of and at right angles to Station 15+36.67 of said Baseline; thence northwesterly through said lands now or formerly owned by the University of Rochester along a non-tangent curve to the right, said curve having a radius of 140.00 feet, a distance of 32.14 feet to a point of tangency, said point being 53.13 feet left of and at right angles to Station 15+11.05 of said Baseline; thence N 61°28'15" W continuing through the lands now or formerly owned by the University of Rochester a distance of 23.37 feet to a point, said point being 69.24 feet left of and at right angles to Station 14+94.12 of said Baseline; thence S 28°31'45" W continuing through the lands now or formerly owned by the University of Rochester a distance of 10.00 feet to a point on the northerly Highway Boundary of Elmwood Avenue, said point being 61.99 feet left of and at right angles to Station 14+87.23 of said Baseline; thence S 61°28'15" E along said northerly Highway Boundary of Elmwood Avenue a distance of 23.37 feet to a point of curvature, said point being 45.89 feet left of and at right angles to Station 15+04.16 of said Baseline; thence continuing southeasterly along a tangent curve to the left, said curve having a radius of 150.00 feet, a distance of 32.10 feet to the POINT OF BEGINNING.

The above described parcel contains 555± sq. ft. or 0.013± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such

use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City of Rochester Highway Department and described as follows:

Beginning at Station 14+13.07; thence N 74°58'07" E to Station 18+25.05.

All bearings refer to True North at the 78°-35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 4 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 4, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 9384 of deeds at page 351 filed in the Monroe County Clerk's Office on Nov 6, 2000 said Parcel No. 4 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the northerly Highway Boundary of Elmwood Avenue and the easterly boundary line of lands now or formerly owned by the University of Rochester, TM # 135.51-1-2 to the west and lands now or formerly owned by the University of Rochester, TM # 135.60-1-2.2 to the east, said point being 26.42 feet left of and at right angles to station 15+29.60 of the hereinafter described 2014 Survey Baseline; thence N 28°31'45" E along said boundary line of lands now or formerly owned by the University of Rochester a distance of 13.33 feet to a point, said point being 36.08 feet left of and at right angles to Station 15+38.79 of said Baseline; thence southeasterly through said lands now or formerly owned by the University of Rochester along a non-tangent curve to the left, said curve having a radius of 137.00 feet, a distance of 104.40 feet to a point of tangency, said point being 21.40 feet left of and at right angles to Station 16+39.62 of said Baseline; thence N 61°25'17" E continuing through said lands now or formerly owned by the University of Rochester a distance of 48.28 feet to a point, said point being 32.71 feet left of and at right angles to Station 16+86.56 of said Baseline; thence S 28°34'09" E continuing through said lands now or formerly owned by the University of Rochester a distance of 6.00 feet to a point, said point being 26.87 feet left of and at right angles to Station 16+87.96 of said Baseline; thence N 61°25'17" E continuing through said lands now or formerly owned by the University of Rochester a distance of 140.71 feet to a point, said point being 58.55 feet left of and at right angles to Station 18+37.35 of said Baseline; thence N 63°01'00" E continuing through said lands now or formerly owned by the University of Rochester a distance of 125.72 feet to a point on the boundary line, of lands now or formerly owned by the University of Rochester, TM # 135.60-1-2.2 to the west and lands now or formerly owned by the University of Rochester, TM # 135.60-1-3 to the east, said point being 58.12 feet left of and at right angles to Station 19+63.07 of said Baseline; thence S 03°18'09" E along said boundary line a distance of 3.87 feet to a point on said northerly Highway Boundary of Elmwood Avenue, said point being 54.59 feet left of and at right angles to Station 19+61.50 of said Baseline; thence S 61°25'17" W along said northerly Highway Boundary of Elmwood Avenue a distance of 313.00 feet to a point of curvature, said point being 8.76 feet left of and at right angles to Station 16+42.67 of said Baseline; thence continuing westerly along a tangent curve to the right, a distance of 117.41 feet to the POINT OF BEGINNING.

The above described parcel contains 3,711± sq. ft. or 0.085± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City of Rochester Highway Department and described as follows:

Beginning at Station 14+13.07; thence N 74°58'07" E to Station 18+25.05; thence N 62°49'15" E to Station 26+31.05.

All bearings refer to True North at the 78°-35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 5 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 5, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 1193 of deeds at page 146 filed in the Monroe County Clerk's Office on Dec. 13, 1922 said Parcel No. 5 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the northerly Highway Boundary of Elmwood Avenue and the westerly boundary line of lands now or formerly owned by the University of Rochester, TM # 135.60-1-2.2 to the west and lands now or formerly owned by the University of Rochester, TM # 135.60-1-3 to the east, said point being 54.59 feet left of and at right angles to station 19+61.50 of the hereinafter described 2014 Survey Baseline; thence N 03°18'09" W along said boundary line a distance of 3.87 feet to a point, said point being 58.12 feet left of and at right angles to Station 19+63.07 of said Baseline; thence N 61°25'17" E through said lands of the University of Rochester a distance of 71.50 feet to a point, said point being 59.87 feet left of and at right angles to Station 20+34.55 of said Baseline; thence N 28°34'43" W continuing through said lands of the University of Rochester a distance of 4.50 feet to a point, said point being 64.37 feet left of and at right angles to Station 20+34.44 of said Baseline; thence N 61°25'17" E continuing through said lands of the University of Rochester a distance of 112.30 feet to a point, said point being 67.11 feet left of and at right angles to Station 21+46.70 of said Baseline; thence N 66°34'43" E continuing through said lands of the University of Rochester a distance of 99.77 feet to a point, said point being 60.57 feet left of and at right angles to Station 22+46.25 of said Baseline; thence S 25°29'43" E continuing through said lands of the University of Rochester a distance of 2.50 feet to a point on said northerly Highway Boundary of Elmwood Avenue, said point being 58.08 feet left of and at right angles to Station 22+46.18 of said Baseline; thence southwesterly along said northerly Highway Boundary of Elmwood Avenue along a tangent curve to the left, said curve having a radius of 2,391.82 feet, a distance of 128.71 feet to a point of tangency, said point being 58.40 feet left of and at right angles to Station 21+17.49 of said Baseline; thence continuing S 61°25'17" W along said northerly Highway Boundary of Elmwood Avenue, a distance of 156.03 feet to the POINT OF BEGINNING.

The above described parcel contains 1,650± sq. ft. or 0.038± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City of Rochester Highway Department and described as follows:

Beginning at Station 18+25.05; thence N 62°49'15" E to Station to Station 26+31.05.

All bearings refer to True North at the 78°-35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 6 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 6, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 1584 of deeds at page 370 filed in the Monroe County Clerk's Office on Nov 19, 1931 and City Ordinance 78-493 said Parcel No. 6 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the northerly Highway Boundary of Elmwood Avenue and the division line between lands now or formerly owned by the University of Rochester, TM # 135.60-1-3 to the west and lands now or formerly owned by the City of Rochester to the east, said point being 31.50 feet left of and at right angles to station 25+38.32 of the hereinafter described 2014 Survey Baseline; thence N 18 °14'22" W along said division line a distance of 2.93 feet to a point, said point being 34.39 feet left of and at right angles to Station 25+38.78 of said Baseline; thence N 69 °44'37" E through said lands now or formerly owned by the City of Rochester a distance of 111.43 feet to a point of curvature, said point being 25.59 feet left of and at right angles to Station 26+42.05 of said Baseline; thence easterly along a non-tangent curve to the right, said curve having a radius of 2,400.82 feet, a distance of 122.15 feet to a point on the easterly division line of lands now or formerly owned by the City of Rochester, said point being 36.41 feet left of and at right angles to Station 27+63.71 of said Baseline; thence N 86 °11'12" E along said division line of lands now or formerly owned by the City of Rochester a distance of 62.02 feet to a point on said northerly Highway Boundary of Elmwood Avenue, said point being 30.51 feet left of and at right angles to Station 28+25.45 of said Baseline; thence westerly along said northerly Highway Boundary of Elmwood Avenue along a non-tangent curve to the left, said curve having a radius of 2,391.82 feet, a distance of 293.95 feet to the POINT OF BEGINNING. The above described parcel contains 1,980± sq. ft. or 0.045± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City of Rochester Highway Department and described as follows:

Beginning at Station 18+25.05; thence N 62 °49'15" E to Station 26+31.05 thence N 80 °44'07" E to Station 33+13.36.

All bearings refer to True North at the $78^{\circ}-35'$ Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 8 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 8, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 3495 of deeds at page 133 filed in the Monroe County Clerk's Office on July 25, 1963 said Parcel No. 8 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the southerly Highway Boundary of Elmwood Avenue and the division line between lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.001 to the west and lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.002 to the east, said point being 48.25 feet right of and at right angles to station 38+27.13 of the hereinafter described 2014 Survey Baseline; thence S 03° 27'46" E along said division line a distance of 3.00 feet to a point, said point being 51.25 feet right of and at right angles to Station 38+27.13 of said Baseline; thence S 86°32'14" W through the lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.001 a distance of 39.00 feet to a point, said point being 51.24 feet right of and at right angles to Station 37+88.13 of said Baseline; thence N 03° 27'46" W continuing through the lands now or formerly owned by the University of Rochester, a distance of 3.00 feet to a point on the southerly Highway Boundary of Elmwood Avenue, said point being 48.24 feet right of and at right angles to Station 37+88.13 of said Baseline; thence N 86° 32'14" E along said southerly Highway Boundary of Elmwood Avenue a distance of 39.00 feet to the POINT OF BEGINNING.

