



**City of Rochester**

City Hall Room 308A, 30 Church Street  
Rochester, New York 14614-1290  
[www.cityofrochester.gov](http://www.cityofrochester.gov)

**PARKS & PUBLIC WORKS  
INTRODUCTORY NO.**

**160**

**Malik D. Evans**  
Mayor

DES01

May 2, 2023

TO THE COUNCIL

Ladies and Gentlemen:

Re: Amendatory Agreement- Stantec Consulting Services, Inc. – Erie Harbor Enhancements Phase II Project

Council Priority: Creating and Sustaining a Culture of Vibrancy

Comprehensive Plan 2034 Initiative Area:  
Sustaining Green & Active Systems

Transmitted herewith for your approval is legislation related to the Erie Harbor Enhancements Phase II project. This legislation will:

1. Appropriate \$425,289 in anticipated reimbursements from New York State Department of State (NYS DOS) to partially finance final design, construction administration, and construction for the project; and,
2. Authorize an amendatory agreement with Stantec Consulting Services, Inc. (James R. Hofmann, Jr., C.E.O., 61 Commercial Street, Suite 100, Rochester, New York) to provide final design and construction administration services for the project. The original agreement authorized in Ordinance No. 2017-136 and as amended in Ordinance Nos. 2019-89 and 2022-215 established maximum compensation of \$715,000. This amendment shall increase the maximum compensation provided under the existing agreement by \$30,000 to a new total of \$745,000. The amendatory agreement shall be funded with \$15,000 from NYSDOS funds appropriated herein and \$15,000 in 2022-23 Cash Capital; and,
3. Authorize an amendatory agreement with Ravi Engineering and Land Surveying, P.C. (Nagappa Ravindra, C.E.O., 2110 S. Clinton Avenue, Suite 1, Rochester, New York) to provide additional resident project representation services (RPR) for the project. The original agreement authorized in Ordinance No. 2022-51 established maximum compensation of \$500,000. This amendment shall increase the maximum compensation provided under the existing agreement by \$60,000 to a new total of \$560,000. The amendatory agreement shall be funded with 2020-21 Cash Capital.

The project will rehabilitate Genesee Gateway Park and the Genesee Riverway Trail within the project area to provide sightlines and access to the waterfront and trail system, enhance public recreational use of the parkland, and provide direct public recreational use of the Genesee River for non-motorized hand carried watercraft.

Concurrent with the design of the project, the City received an additional grant through the Environmental Protection Fund Local Waterfront Revitalization Program as administered through NYSDOS. The grant will fund the design and construction administration of a new parking lot and related infrastructure to support the car-top boat launch and park improvements currently under construction.



The project will be funded as follows:

Source of Funds	Design	Construction	RPR	Contingency	Total
NYSDOS Grant appropriated herein	15,000	0	0	410,289	\$425,289
NYSDOS Grant appropriated Ordinance 2022-215	42,211	0	0	0	\$42,211
2022-23 Cash Capital	22,449	0	0	60,051	\$82,500
ARPA funds appropriated Ordinance No. 2022-76	0	1,000,000	0	0	\$1,000,000
Bonds appropriated Ordinance No. 2022-77	0	1,250,000	0	0	\$1,250,000
RG&E grant appropriated Ordinance No. 2022-51	20,000	200,000	0	0	\$220,000
ROC the Riverway/URI funds appropriated Ordinance No. 2019-89	350,000	1,490,000	160,000	0	\$2,000,000
2016-17 Cash Capital	100,000	0	0	0	\$100,000
2017-18 Cash Capital	0	1,800	0	0	\$1,800
NYSDOS Grant appropriated Ordinance 2017-136	100,000	0	0	0	\$100,000
NYSDOS Grant Appropriated Ordinance No. 2019-89	0	726,250	123,750	0	\$850,000
Bonds appropriated Ordinance No. 2019-90	95,340	598,410	156,250	0	\$850,000
2020-21 Cash Capital	0	151,001.27	120,000	128,998.73	\$400,000
Total	\$745,000	\$5,417,461.27	\$560,000	\$599,338.73	\$7,321,800

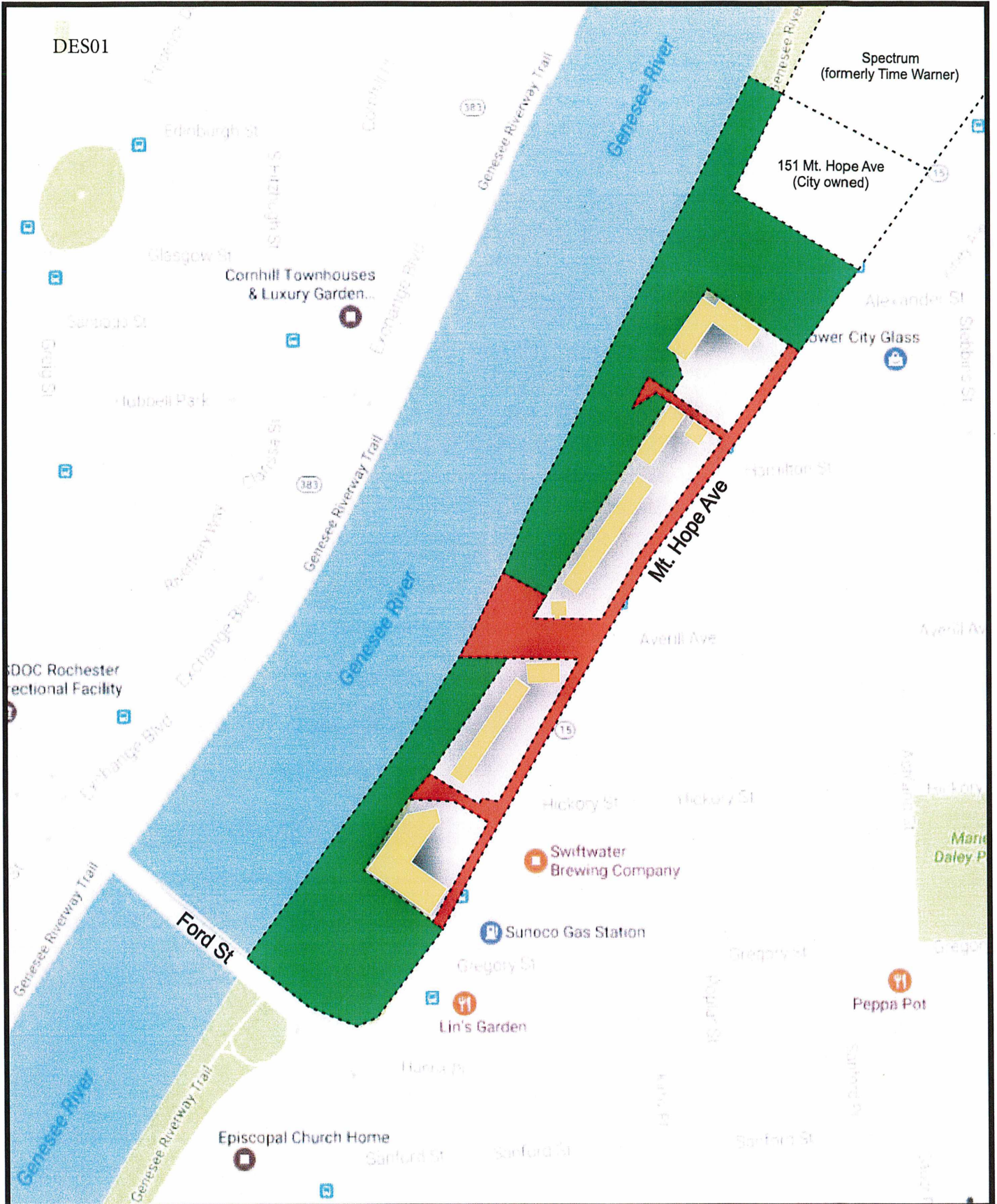
The construction of the project began in summer 2022 and is anticipated to be completed in summer 2023.

The additional funding for the project will result in the creation and/or retention of the equivalent of 4.6 full-time jobs.

The term of the agreements shall be changed to extend until three (3) months after the completion of the two (2) year guarantee inspection of the project.

Respectfully submitted,

Malik D. Evans  
Mayor



# ERIE HARBOR ENHANCEMENTS PHASE II

City Project I.D. #17307

NYSDOS Contract #C1000714

 Phase I Limits  
(completed 2012)

 Phase II Limits

 Erie Harbor Apartments



**INTRODUCTORY NO.****160**

Ordinance No.

**Appropriating funds and authorizing amendatory agreements for the Erie Harbor Enhancements Phase II Project**

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

Section 1. The sum of \$425,289 in anticipated reimbursements from the New York State Department of State (NYSDOS), through its Environmental Protection Fund Local Waterfront Revitalization Program, is hereby appropriated to fund a portion of the final design, construction administration and construction of the Erie Harbor Enhancements Phase II Project (Project).