The above described parcel contains 117± sq. ft. or 0.003± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City of Rochester Highway Department and described as follows:

Beginning at Station 33+13.36; thence S 86° 23'50" E to Station 37+01.10; thence N 86° 31'34" E to Station 40+52.71.

All bearings refer to True North at the 78° -35' Meridian of West Longitude.

TEMPORARY EASEMENT FOR WORK AREA

A temporary easement to be exercised in, on and over the property delineated above for the purpose of the reconstruction of a portion of Elmwood Avenue in the City of Rochester, County of Monroe, State of New York for use and exercisable during the construction or reconstruction of the highway and terminating upon the approval of the completed work, unless sooner terminated if deemed no longer necessary for highway purposes and released by the Superintendent of Highways or other authorized representative acting for The People of the City of Rochester or its assigns. Such easement shall be exercised in and to all that piece or parcel of property designated as Parcel No. 13, as shown on the accompanying map.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 13 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for the construction or reconstruction of the herein identified project.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 9 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 9, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 3495 of deeds at page 133 filed in the Monroe County Clerk's Office on July 25, 1963 said Parcel No. 9 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the southerly Highway Boundary of Elmwood Avenue and the easterly division line between lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.002 to the west and lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.003 to the east, said point being 52.18 feet right of and at right angles to station 40+82.17 of the hereinafter described 2014 Survey Baseline; thence S 04 °03'03" E along said division line a distance of 14.00 feet to a point, said point being 66.10 feet right of and at right angles to Station 40+80.64 of said Baseline; thence N 86 °21'14" W through the lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.002 a distance of 88.92 feet to a point, said point being 51.28 feet right of and at right angles to Station 40+00.08 of said Baseline; thence S 86 °32'14" W continuing through said lands now or formerly owned by the University of Rochester TM # 136.53-1-1.002, a distance of 172.95 feet to a point on the division between lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.002 to the east and lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.001 to the west, said point being 51.25 feet right of and at right angles to Station 38+27.13 of said Baseline; thence N 03 °27'46" W along said division line a distance of 3.00 feet to a point on the said southerly Highway Boundary of Elmwood Avenue, said point being 48.25 feet right of and at right angles to Station 38+27.13 of said Baseline; thence N 86 °32'14" E along said southerly Highway Boundary of Elmwood Avenue a distance of 261.04 feet to the POINT OF BEGINNING.

The above described parcel contains 1,268± sq. ft. or 0.029± acre.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City of Rochester Highway Department and described as follows:

Beginning at Station 37+01.10; thence N 86 °31'34" E to Station 40+52.71; thence N 79 °41'28" E to Station 44+51.13.

All bearings refer to True North at the 78 °-35' Meridian of West Longitude.

TEMPORARY EASEMENT FOR WORK AREA

A temporary easement to be exercised in, on and over the property delineated above for the purpose of the reconstruction of a portion of Elmwood Avenue in the City of Rochester, County of Monroe, State of New York for use and exercisable during the construction or reconstruction of the highway and terminating upon the approval of the completed work, unless sooner terminated if deemed no longer necessary for highway purposes and released by the Superintendent of Highways or other authorized representative acting for The People of the City of Rochester or its assigns. Such easement shall be exercised in and to all that piece or parcel of property designated as Parcel No. 14, as shown on the accompanying map.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 14 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for the construction or reconstruction of the herein identified project.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 10 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 10, being part of Lot 68, Second Division of Lots, Township 13 Range 7, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 6196 of deeds at page 70 filed in the Monroe County Clerk's Office on Sept 1, 1982 said Parcel No. 10 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the southerly Highway Boundary of Elmwood Avenue and the division line between lands now or formerly owned by the University of Rochester, TM # 136.53-1-3.003 to the west and lands now or formerly owned by the University of Rochester, TM # 136.53-1-2.002 to the east, said point being 56.27 feet right of and at right angles to station 41+09.89 of the hereinafter described 2014 Survey Baseline; thence S 04 °03'03" E along said division line a distance of 14.06 feet to a point, said point being 70.25 feet right of and at right angles to Station 41+08.36 of said Baseline; thence S 88 °12'10" W through the lands now or formerly owned by the University of Rochester, TM # 136.53-1-3.003 a distance of 28.02 feet to a point on the division line between lands now or formerly owned by the University of Rochester, TM # 136.53-1-3.003 to the east and lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.002 to the west, said point being 66.10 feet right of and at right angles to Station 40+80.64 of said Baseline; thence N 04 °03'03" W along said division line a distance of 14.00 feet to a point on the said southerly Highway Boundary of Elmwood Avenue, said point being 52.18 feet right of and at right angles to Station 40+82.17 of said Baseline; thence easterly along said southerly Highway Boundary of Elmwood Avenue a distance of 20.56 feet to a point, said point being 54.63 feet right of and at right angles to Station 41+02.58 of said Baseline; thence continuing S 87 °37'39" E along said Highway Boundary a distance of 7.49 feet to the POINT OF BEGINNING.

The above described parcel contains 401± sq. ft. or 0.009± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City of Rochester Highway Department and described as follows:

Beginning at Station 37+01.10; thence N 86 °31'34" E to Station 40+52.71; thence N 79 °41'28" E to Station 44+51.13.

All bearings refer to True North at the 78 °-35' Meridian of West Longitude.

TEMPORARY EASEMENT FOR WORK AREA

A temporary easement to be exercised in, on and over the property delineated above for the purpose of the reconstruction of a portion of Elmwood Avenue in the City of Rochester, County of Monroe, State of New York for use and exercisable during the construction or reconstruction of the highway and terminating upon the approval of the completed work, unless sooner terminated if deemed no longer necessary for highway purposes and released by the Superintendent of Highways or other authorized representative acting for The People of the City of Rochester or its assigns. Such easement shall be exercised in and to all that piece or parcel of property designated as Parcel No. 15, as shown on the accompanying map.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 15 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for the construction or reconstruction of the herein identified project.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 11 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 11, being part of Lot 68, Second Division of Lots, Township 13 Range 7, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 6196 of deeds at page 70 filed in the Monroe County Clerk's Office on Sept 1, 1982 and Liber 3495 of deeds at page 133 filed in the Monroe County Clerk's Office on July 25, 1963 said Parcel No. 11 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the southerly Highway Boundary of Elmwood Avenue and the division line between lands now or formerly owned by the University of Rochester, TM # 136.53-1-2.002 to the west and lands now or formerly owned by the University of Rochester, TM # 136.53-1-3.004 to the east, said point being 99.80 feet right of and at right angles to station 44+95.67 of the hereinafter described 2014 Survey Baseline; thence S 03 °56'27" E along said division line a distance of 11.16 feet to a point, said point being 110.96 feet right of and at right angles to Station 44+95.76 of said Baseline; thence S 86 °35'15" W through the lands now or formerly owned by the University of Rochester, TM # 136.53-1-2.002 a distance of 143.49 feet to a point, said point being 98.25 feet right of and at right angles to Station 43+39.78 of said Baseline; thence N 05 °06'38" W continuing through said lands of University of Rochester, TM # 136.53-1-2.002 a distance of 1.90 feet to a point, said point being 96.36 feet right of and at right angles to Station 43+39.96 of said Baseline; thence S 86 °19'43" W continuing through said lands of University of Rochester, TM # 136.53-1-2.002 a distance of 15.83 feet to a point, said point being 94.53 feet right of and at right angles to Station 43+24.23 of said Baseline; thence S 03 °40'17" E continuing through said lands of University of Rochester, TM # 136.53-1-2.002 a distance of 1.83 feet to a point, said point being 96.35 feet right of and at right angles to Station 43+24.02 of said Baseline; thence S 86 °35'30" W continuing through said lands of University of Rochester, TM # 136.53-1-2.002 a distance of 217.23 feet to a point on the division line between lands now or formerly owned by the University of Rochester, TM # 136.53-1-2.002 to the east and lands now or formerly owned by the University of Rochester, TM # 136.53-1-3.003 to the west, said point being 70.25 feet right of and at right angles to Station 41+08.36 of said Baseline; thence N 04°03'03" W along said division line a distance of 14.06 feet to a point on the said southerly Highway Boundary of Elmwood Avenue, said point being 56.27 feet right of and at right angles to Station 41+09.89 of said Baseline; thence S 87 °37'39" E along said southerly Highway Boundary of Elmwood Avenue a distance of 34.09 feet to a point, said point being 63.76 feet right of and at right angles to Station 41+43.15 of said Baseline; thence N 86 °30'01" E continuing along said Highway Boundary a distance of 342.75 feet to the POINT OF BEGINNING.

The above described parcel contains 4,122± sq. ft. or 0.095± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall

not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City of Rochester Highway Department and described as follows:

Beginning at Station 40+52.71; thence N 79 °41'28" E to Station 44+51.13; thence N 86 °31'25" E to Station 49+49.72.

All bearings refer to True North at the 78 °-35' Meridian of West Longitude.