Section 2. The Mayor is hereby authorized to enter into an amendatory agreement with Stantec Consulting Services, Inc. to provide final design and construction administration services for the Project. The amendatory agreement shall amend the existing agreement that was authorized by Ordinance No. 2017-136 and amended by Ordinance No. 2019-89, Ordinance No. 2022-51 and Ordinance No. 2022-215 to provide such final design and construction administration services and to increase the maximum compensation by \$30,000 to a new total of \$745,000. The amendatory compensation shall be funded in the amounts of \$15,000 from the NYSDOS funds appropriated in Section 1 herein and \$15,000 from 2022-23 Cash Capital. The term of the amendatory agreement shall continue to three months after the completion of the two-year guarantee inspection of the Project.

Section 3. The Mayor is hereby authorized to enter into an amendatory professional services agreement with Ravi Engineering and Land Surveying, P.C., Inc. to provide additional resident project representation services for the Project. The amendatory agreement shall amend the existing agreement authorized by Ordinance No. 2022-51 to increase the maximum compensation by \$60,000 to a new total of \$560,000. The amendatory compensation shall be funded in the amount \$60,000 from 2020-21 Cash Capital.

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

Section 5. This ordinance shall take effect immediately.



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**PARKS & PUBLIC WORKS  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

161

DES02

May 2, 2023

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – SWBR Architecture, Engineering &  
Landscape Architecture, D.P.C. –  
Martin Luther King Jr. Memorial Playground  
Renovation

Comprehensive Plan 2034 Initiative Area:  
Sustaining Green & Active Systems

Transmitted herewith for your approval is legislation related to the Martin Luther King Jr. Memorial Playground Renovation.

1. Amend Section 1 of Ordinance No. 2021-215 to amend the list of Community Development Block Grant (CDBG) assisted projects to include the Martin Luther King Jr. Memorial Playground Renovation Project; and,
2. Establish \$280,000 as maximum compensation for a professional services agreement with SWBR Architecture, Engineering & Landscape Architecture, D.P.C. (Thomas Gears, C.E.O., 387 East Main Street, Suite 500, Rochester, New York) for design services for the project. The cost of the agreement will be financed with \$225,000 from Community Development Block Grant (CDBG) funds appropriated in Ordinance No. 2021-215 and \$55,000 of 2022-23 Cash Capital.

The project includes the renovation of the existing playground and adjacent park spaces at Martin Luther King Jr. Memorial Park. The playground, last renovated in 2004, has reached the end of its useful life and is in need of significant renovation. Portions of the playground are presently closed to the public due to failed safety surfacing and damaged / broken play fetaures. The Consultant will provide preliminary design, final design, and construction administration services to enhance the usability, functionality, safety and accessibility of the playground for all users.

SWBR Architecture, Engineering & Landscape Architecture, D.P.C. was selected for design services through a request for proposal process, which is described in the attached summary.

This proposed legislation has been developed by the Department of Environmental Services (DES) in collaboration with the Department of Recreation and Human Services (DRHS).

Design will commence in summer of 2023 with construction anticipated to begin in summer 2024. The project will result in the creation and/or retention of the equivalent of 3.0 full-time jobs.

The term of the agreement shall extend until three (3) months after the completion of the (2) two year guarantee inspection of the project.

Respectfully submitted,

Malik D. Evans  
Mayor



### Vendor / Consultant Selection Process Summary

**Department:** DES/ Bureau of Architecture and Engineering  
**Project / Service Sought:** Martin Luther King Jr. Memorial Playground Renovation  
**Consultant Selected:** SWBR  
**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 issued** (and posted on City web site): February 3, 2023
2. **The RFP was also sent directly to:** List of 16 local landscape architecture firms
3. **Proposals were received from**

<u>FIRM</u>	<u>Address</u>	<u>City/ST</u>
Barton & Loguidice	11 Centre Park, Suite 203	Rochester, NY
Fisher Associates	180 Charlotte Street	Rochester, NY
SWBR	387 East Main Street	Rochester, NY
Stantec	60 Commercial St, Ste 100	Rochester, NY