TEMPORARY EASEMENT FOR WORK AREA

A temporary easement to be exercised in, on and over the property delineated above for the purpose of the reconstruction of a portion of Elmwood Avenue in the City of Rochester, County of Monroe, State of New York for use and exercisable during the construction or reconstruction of the highway and terminating upon the approval of the completed work, unless sooner terminated if deemed no longer necessary for highway purposes and released by the Superintendent of Highways or other authorized representative acting for The People of the City of Rochester or its assigns. Such easement shall be exercised in and to all that piece or parcel of property designated as Parcel No. 16, as shown on the accompanying map.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 16 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for the construction or reconstruction of the herein identified project.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 12 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 12, being part of Lot 68, Second Division of Lots, Township 13 Range 7, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 6196 of deeds at page 70 filed in the Monroe County Clerk's Office on Sept 1, 1982 said Parcel No. 12 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the southerly Highway Boundary of Elmwood Avenue and the westerly Highway Boundary of Mount Hope Avenue, said point being 99.70 feet right of and at right angles to station 47+47.48 of the hereinafter described 2014 Survey Baseline; thence S 37°33'59" E along said westerly Highway Boundary of Mount Hope Avenue a distance of 13.62 feet to a point, said point being 110.98 feet right of and at right angles to Station 47+55.11 of said Baseline; thence S 86°31'38" W through the lands now or formerly owned by the University of Rochester, TM # 136.53-1-3.004 a distance of 259.35 feet to a point on the division line between lands now or formerly owned by the University of Rochester, TM # 136.53-1-3.004 to the east and lands now or formerly owned by the University of Rochester, TM # 136.53-1-2.002 to the west, said point being 110.96 feet right of and at right angles to Station 44+95.76 of said Baseline; thence N 03°56'27" W along said division line a distance of 11.16 feet to a point on the said southerly Highway Boundary of Elmwood Avenue, said point being 99.80 feet right of and at right angles to Station 44+95.67 of said Baseline; thence N 86°30'01" E along said southerly Highway Boundary of Elmwood Avenue a distance of 251.81 feet to the POINT OF BEGINNING.

The above described parcel contains 2,867± sq. ft. or 0.066± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

TEMPORARY EASEMENT FOR WORK AREA

A temporary easement to be exercised in, on and over the property delineated above for the purpose of the reconstruction of a portion of Elmwood Avenue in the City of Rochester, County of Monroe, State of New York for use and exercisable during the construction or reconstruction of the highway and terminating upon the approval of the completed work, unless sooner terminated if deemed no longer necessary for highway purposes and released by the Superintendent of Highways or other authorized representative acting for The People of the City of Rochester or its assigns. Such easement shall be

exercised in and to all that piece or parcel of property designated as Parcel No. 17, as shown on the accompanying map.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 17 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for the construction or reconstruction of the herein identified project.

Ordinance No.

Authorizing Official Map Amendments related to the Elmwood Avenue/Collegetown Cycle Track Project

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

Section 1. In furtherance of the development of the Elmwood Avenue/Collegetown Cycle Track Project, the Mayor is hereby authorized to amend the Official Map by dedicating as public right-of-way the following permanent easements:

PERMANENT EASEMENT FOR HIGHWAY PURPOSES**Parcel No. 1**

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 1 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 1, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 7949 of deeds at page 271 filed in the Monroe County Clerk's Office on July 10, 1990 said Parcel No. 1 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the northerly Highway Boundary of Elmwood Avenue and the Joseph C. Wilson abandonment line per ordinance 90-275, said line is also the boundary line between lands now or formerly owned by the City of Rochester, TM # 135.43-1-1.1 to the west and lands now or formerly owned by the University of Rochester, TM #135.51-1-2 to the east, said point being 91.86 feet left of and at right angles to station 11+81.51 of the hereinafter described 2014 Survey Baseline; thence northwesterly along said Joseph C. Wilson abandonment line along a tangent curve to the right, said curve having a radius of 400.00 feet, a distance of 101.86 feet to a point, said point being 102.93 feet left of and at right angles to Station 10+80.53 of said Baseline; thence N 60°12'08" W through said lands now or formerly owned by the City of Rochester a distance of 116.93 feet to a point, said point being 103.41 feet left of and at right angles to Station 9+63.60 (on the ahead tangent extended back) of said Baseline; thence N 32°42'24" W continuing through said lands now or formerly owned by the City of Rochester a distance of 20.62 feet to a point, said point being 113.00 feet left of and at right angles to Station 9+45.35 (on the ahead tangent extended back) of said Baseline; thence S 75°35'59" W continuing through said lands now or formerly owned by the City of Rochester a distance of 18.09 feet to a point, said point being 100.44 feet left of and at right angles to Station 9+32.33 (on the ahead tangent extended back) of said Baseline; thence S 25°30'19" W continuing through the lands now or formerly owned by the City of Rochester a distance of 26.20 feet to a point on said northerly Highway Boundary of Elmwood Avenue, said point being 74.31 feet left of and at right angles to Station 9+34.18 (on the ahead tangent extended back) of said Baseline; thence S 64°29'41" E along said northerly Highway Boundary of Elmwood Avenue a distance of 247.95 feet to the POINT OF BEGINNING.

The above described parcel contains 4,333± sq. ft. or 0.099± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City Clerk's Office and described as follows: Beginning at Station 10+00.00; thence S 60°26'07" E to Station 14+13.07. All bearings refer to True North at the 78°-35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

Parcel No. 2

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 2 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 2, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 1588 of deeds at page 294 filed in the Monroe County Clerk's Office on Oct. 20, 1931 said Parcel No. 2 being shown on the accompanying map and more particularly bounded and described as follows:

Commencing at the point of intersection of the northerly Highway Boundary of Elmwood Avenue and the easterly boundary line of lands now or formerly owned by the University of Rochester, TM # 135.52-1-1 to the east and lands now or formerly owned by the University of Rochester, TM # 135.51-1-2 to the west, said point being 94.19 feet left of and at right angles to station 13+10.69 of the hereinafter described 2014 Survey Baseline; thence northwesterly along said northerly Highway boundary of Elmwood Avenue a distance of 98.29 feet to the true Point of Beginning, said point being 92.42 feet left of and at right angles to Station 12+12.41 of said Baseline; thence N 28°31'45" E through the lands now or formerly owned by the University of Rochester a distance of 4.92 feet to a point, said point being 97.34 feet left of and at right angles to Station 12+12.32 of said Baseline; thence N 55°26'10" W continuing through the lands now or formerly owned by the University of Rochester a distance of 60.87 feet to a point, said point being 102.64 feet left of and at right angles to Station 11+51.68 of said Baseline; thence N 60°12'08" W continuing through the lands now or formerly owned by the University of Rochester a distance of 71.15 feet to a point on the Joseph C. Wilson abandonment line per ordinance 90-275, said point being 102.93 feet left of and at right angles to Station 10+80.53 of said Baseline; thence southeasterly continuing along said Joseph C. Wilson abandonment line along a non-tangent curve to the left, said curve having a radius of 400.00 feet, a distance of 101.86 feet to a point on said northerly Highway Boundary of Elmwood Avenue, said point being 91.86 feet left of and at right angles to Station 11+81.50 of said Baseline; thence S 61°28'15" E along said northerly Highway Boundary of Elmwood Avenue a distance of 30.90 feet to the POINT OF BEGINNING.

The above described parcel contains 923± sq. ft. or 0.021± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City Clerk's Office and described as follows: Beginning at Station 10+00.00; thence S 60°26'07" E to Station 14+13.07. All bearings refer to True North at the 78°-35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES
Parcel No. 3

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 3 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 3, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 1193 of deeds at page 146 filed in the Monroe County Clerk's Office on Dec. 13, 1922 said Parcel No. 3 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the northerly Highway Boundary of Elmwood Avenue and the easterly boundary line of lands now or formerly owned by the University of Rochester, TM # 135.51-1-2 to the west and lands now or formerly owned by the University of Rochester, TM # 135.60-1-2.2 to the east, said point being 26.42 feet left of and at right angles to station 15+29.60 of the hereinafter described 2014 Survey Baseline; thence N 28°31'45" E along said boundary line of lands now or formerly owned by the University of Rochester a distance of 10.25 feet to a point, said point being 33.84 feet left of and at right angles to Station 15+36.67 of said Baseline; thence northwesterly through said lands now or formerly owned by the University of Rochester along a non-tangent curve to the right, said curve having a radius of 140.00 feet, a distance of 32.14 feet to a point of tangency, said point being 53.13 feet left of and at right angles to Station 15+11.05 of said Baseline; thence N 61°28'15" W continuing through the lands now or formerly owned by the University of Rochester a distance of 23.37 feet to a point, said point being 69.24 feet left of and at right angles to Station 14+94.12 of said Baseline; thence S 28°31'45" W continuing through the lands now or formerly owned by the University of Rochester a distance of 10.00 feet to a point on the northerly Highway Boundary of Elmwood Avenue, said point being 61.99 feet left of and at right angles to Station 14+87.23 of said Baseline; thence S 61°28'15" E along said northerly Highway Boundary of Elmwood Avenue a distance of 23.37 feet to a point of curvature, said point being 45.89 feet left of and at right angles to Station 15+04.16 of said Baseline; thence continuing southeasterly along a tangent curve to the left, said curve having a radius of 150.00 feet, a distance of 32.10 feet to the POINT OF BEGINNING.

The above described parcel contains 555± sq. ft. or 0.013± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City Clerk's Office and described as follows: Beginning at Station 14+13.07; thence N 74°58'07" E to Station 18+25.05. All bearings refer to True North at the 78°-35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

Parcel No. 4

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 4 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 4, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 9384 of deeds at page 351 filed in the Monroe County Clerk's Office on Nov 6, 2000 said Parcel No. 4 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the northerly Highway Boundary of Elmwood Avenue and the easterly boundary line of lands now or formerly owned by the University of Rochester, TM # 135.51-1-2 to the west and lands now or formerly owned by the University of Rochester, TM # 135.60-1-2.2 to the east, said point being 26.42 feet left of and at right angles to station 15+29.60 of the hereinafter described 2014 Survey Baseline; thence N 28°31'45" E along said boundary line of lands now or formerly owned by the University of Rochester a distance of 13.33 feet to a point, said point being 36.08 feet left of and at right angles to Station 15+38.79 of said Baseline; thence southeasterly through said lands now or formerly owned by the University of Rochester along a non-tangent curve to the left, said curve having a radius of 137.00 feet, a distance of 104.40 feet to a point of tangency, said point being 21.40 feet left of and at right angles to Station 16+39.62 of said Baseline; thence N 61°25'17" E continuing through said lands now or formerly owned by the University of Rochester a distance of 48.28 feet to a point, said point being 32.71 feet left of and at right angles to Station 16+86.56 of said Baseline; thence S 28°34'09" E continuing through said lands now or formerly owned by the University of Rochester a distance of 6.00 feet to a point, said point being 26.87 feet left of and at right angles to Station 16+87.96 of said Baseline; thence N 61°25'17" E continuing through said lands now or formerly owned by the University of Rochester a distance of 140.71 feet to a point, said point being 58.55 feet left of and at right angles to Station 18+37.35 of said Baseline; thence N 63°01'00" E continuing through said lands now or formerly owned by the University of Rochester a distance of 125.72 feet to a point on the boundary line, of lands now or formerly owned by the University of Rochester, TM # 135.60-1-2.2 to the west and lands now or formerly owned by the University of Rochester, TM # 135.60-1-3 to the east, said point being 58.12 feet left of and at right angles to Station 19+63.07 of said Baseline; thence S 03°18'09" E along said

boundary line a distance of 3.87 feet to a point on said northerly Highway Boundary of Elmwood Avenue, said point being 54.59 feet left of and at right angles to Station 19+61.50 of said Baseline; thence S 61°25'17" W along said northerly Highway Boundary of Elmwood Avenue a distance of 313.00 feet to a point of curvature, said point being 8.76 feet left of and at right angles to Station 16+42.67 of said Baseline; thence continuing westerly along a tangent curve to the right, a distance of 117.41 feet to the POINT OF BEGINNING.

The above described parcel contains 3,711± sq. ft. or 0.085± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City Clerk's Office and described as follows: Beginning at Station 14+13.07; thence N 74°58'07" E to Station 18+25.05; thence N 62°49'15" E to Station 26+31.05. All bearings refer to True North at the 78°-35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

Parcel No. 5

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 5 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 5, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 1193 of deeds at page 146 filed in the Monroe County Clerk's Office on Dec. 13, 1922 said Parcel No. 5 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the northerly Highway Boundary of Elmwood Avenue and the westerly boundary line of lands now or formerly owned by the University of Rochester, TM # 135.60-1-2.2 to the west and lands now or formerly owned by the University of Rochester, TM # 135.60-1-3 to the east, said point being 54.59 feet left of and at right angles to station 19+61.50 of the hereinafter described 2014 Survey Baseline; thence N 03°18'09" W along said boundary line a distance of 3.87 feet to a point, said point being 58.12 feet left of and at right angles to Station 19+63.07 of said Baseline; thence N 61°25'17" E through said lands of the University of Rochester a distance of 71.50 feet to a point, said point being 59.87 feet left of and at right angles to Station 20+34.55 of said Baseline; thence N 28°34'43" W continuing through said lands of the University of Rochester a distance of 4.50 feet to a point, said point being 64.37 feet left of and at right angles to Station 20+34.44 of said Baseline; thence N 61°25'17" E continuing through said lands of the University of Rochester a distance of 112.30 feet to a point, said point being 67.11 feet left of and at right angles to Station 21+46.70 of said Baseline;

thence N 66°34'43" E continuing through said lands of the University of Rochester a distance of 99.77 feet to a point, said point being 60.57 feet left of and at right angles to Station 22+46.25 of said Baseline; thence S 25°29'43" E continuing through said lands of the University of Rochester a distance of 2.50 feet to a point on said northerly Highway Boundary of Elmwood Avenue, said point being 58.08 feet left of and at right angles to Station 22+46.18 of said Baseline; thence southwesterly along said northerly Highway Boundary of Elmwood Avenue along a tangent curve to the left, said curve having a radius of 2,391.82 feet, a distance of 128.71 feet to a point of tangency, said point being 58.40 feet left of and at right angles to Station 21+17.49 of said Baseline; thence continuing S 61°25'17" W along said northerly Highway Boundary of Elmwood Avenue, a distance of 156.03 feet to the POINT OF BEGINNING.

The above described parcel contains 1,650± sq. ft. or 0.038± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City Clerk's Office and described as follows: Beginning at Station 18+25.05; thence N 62°49'15" E to Station to Station 26+31.05. All bearings refer to True North at the 78°-35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

Parcel No. 6

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 6 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 6, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 1584 of deeds at page 370 filed in the Monroe County Clerk's Office on Nov 19, 1931 and City Ordinance 78-493 said Parcel No. 6 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the northerly Highway Boundary of Elmwood Avenue and the division line between lands now or formerly owned by the University of Rochester, TM # 135.60-1-3 to the west and lands now or formerly owned by the City of Rochester to the east, said point being 31.50 feet left of and at right angles to station 25+38.32 of the hereinafter described 2014 Survey Baseline; thence N 18°14'22" W along said division line a distance of 2.93 feet to a point, said point being 34.39 feet left of and at right angles to Station 25+38.78 of said Baseline; thence N 69°44'37" E through said lands now or formerly owned by the City of Rochester a distance of 111.43 feet to a point of curvature, said point being 25.59 feet left of

and at right angles to Station 26+42.05 of said Baseline; thence easterly along a non-tangent curve to the right, said curve having a radius of 2,400.82 feet, a distance of 122.15 feet to a point on the easterly division line of lands now or formerly owned by the City of Rochester, said point being 36.41 feet left of and at right angles to Station 27+63.71 of said Baseline; thence N 86°11'12" E along said division line of lands now or formerly owned by the City of Rochester a distance of 62.02 feet to a point on said northerly Highway Boundary of Elmwood Avenue, said point being 30.51 feet left of and at right angles to Station 28+25.45 of said Baseline; thence westerly along said northerly Highway Boundary of Elmwood Avenue along a non-tangent curve to the left, said curve having a radius of 2,391.82 feet, a distance of 293.95 feet to the POINT OF BEGINNING. The above described parcel contains 1,980± sq. ft. or 0.045± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City Clerk's Office and described as follows: Beginning at Station 18+25.05; thence N 62°49'15" E to Station 26+31.05 thence N 80°44'07" E to Station 33+13.36. All bearings refer to True North at the 78°-35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

Parcel No. 8

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 8 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 8, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 3495 of deeds at page 133 filed in the Monroe County Clerk's Office on July 25, 1963 said Parcel No. 8 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the southerly Highway Boundary of Elmwood Avenue and the division line between lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.001 to the west and lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.002 to the east, said point being 48.25 feet right of and at right angles to station 38+27.13 of the hereinafter described 2014 Survey Baseline; thence S 03° 27'46" E along said division line a distance of 3.00 feet to a point, said point being 51.25 feet right of and at right angles to Station 38+27.13 of said Baseline; thence S 86°32'14" W through the lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.001 a distance of 39.00 feet to a point, said point being 51.24 feet right of and at right angles to Station 37+88.13 of said Baseline; thence N 03° 27'46" W continuing through the lands now or formerly owned by the University of Rochester, a distance of 3.00 feet to a point on the southerly Highway Boundary of

Elmwood Avenue, said point being 48.24 feet right of and at right angles to Station 37+88.13 of said Baseline; thence N 86° 32'14" E along said southerly Highway Boundary of Elmwood Avenue a distance of 39.00 feet to the POINT OF BEGINNING.

The above described parcel contains 117± sq. ft. or 0.003± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City Clerk's Office and described as follows: Beginning at Station 33+13.36; thence S 86° 23'50" E to Station 37+01.10; thence N 86° 31'34" E to Station 40+52.71. All bearings refer to True North at the 78° -35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

Parcel No. 9

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 9 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 9, being part of Town Lot 26, formerly in the Town of Brighton, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 3495 of deeds at page 133 filed in the Monroe County Clerk's Office on July 25, 1963 said Parcel No. 9 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the southerly Highway Boundary of Elmwood Avenue and the easterly division line between lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.002 to the west and lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.003 to the east, said point being 52.18 feet right of and at right angles to station 40+82.17 of the hereinafter described 2014 Survey Baseline; thence S 04 °03'03" E along said division line a distance of 14.00 feet to a point, said point being 66.10 feet right of and at right angles to Station 40+80.64 of said Baseline; thence N 86 °21'14" W through the lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.002 a distance of 88.92 feet to a point, said point being 51.28 feet right of and at right angles to Station 40+00.08 of said Baseline; thence S 86 °32'14" W continuing through said lands now or formerly owned by the University of Rochester TM # 136.53-1-1.002, a distance of 172.95 feet to a point on the division between lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.002 to the east and lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.001 to the west, said point being 51.25 feet right of and at right angles to Station 38+27.13 of said Baseline; thence N 03 °27'46" W along said division line a distance of 3.00 feet to a point on the said southerly Highway Boundary of Elmwood Avenue,

said point being 48.25 feet right of and at right angles to Station 38+27.13 of said Baseline; thence N 86 °32'14" E along said southerly Highway Boundary of Elmwood Avenue a distance of 261.04 feet to the POINT OF BEGINNING.