#### 4. Evaluation criteria

<u>Criteria</u>	<u>Weighting</u>	<u>Points possible</u>	<u>Average Points received by SWBR</u>
Technical Proposal	40%	40	37
Team Qualifications	50%	50	40
Firm Qualifications	10%	10	8
<b>TOTAL</b>		<b>100</b>	<b>85</b>

#### Bonus Criteria

City business	10% of total=	10
M/WBE firm	10% of total=	0
M/WBE utilization	5%-10% of total=	10
Minority Workforce	10% of total=	10

**TOTAL RATING WITH BONUS = 115**

5. **Review team included staff from:** DES/Architecture & Engineering (3), DRHS/Recreation (2)

6. **Additional considerations/explanations:** All of the firms completed the workforce goals and M/WBE forms, all four met the M/WBE goals, only three met the workforce goals. None of the Prime firms were M/WBE.

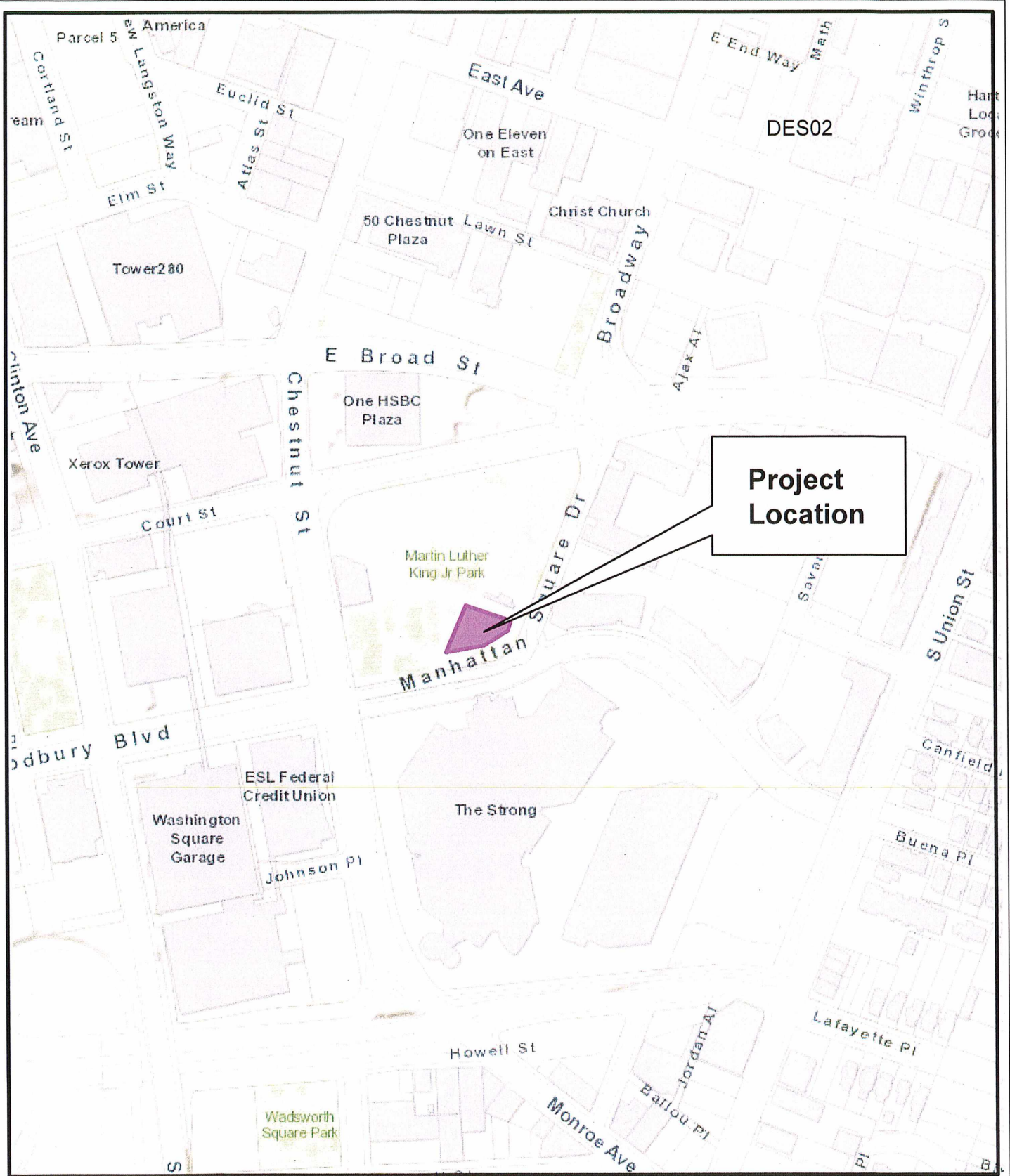
7. MWBE Officer has reviewed the recommended firm's proposal for meeting MWBE and Workforce goals. MWBE Officer Initials: *cmj* Date: *3/21/23*