The above described parcel contains 1,268± sq. ft. or 0.029± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City Clerk's Office and described as follows: Beginning at Station 37+01.10; thence N 86 °31'34" E to Station 40+52.71; thence N 79 °41'28" E to Station 44+51.13. All bearings refer to True North at the 78 °-35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

Parcel No. 10

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 10 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 10, being part of Lot 68, Second Division of Lots, Township 13 Range 7, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 6196 of deeds at page 70 filed in the Monroe County Clerk's Office on Sept 1, 1982 said Parcel No. 10 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the southerly Highway Boundary of Elmwood Avenue and the division line between lands now or formerly owned by the University of Rochester, TM # 136.53-1-3.003 to the west and lands now or formerly owned by the University of Rochester, TM # 136.53-1-2.002 to the east, said point being 56.27 feet right of and at right angles to station 41+09.89 of the hereinafter described 2014 Survey Baseline; thence S 04 °03'03" E along said division line a distance of 14.06 feet to a point, said point being 70.25 feet right of and at right angles to Station 41+08.36 of said Baseline; thence S 88 °12'10" W through the lands now or formerly owned by the University of Rochester, TM # 136.53-1-3.003 a distance of 28.02 feet to a point on the division line between lands now or formerly owned by the University of Rochester, TM # 136.53-1-3.003 to the east and lands now or formerly owned by the University of Rochester, TM # 136.53-1-1.002 to the west, said point being 66.10 feet right of and at right angles to Station 40+80.64 of said Baseline; thence N 04 °03'03" W along said division line a distance of 14.00 feet to a point on the said southerly Highway Boundary of Elmwood Avenue, said point being 52.18 feet right of and at right angles to Station 40+82.17 of said Baseline; thence easterly along said southerly Highway Boundary of Elmwood Avenue a distance of 20.56 feet to a point, said point being 54.63 feet right of and at right angles to Station 41+02.58 of said

Baseline; thence continuing S 87 °37'39" E along said Highway Boundary a distance of 7.49 feet to the POINT OF BEGINNING.

The above described parcel contains 401± sq. ft. or 0.009± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City Clerk's Office and described as follows: Beginning at Station 37+01.10; thence N 86 °31'34" E to Station 40+52.71; thence N 79 °41'28" E to Station 44+51.13. All bearings refer to True North at the 78 °-35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

Parcel 11

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 11 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 11, being part of Lot 68, Second Division of Lots, Township 13 Range 7, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 6196 of deeds at page 70 filed in the Monroe County Clerk's Office on Sept 1, 1982 and Liber 3495 of deeds at page 133 filed in the Monroe County Clerk's Office on July 25, 1963 said Parcel No. 11 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the southerly Highway Boundary of Elmwood Avenue and the division line between lands now or formerly owned by the University of Rochester, TM # 136.53-1-2.002 to the west and lands now or formerly owned by the University of Rochester, TM # 136.53-1-3.004 to the east, said point being 99.80 feet right of and at right angles to station 44+95.67 of the hereinafter described 2014 Survey Baseline; thence S 03 °56'27" E along said division line a distance of 11.16 feet to a point, said point being 110.96 feet right of and at right angles to Station 44+95.76 of said Baseline; thence S 86 °35'15" W through the lands now or formerly owned by the University of Rochester, TM # 136.53-1-2.002 a distance of 143.49 feet to a point, said point being 98.25 feet right of and at right angles to Station 43+39.78 of said Baseline; thence N 05 °06'38" W continuing through said lands of University of Rochester, TM # 136.53-1-2.002 a distance of 1.90 feet to a point, said point being 96.36 feet right of and at right angles to Station 43+39.96 of said Baseline; thence S 86 °19'43" W continuing through said lands of University of Rochester, TM # 136.53-1-2.002 a distance of 15.83 feet to a point, said point being 94.53 feet right of and at right angles to Station 43+24.23 of said Baseline; thence S 03 °40'17" E continuing through said lands of University of Rochester, TM # 136.53-1-2.002 a distance of 1.83 feet to a point, said point being 96.35 feet right of and at right angles to Station

43+24.02 of said Baseline; thence S 86 °35'30" W continuing through said lands of University of Rochester, TM # 136.53-1-2.002 a distance of 217.23 feet to a point on the division line between lands now or formerly owned by the University of Rochester, TM # 136.53-1-2.002 to the east and lands now or formerly owned by the University of Rochester, TM # 136.53-1-3.003 to the west, said point being 70.25 feet right of and at right angles to Station 41+08.36 of said Baseline; thence N 04°03'03" W along said division line a distance of 14.06 feet to a point on the said southerly Highway Boundary of Elmwood Avenue, said point being 56.27 feet right of and at right angles to Station 41+09.89 of said Baseline; thence S 87 °37'39" E along said southerly Highway Boundary of Elmwood Avenue a distance of 34.09 feet to a point, said point being 63.76 feet right of and at right angles to Station 41+43.15 of said Baseline; thence N 86 °30'01" E continuing along said Highway Boundary a distance of 342.75 feet to the POINT OF BEGINNING.

The above described parcel contains 4,122± sq. ft. or 0.095± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City Clerk's Office and described as follows: Beginning at Station 40+52.71; thence N 79 °41'28" E to Station 44+51.13; thence N 86 °31'25" E to Station 49+49.72. All bearings refer to True North at the 78 °-35' Meridian of West Longitude.

PERMANENT EASEMENT FOR HIGHWAY PURPOSES

Parcel No. 12

A permanent easement to be exercised in, on and over the property delineated as Parcel No. 12 above, for the purpose of constructing, reconstructing and maintaining thereon a City street together with such sidewalks, drainage structures and facilities in connection therewith as may be deemed necessary by the City of Rochester.

All that piece or parcel of property hereinafter described as Parcel No. 12, being part of Lot 68, Second Division of Lots, Township 13 Range 7, City of Rochester, County of Monroe, State of New York, also being a portion of lands described in Liber 6196 of deeds at page 70 filed in the Monroe County Clerk's Office on Sept 1, 1982 said Parcel No. 12 being shown on the accompanying map and more particularly bounded and described as follows:

Beginning at the point of intersection of the southerly Highway Boundary of Elmwood Avenue and the westerly Highway Boundary of Mount Hope Avenue, said point being 99.70 feet right of and at right angles to station 47+47.48 of the hereinafter described 2014 Survey Baseline; thence S 37°33'59" E along said westerly Highway Boundary of Mount Hope Avenue a distance of 13.62 feet to a point, said point being 110.98 feet right of and at right angles to Station 47+55.11 of said Baseline; thence S 86°31'38" W through the lands now or formerly owned by the University of Rochester, TM # 136.53-1-3.004 a distance of 259.35 feet to a point on the

division line between lands now or formerly owned by the University of Rochester, TM # 136.53-1-3.004 to the east and lands now or formerly owned by the University of Rochester, TM # 136.53-1-2.002 to the west, said point being 110.96 feet right of and at right angles to Station 44+95.76 of said Baseline; thence N 03°56'27" W along said division line a distance of 11.16 feet to a point on the said southerly Highway Boundary of Elmwood Avenue, said point being 99.80 feet right of and at right angles to Station 44+95.67 of said Baseline; thence N 86°30'01" E along said southerly Highway Boundary of Elmwood Avenue a distance of 251.81 feet to the POINT OF BEGINNING.

The above described parcel contains 2,867± sq. ft. or 0.066± acre.

RESERVING, however to the owner of any right, title or interest in and to the property above delineated, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein identified project.

The above mentioned survey baseline is a portion of the 2014 Survey Baseline for the reconstruction of a portion of Elmwood Avenue as shown on a map and plan on file in the City Clerk's office and described as follows: Beginning at Station 44+51.13; thence N 86°31' 25" E to Station 49+49+72. All bearings refer to True North at the 78°-35' Meridian of West Longitude.

Section 2. This ordinance shall take effect immediately.



City of Rochester

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PARKS & PUBLIC WORKS INTRODUCTORY NO.

402

21

Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – Stantec Consulting Services, Inc., Main
Street Streetscape and Pedestrian Wayfinding Phase II

Transmitted herewith for your approval is legislation related to the Main Street Streetscape and Pedestrian Wayfinding Phase II project. This legislation will:

1. Authorize the Mayor to enter into agreements with the New York State Department of Transportation (NYSDOT) necessary to participate in and administer the project;
2. Appropriate \$179,000 in anticipated reimbursements from the Federal Highway Administration (FHWA) to finance design and inspection services; and,
3. Establish \$473,000 as maximum compensation for an agreement with Stantec Consulting Services, Inc., Rochester, New York, for design and inspection services related to the project.

The Main Street Streetscape and Pedestrian Wayfinding Phase I project is presently in construction. It is implementing streetscape improvements along the Main Street corridor, from St. Paul Street to East Avenue, and eight pedestrian wayfinding kiosks located between Plymouth Avenue and Gibbs Street. The Phase II project will extend the Phase I designed streetscape elements from St. Paul Street west to State Street, and design and implement additional pedestrian wayfinding signage throughout the Center City. Phase II is a federal aid project through the Transportation Alternatives Program administered by the City under agreement with the NYSDOT. Federal aid will reimburse the City for 74% of eligible project costs; local funds will support the balance.

Stantec was selected through a request for proposals process using the State's Local Design Services Agreement, or LDSA, as described in the attached summary. The term of the consultant agreement shall terminate six months after completion and acceptance of the construction of the project. In the event that project construction is not undertaken, the agreement shall terminate one year after the completion of the contract documents by the consultant and the acceptance by the City of such contract documents.

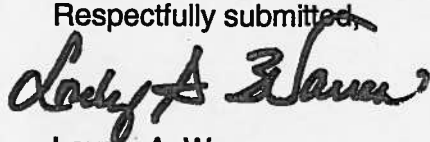
The cost of the agreement with Stantec will be financed as follows:

| <u>Source</u> | <u>Amount</u> |
|--|-------------------|
| 2017-18 Cash Capital | \$ 84,000 |
| 2015-16 Cash Capital | \$ 25,000 |
| 2014-15 Cash Capital | \$ 185,000 |
| <u>Federal aid appropriated herein</u> | <u>\$ 179,000</u> |
| TOTAL | \$ 473,000 |

Design services will begin in winter 2017 and it is anticipated that construction will begin in spring 2019 with scheduled completion in fall 2019. The agreement will result in the creation and/or retention of the equivalent of five full-time jobs.



Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lovely A. Warren'. The signature is written in a cursive, flowing style with a large initial 'L'.

Lovely A. Warren
Mayor

Vendor / Consultant Selection Process Summary

Department - DES

Project / Service sought – Main Street Streetscape & Pedestrian Wayfinding Enhancements

Phase II / Design and Construction Inspection

Consultant Selected: Stantec

Method of selection: ☐ Request for Proposal [Complete 1-6]
☐ Request for Qualifications [Complete 1-6]
☒ From the NY State Department of Transportation list of pre-approved regional engineering firms [Complete 4-5]

1. Date RFP / RFQ issued (and posted on City web site) NA

2. The RFP / RFQ was also sent directly to: NA

3. Proposals were received from NA

FIRM City/ST [if Rochester, include ZIP instead of ST]

4. Evaluation criteria

| <u>Criteria</u> | <u>weighting</u> | <u>Points possible</u> | <u>Points received by FIRM</u> |
|---------------------------|------------------|------------------------|--------------------------------|
| Project Management & Team | 19% | 25 | 23 |
| Specialized Experience | 31% | 40 | 37 |
| Quality of Proposal | 38% | 50 | 45 |
| DBE Goals | <u>12%</u> | <u>15</u> | <u>12</u> |
| Total | 100% | 130 | 117 |
| Bonus | | | |
| City business | 10% of total | .10 x TT | |
| M/WBE | 10% of total | .10 x TT | |

M/WBE Bonus (if applicable)

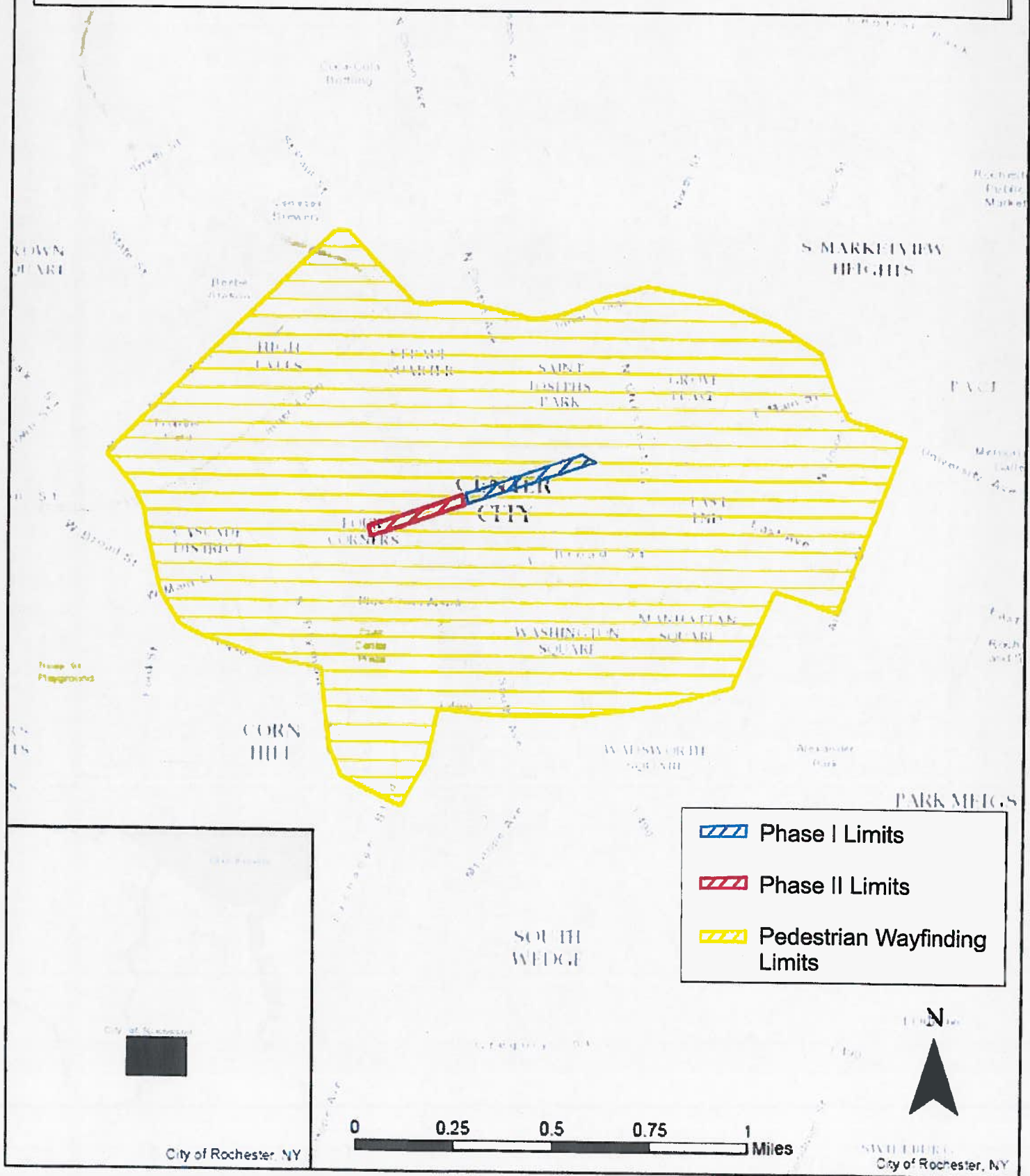
****This project includes federal or state funding, therefore credit for city (location) based firms or city M/WBE goals cannot be applied to the rating criteria.***

5. Review team included staff from: DES/A&E (3) NBD/Planning (1)

6. Additional considerations/explanations [if applicable; e.g. interviews; demonstrations]
 NA

MAIN STREET STREETESCAPE AND PEDESTRIAN WAYFINDING ENHANCEMENTS PHASE II

LOCATION MAP



Ordinance No.

Authorizing agreements and appropriating funds for the Main Street Streetscape & Pedestrian Wayfinding Phase II project

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

Section 1. The sum of \$179,000 in anticipated reimbursements from the Federal Highway Administration (FHWA) is hereby appropriated to fund design and inspection services for the Main Street Streetscape & Pedestrian Wayfinding Phase II project (the Project).

Section 2. The Mayor is hereby authorized to enter into agreements with the New York State Department of Transportation and to execute such other documents as may be necessary for the City to participate in and administer the use of FHWA funding for the Project.

Section 3. The Mayor is hereby authorized to enter into a professional services agreement with Stantec Consulting Services Inc. to provide design and inspection services for the Project. The maximum compensation for the agreement shall be \$473,000, which shall be funded in the amounts of \$179,000 from the FHWA appropriation authorized in Section 1 herein, \$84,000 in 2017-18 Cash Capital, \$25,000 in 2015-16 Cash Capital, \$185,000 in 2014-15 Cash Capital. The term of the agreement shall continue until 6 months after the completion and the City's acceptance of the Project, provided however that the agreement shall terminate one year after the consultant's completion and the City's acceptance of contract deliverables in the event that Project construction is not undertaken.

Section 4. The agreements authorized herein shall contain such additional terms and conditions as the Mayor deems to be appropriate.

Section 5. This ordinance shall take effect immediately.



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**PARKS & PUBLIC WORKS
INTRODUCTORY NO.**

23

Lovely A. Warren
Mayor

403

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – North East Area Development,
Inc., Pilot Community Snow Plowing Program

Council Priority: Jobs and Economic Development

Transmitted herewith for your approval is legislation establishing \$5,400 as maximum compensation for an agreement with North East Area Development, Inc. (NEAD) to partner with the City in the implementation of a pilot community snow plowing program. The term of the agreement will be for one year and the cost will be funded from 2017-18 Budget of the Department of Environmental Services.

NEAD will provide snow plow operators and 4 x 4 pickup trucks with plows to clear one of the City's alley routes throughout the 2017-18 winter season. The route is comprised of a series of short and narrow streets and alleys located in the Northeast quadrant (see attached map). The plowing season will commence at approximately the midpoint of November and conclude by the end of April.

The City will provide performance expectations and reviews of the work performed. Work performance will be evaluated by the City using the same process by which the City's contracted plowing program is reviewed: Through visible inspections by a City snow inspector of each street and alley serviced.

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: **DES**

Service(s): **Pilot Community Snow Plowing Program**

Vendor/Consultant selected: North East Area Development, Inc. (NEAD)

How was the vendor selected? Through a negotiation process with the City.

Why was no RFP issued for this service?

(Your rationale should include the following information when applicable)

- The vendor has extensive prior experience with the City in providing various community-based services with good results, including the Adopt-A-Block program and the "Keep it Green and Clean" mowing and beautification program.
- The vendor is extremely committed to providing a community-based program using City residents and promoting civic pride amongst residents.
- The vendor has a high degree of familiarity with the location where the services will be provided, and has been very responsive in dealing with snow clearing activities related to the winter portion of the Adopt-A-Block program.
- The agreement will be administered on a pilot basis in order to assess the success of the proposed program.

Compensation

Amount: Not to exceed \$5,400 annually

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

The City negotiated with the vendor to provide this service at a low cost with a high potential benefit to the City and its residents.


Signature: Department Head


Date

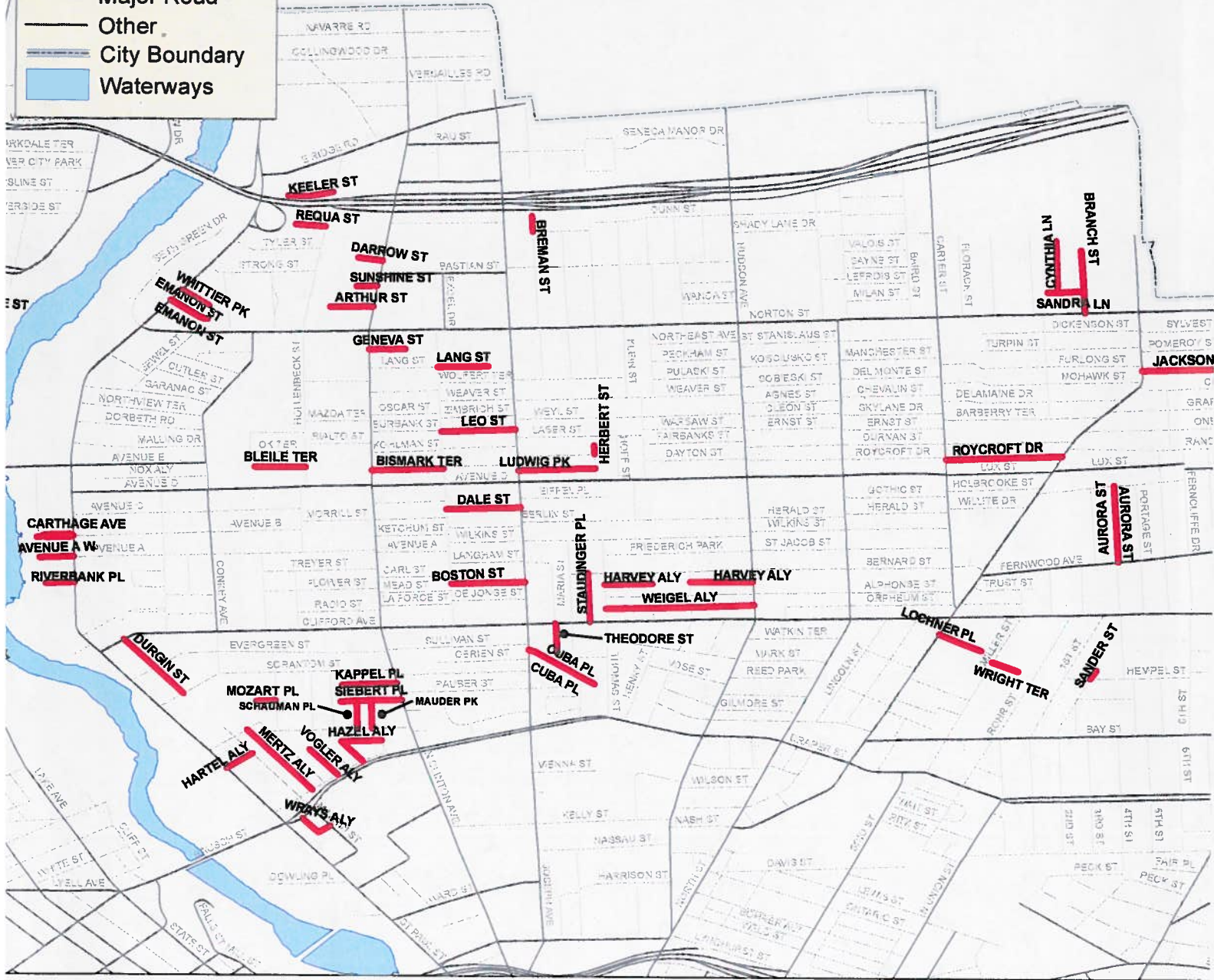
City of Rochester Alley Route 82



23

Map Key

- Alley Rt.
- Major Road
- Other
- City Boundary
- Waterways



403

Ordinance No.

Authorizing an agreement with North East Area Development, Inc.

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 North East Area Development, Inc. to implement a pilot community snow plowing program within the Northeast Quadrant. The term of the agreement shall be one year from November 15, 2017 to November 14, 2018.

Section 2. The maximum compensation for the agreement shall be \$5,400. Said amount shall be funded from the 2017-18 Budget of the Department of Environmental Services.

Section 3. The agreement 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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PARKS & PUBLIC WORKS INTRODUCTORY NO.

404

24

Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Amendatory Agreement – Village of Lima
and Town of Lima Water District 2,
Extension and Rate Increase

Transmitted herewith for your approval is legislation related to a wholesale water supply agreement with the Village of Lima and Town of Lima Water District 2. This legislation will:

1. Authorize an amendatory agreement with the Village of Lima and Town of Lima Water District 2 extending the term of the existing agreement until June 30, 2018 and raising the wholesale water rate for Water District 2 and the Village of Lima to \$1.68 effective December 1, 2017.
2. Amend Section 23-37 of the Municipal Code relating to water fees.

The original 30-year agreement was authorized by Council in November 1987 via Ordinance No. 1987-249. The Village and Water District 2 purchase approximately 200,000 gallons of water per day.

The current rate of \$1.61 per 1,000 gallons was approved by Council in April 2016 via Ordinance No. 2016-166. In September 2017, Section 23-37 of the Municipal Code was amended to raise the wholesale water rate to \$1.68 for Water District 1 and 2, when it was intended to only raise the rate for Water District 1 (Ord. No. 2017-305). Subsection F(9) is to be amended to note that this rate also applies to the Village of Lima.

Respectfully submitted,

Lovely A. Warren
Mayor



404

Ordinance No.

Authorizing an amendatory agreement with the Village of Lima and Town of Lima Water District 2 and amending the Municipal Code with respect to wholesale water rates

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 Village of Lima and the Town of Lima Water District 2 to extend the term of the existing agreement authorized by Ordinance No. 1987-249 until June 30, 2018. The amendatory agreement shall raise the wholesale water rate to \$1.68 per 1,000 gallons effective December 1, 2017.

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

Section 3. Chapter 23, Section 37 of the Municipal Code, relating to water fees, as amended, is hereby further amended by amending subsection F(9) thereof to read in its entirety as follows:

(9) Wholesale rate: \$1.68 per 1,000 gallons for Water Districts 1 and 2 of the Town of Lima and the Village of Lima.

Section 4. This ordinance shall take effect immediately.

New text is underlined



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PUBLIC SAFETY, YOUTH & RECREATION INTRODUCTORY NO.

405

15

Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreements – New York State Department of
Health, Comprehensive Adolescent Pregnancy
Prevention Grant

Transmitted herewith for your approval is legislation related to the Comprehensive Adolescent Pregnancy Prevention (CAPP) Grant program to address teen pregnancy. This legislation will:

1. Authorize an agreement with the New York State Department of Health (NYSDOH) for the receipt and use of \$598,407 for the January 1 through December 31, 2018 program period.
2. Establish \$259,032 as total maximum compensation for the following agreements, funded from the grant authorized herein, for a term of one year:

| | |
|--|------------------|
| Baden Street Settlement, Inc. / Metro Council for Teen Potential | \$83,242 |
| Highland Family Planning | \$46,170 |
| Society for the Protection and Care of Children | \$54,261 |
| YWCA of Rochester and Monroe County, NY | \$50,359 |
| Christopher Communications (marketing and media) | <u>\$25,000</u> |
| TOTAL | \$259,032 |

The \$123,109 of grant funds apportioned to personnel costs and benefits for three full-time and two part-time employees for January 1, 2018 through June 30, 2018, was anticipated and included in the 2017-18 Budgets of the Department of Recreation and Youth Services and Undistributed Expenses. The remaining \$125,751 apportioned to personnel costs and benefits for those grant-funded employees for July 1, 2018 through December 31, 2018, will be anticipated and included in the 2018-19 Budgets of the Department of Recreation and Youth Services and Undistributed Expenses, contingent upon approval.

The remaining \$90,515 will be accounted for in the Teenage Pregnancy Prevention Special Revenue Fund to cover non-personnel expenses such as educational supplies, printing, office supplies, and indirect expenses.

The NYSDOH CAPP Grant program is for a five-year term, from January 1, 2017 through December 31, 2021. This will be year two of the five-year grant. The grant was last authorized by City Council via Ordinance Nos. 2016-382 and 2017-284. The contracted agencies, with the exception of Christopher Communications, were included as partners in the original grant application after being selected through a request for proposals process.

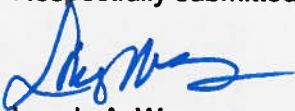
The goal of this program is to significantly reduce the rate of pregnancy among teenagers in targeted areas. The primary goals of the program are to:

- Implement evidence-based curricula in the Rochester City School District
- Reduce adolescent pregnancy rates in the city of Rochester
- Improve high school graduation rates in the city of Rochester

The program will serve a total of 810 unduplicated youth and 200 parents each year.



Respectfully submitted,



Lovely A. Warren
Mayor

Ordinance No.

Authorizing agreements and funding for the Comprehensive Adolescent Pregnancy Prevention 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 agreement with the New York State Department of Health for the receipt and use of \$598,407 in funding for the Comprehensive Adolescent Pregnancy Prevention Program (the Program) for the January 1, 2018 to December 31, 2018 program period.

Section 2. The Mayor is hereby authorized to enter into professional service agreements to provide Program services with the following organizations up to the maximum amount specified therein for a term of one year:

| Organization | Amount |
|---|------------------|
| Baden Street Settlement, Inc. /Metro Council for Teen Potential | \$83,242 |
| Highland Family Planning | 46,170 |
| Society for the Protection and Care of Children | 54,261 |
| YWCA of Rochester and Monroe County, N.Y. | 50,359 |
| Christopher Communications (marketing & media) | 25,000 |
| Total | \$259,032 |

provided that, in the event that all funds for any listed provider are not expended, the Mayor is authorized to enter into amendatory agreements with one or more of the other above providers to use the unexpended funds to provide additional Program services.