MLK Jr. Memorial Playground Renovation  
Mailing to Firms Re: RFP

DES02

Title	First Name	Last Name	Suffix	Company Name	Address Line 1	Address Line 2	City	State	ZIP Code
Ms.	Nicole	Cleary	RLA	Barton & Loguidice	11 Centre Park	Suite 203	Rochester	NY	14614
Mr.	Andrew	Raus	AICP	Bergmann Associates, PC	280 E. Broad Street	Suite 200	Rochester	NY	14604
Mr.	Seth	Kaeuper		C&S Companies	150 State Street	Suite 120	Rochester	NY	14614
Mr.	Frank	DelSignore	P.E.	CHA Consulting, Inc.	16 W. Main Street	Powers Building, Suite 83	Rochester	NY	14614-1607
Mr.	Daniel D.	Duprey	Jr., P.E.	Clark Patterson Lee Associates	205 St. Paul Street	Suite 500	Rochester	NY	14604
Ms.	Sarah	Costich King	RLA	Costich Engineering, Land Surveying & Landscape Architecture, PC	217 Lake Avenue		Rochester	NY	14608
Mr.	Andy	Britton	RLA	EDR	274 North Goodman Street		Rochester	NY	14607
Ms.	Emily M.	Smith	P.E.	Fisher Associates	180 Charlotte Street		Rochester	NY	14607
Mr.	Thomas	Wolanski	P.E.	GPI/Greenman-Pedersen, Inc	150 State Street	Suite 100	Rochester	NY	14614
Mr.	Sean	Phelan		Hunt Engineers, Architects & Land Surveyors	4 Commercial Street	Suite 300	Rochester	NY	14614
Mr.	Doug	McCord	RLA	LaBella Associates	300 State Street	Suite 201	Rochester	NY	14614
Mr.	Jess	Sudol	P.E.	Passero Associates	242 W. Main Street	Suite 100	Rochester	NY	14614
Mr.	Ryan	Kelly	RLA	RPK Landscape Architecture	50 University Avenue	Suite 2	Rochester	NY	14605
Mr.	James R.	Hofmann	Jr., P.E.	Stantec Consulting Services, Inc.	61 Commercial Street	Suite 100	Rochester	NY	14614
Ms.	Lisa	Fingar		SWBR	387 E. Main Street	Suite 500	Rochester	NY	14604
Mr.	Robert	Radley		TY Lin International Co.	255 East Avenue		Rochester	NY	14604





**Project Location**

# MLK Jr. Memorial Park Playground Renovation

## Project Location Map



Map Not To Scale

## INTRODUCTORY NO.

161

Ordinance No.

**Amending an ordinance and authorizing an agreement relating to the Martin Luther King Jr. Memorial Playground Renovation**

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

Section 1. Section 1 of Ordinance No. 2021-215, is hereby amended to fund design services for the Martin Luther King Jr. Memorial Playground Renovation (the Project), as follows:

Section 1. The sum of \$1,050,000 is hereby appropriated from the DRYS Play Apparatus allocation of the 2020-21 Annual Action Plan to fund infrastructure and playground improvements at various locations including but not limited to the Troup Street Playground, the Edgerton Playground and the Maplewood Playground and for design of the Martin Luther King Jr. Memorial Playground Renovation.

Section 2. The Mayor is hereby authorized to enter into a professional services agreement with SWBR Architecture, Engineering & Landscape Architecture, D.P.C. to provide design services for the Project. The maximum compensation for the agreement shall be \$280,000. Of that amount, \$225,000 shall be funded from a portion of the \$1,050,000 DRYS Infrastructure – Play Apparatus project allocation of the 2020-21 Annual Action Plan appropriated to the Project in Section 1 herein. The remainder, \$55,000, shall be funded from 2022-23 Cash Capital. The term of the agreement shall extend to three months after completion of the two-year guarantee inspection of the Project.

Section 3. The agreement shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 4. This ordinance shall take effect immediately.