Section 3. The provider agreements shall obligate the City to pay an aggregate amount not to exceed \$259,032, and said amount, or so much thereof as may be necessary, is hereby appropriated from the funds to be received from the New York State Department of Health under the grant agreement authorized in Section 1 herein.

Section 4. Funds from that grant agreement in the amount of \$90,515 are hereby appropriated to the Teenage Pregnancy Special Revenue Fund to pay for non-personnel and indirect expenses relating to the Program.

Section 5. The grant agreement and provider agreements shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 6. This ordinance shall take effect immediately.



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**PUBLIC SAFETY,
YOUTH & RECREATION
INTRODUCTORY NO.**

406

17
Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement –New York State Division of
Criminal Justice Services, Motor Vehicle
Theft and Insurance Fraud Prevention
Grant

Council Priority: Public Safety

Transmitted herewith for your approval is legislation authorizing an agreement with the New York State Division of Criminal Justice Services for the receipt and use of \$49,600 for the Motor Vehicle Theft and Insurance Fraud Prevention (MVTIFP) grant, and amending the 2017-18 Budget of the Police Department by \$29,600 to reflect a portion of this grant.

This award, for the reduction of auto theft and insurance fraud, will provide overtime in the amount of \$43,500 to support Police Department deployment in high-theft areas and increased investigations of insurance fraud. The grant also provides \$4,100 for an alarm system and \$2,000 to train police officers in specialized anti-theft techniques and technology. This grant does not cover fringe which is estimated at \$14,190.

The previous MVTIFP award was authorized by City Council in October 2016 (Ord. No. 2016-352). The term of this agreement is for one year, January 1 through December 31, 2018.

Respectfully submitted,

Lovely A. Warren
Mayor



406

Ordinance No.

Authorizing an agreement and funding for the Motor Vehicle Theft and Insurance Fraud Prevention 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 agreement with the New York State Division of Criminal Justice Services for receipt and use of grant funds for the Motor Vehicle Theft and Insurance Fraud Prevention program in the amount of \$49,600. The term of this agreement shall be January 1, 2018 through December 31, 2018.

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

Section 3. Ordinance No. 2017-154, the 2017-18 Budget of the City of Rochester, as amended, is hereby further amended by increasing the revenue estimates and appropriations to the Rochester Police Department by the sum of \$29,600, which amount is hereby appropriated from funds to be received under the grant agreement authorized herein.

Section 4. This ordinance shall take effect immediately.



City of Rochester

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PUBLIC SAFETY, YOUTH & RECREATION INTRODUCTORY NO.

407

18

Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – Public Safety Psychology,
PLLC, Pre-Employment Psychological
Testing

Transmitted herewith for your approval is legislation establishing \$90,000 as maximum annual compensation for an agreement with Public Safety Psychology, PLLC, Albany, New York, to provide clinical services for pre-employment psychological testing of new hires for the Rochester Police Department (RPD) and the Emergency Communications Department (ECD). The annual cost of the agreement will be funded from the 2017-18 Budgets of RPD (\$60,000) and ECD (\$30,000). The term of this agreement will be December 1, 2017 through November 30, 2018, with the option to renew for four, one-year terms.

Public Safety Psychology, a board-certified specialist in police and public safety psychology, will provide pre-employment psychological evaluations for candidates who are in the process to be hired by RPD and ECD. Evaluations will include a variety of written tests, a background questionnaire, and a personal interview. Public Safety Psychology will then provide a written report detailing the suitability of the candidate.

The consultant was selected through a request for proposals process, as described in the attached summary.

Respectfully submitted,

Lovely A. Warren
Mayor



Vendor / Consultant Selection Process Summary

Department **ECD/RPD**

Project / Service sought **Pre-employment psychological testing**

Consultant Selected: Public Safety Psychology, PLLC

Method of selection: X Request for Proposal [*Complete 1-6*]

_____ Request for Qualifications [*Complete 1-6*]

_____ From the NY State Department of Transportation list of pre-approved regional engineering firms [*Complete 4-5*]

1. Date RFP / RFQ issued (and posted on City web site)

May 2, 2017

2. The RFP / RFQ was also sent directly to:

- Clinical & Forensic Psychology Services, PLLC, Penfield, NY
- Clinical, Police, & Forensic Psychological Services PLLC, Yorktown Heights, NY
- Law Enforcement Psychological Associates, Rochester, 14623
- Public Safety Psychology, PLLC, Albany, NY
- University of Rochester, Rochester, 14623

3. Proposals were received from

FIRM

Law Enforcement Psychological Associates

Public Safety Psychology, PLLC

City/ST

Rochester, 14623

Albany, NY

4. Evaluation criteria

| Criteria | Weighting | Points possible | Points received by FIRM |
|---|------------------|------------------------|--------------------------------|
| Experience w/pre-employment evaluations for law enforcement/911 | 1 | 5 | 5 |
| <i>References</i> | 1 | 5 | 5 |
| <i>Qualifications of Service Manager</i> | 1 | 5 | 5 |
| <i>Qualifications of Staff</i> | 1 | 5 | 3 |
| <i>Completeness of Proposal</i> | 1 | 5 | 3 |
| <i>Reasonableness of Cost</i> | 1 | 5 | 4 |
| <i>Approach to responding to "adverse impact" testing results</i> | 1 | 5 | 2 |
| <i>Experience with large numbers of evaluations</i> | 1 | 5 | 5 |
| <i>Professional experience with local Governments</i> | 1 | 5 | 4 |
| <i>Experience in providing court testimony</i> | 1 | 5 | 1 |

| Criteria | Weighting | Points possible | Points received by FIRM |
|--|------------------|------------------------|--------------------------------|
| <i>Management of Process/Administration/ Logistics</i> | 1 | 5 | 3 |
| <i>Detail and Quality of Written Report</i> | 2 | 10 | 6 |
| <i>Location within City of Rochester</i> | 2 | 10 | 2 |
| <i>M/WBE</i> | 2 | 10 | 2 |
| TOTAL | | 85 | 50 |

- 5. Review team included staff from:** Dept/Bureau (#) Dept/Bureau (#) Dept/Bureau (#)
 Department of Human Resource Management – 2
 Emergency Communications Department – 2
 Rochester Police Department/Administration – 6
- 6. Additional considerations/explanations [if applicable; e.g. interviews; demonstrations]**
 N/A

Ordinance No.

Authorizing a professional services agreement for pre-employment psychological testing

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

Section 1. The Mayor is hereby authorized to enter into a professional services agreement in the maximum annual amount of \$90,000 with Public Safety Psychology, PLLC to provide clinical services for pre-employment psychological testing of new hires for the Rochester Police Department (RPD) and the Emergency Communications Department (ECD). The term of the agreement shall be December 1, 2017 through November 30, 2018 with the option to renew for up to four additional one year periods. The cost for the agreement shall be funded from the 2017-18 Budget of RPD (\$60,000) and 2017-18 Budget of ECD (\$30,000) and funding for any renewal periods shall be from future budgets of RPD and ECD, contingent upon approval.

Section 2. This 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

PUBLIC SAFETY, YOUTH & RECREATION INTRODUCTORY NO.

408

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Lovely A. Warren
Mayor

October 26, 2017

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – Monroe County, Grant for
Improving the Criminal Justice Response to Sexual
Assault, Domestic Violence, Dating Violence and
Stalking

Council Priority: Public Safety

Transmitted herewith for your approval is legislation authorizing an agreement with Monroe County for the receipt and use of the US Department of Justice, Office on Violence Against Women, Grant for Improving the Criminal Justice Response to Sexual Assault, Domestic Violence, Dating Violence and Stalking (SADVS) in the amount of \$111,890 and amending the 2017-18 Budget of the Police Department (\$5,400) and Undistributed Expenses (\$1,800) for overtime and associated fringe costs, respectively. The term of this agreement is October 1, 2017 through September 30, 2020.

Monroe County received \$750,000 from US Department of Justice for the SADVS program to implement a comprehensive collaborative among agencies dealing with domestic violence. This collaborative, including RPD, previously received domestic violence funding from the federal government during the period 2014 - 2017 under the Grants to Encourage Arrest initiative, that ended on September 30, 2017.

The funds will be used to support the salary and fringe benefits of a part-time staff member in Family and Victims Services Section who will work with other members of RPD assigned to this grant to provide enhanced domestic violence victim services. The grant will also support the cost of overtime and associated fringe benefits for the Domestic Violence Response Team, comprised of police officers and police supervisors as needed, to respond to targeted domestic violence situations.

RPD is one of the founding members of the Rochester/Monroe County Domestic Violence Consortium, which has been active for over 25 years.

Respectfully submitted,

Lovely A. Warren
Mayor



Ordinance No.

Authorizing an agreement with the County of Monroe for the Grant for Improving the Criminal Justice Response to Sexual Assault, Domestic Violence, Dating Violence and Stalking

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 County of Monroe for receipt and use of funding from the U.S. Department of Justice, Violence against Women, Grant for Improving the Criminal Justice Response to Sexual Assault, Domestic Violence, Dating Violence and Stalking in the amount of \$111,890. The agreement shall have a term of October 1, 2017 through September 30, 2020.

Section 2. The agreement shall contain such additional terms and conditions as the Mayor deems to be appropriate. The Mayor is hereby authorized to execute such other documents as may be necessary for the City to participate in and administer the use of the grant funds authorized herein.

Section 3. Ordinance No. 2017-154, the 2017-18 Budget of the City of Rochester, as amended, is hereby further amended by increasing the revenue estimates and appropriations to the Budget of the Rochester Police Department by the sum of \$5,400 and the Budget of Undistributed expenses by \$1,800 for funds received under the grant agreement authorized herein.

Section 4. This ordinance shall take effect immediately.