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162

DES03

May 2, 2023

TO THE COUNCIL

Ladies and Gentlemen:

Re: Community Development Block Grant (CDBG),  
Playground Resurfacing Project

Comprehensive Plan 2034 Initiative Area:  
Sustaining Green & Active Systems

Transmitted herewith for your approval is legislation related to the appropriation of Community Development Block Grant (CDBG) funds for Playground Resurfacing Project. This legislation will:

1. Amend Section 1 of Ordinance No. 2021-215 to amend the list of Community Development Block Grant (CDBG) assisted projects to include the Playground Resurfacing Project; and,
2. Amend Section 1 of Ordinance No. 2022-107 to amend the list of CDBG assisted projects to include the Playground Resurfacing Project; and,
3. Reappropriate \$6,932.19 of unspent CDBG funds from the DRYS Infrastructure – Play Apparatus allocation of the 2018-19 Annual Action Plan, previously authorized by Ordinance No. 2019-91 for continued use in the construction for the project; and,
4. Reappropriate \$7,545 of unspent CDBG funds from the DRYS Infrastructure – Play Apparatus allocation of the 2019-20 Annual Action Plan, previously authorized by Ordinance No. 2020-109 for continued use in the construction for the project; and,
5. Reappropriate \$9,854.60 of unspent CDBG funds from the DRYS Infrastructure – Play Apparatus allocation of the 2019-20 Annual Action Plan, previously authorized by Ordinance No. 2021-151 for continued use in the construction for the project; and,
6. Authorize an amendatory professional services agreement with Ravi Engineering and Land Surveying, P.C. (Nagappa Ravindra, C.E.O., 2110 S. Clinton Avenue, Suite 1, Rochester, New York) for RPR services for the Playground Resurfacing Project. The original agreement for \$75,000 was authorized by Ordinance No. 2022-107. This amendment will increase the maximum compensation by \$85,000 to a maximum total of \$160,000. The cost of the amendatory agreement will be financed with \$25,000 CDBG funds appropriated in Ordinance No. 2022-107 and \$60,000 of 2022-23 Cash Capital.

The project includes, but is not limited to the replacement of fibar mulch play surfacing with rubberized surfacing with concrete curb surround at four playground sites. The sites may include Carter Street R-Center Playground, Gantt R-Center Playground, JR Wilson Playground, and Grand Avenue Playground.

Ravi Engineering & Land Surveying, P.C. was selected for RPR services based on its familiarity with CDBG funded playground projects and the ability to work with in-house staff on playground projects for greater efficiency.

Construction of the project is anticipated to begin in summer 2023 with substantial completion in fall 2023. The newly appropriated CDBG funding will result in the creation and/or retention of the equivalent of 8.5 full-time jobs.



This proposed legislation has been developed by the Department of Environmental Services (DES) in collaboration with the Department of Recreation and Human Services (DRHS).

The term of the agreement shall extend until three (3) months after the completion of the two (2) year guarantee inspection of the project.

Respectfully submitted,



Malik D. Evans  
Mayor

## NO RFP JUSTIFICATION STATEMENT

### Awarding a Professional Services Agreement Without a Request for Proposals

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

1. To City Council as an attachment to the transmittal letter for any PSA that exceeds \$20,000, and
2. To the contract record when entered in Munis.

**Department:** Environmental Services **Services(s):** Resident Project Rep. (RPR)

**Project:** Playground Resurfacing PC#22343

**Vendor/Consultant selected:** Ravi Engineering & Land Surveying, P.C.

**How was the vendor selected?** From a list a prequalified Consultants

**Why was no RFP issued for this service?**

- The Consultant has familiarity with CBDG funded playground projects such as Bronson Park improvements and Don Samuel Torres Park improvements. This will provide for greater efficiency in the execution of the project and coordination with City staff and other stakeholders. The Consultant also has the only known certified playground safety specialist (inspector) on staff who has worked successfully on various recent City projects. The Consultant is also a NYS Certified Minority Business Enterprise (MBE) and under contract for other City projects with similar scope of services.
- The time to RFP the project is limited and would provide challenges in starting & finishing the project on time (2023 season).

**Compensation:** \$85,000

**How was this determined?** This was the available funding for the project and the Consultant has agreed to work within this budget to the best of their ability. This funding will be added to a current contract for \$75,000 authorized under Ordinance 2022-107.

**The MWBE Officer has reviewed the proposed Agreement for MWBE and Workforce goals.** MWBE Officer Initials: *awj* Date: *3/21/23*



Signature: Department Head

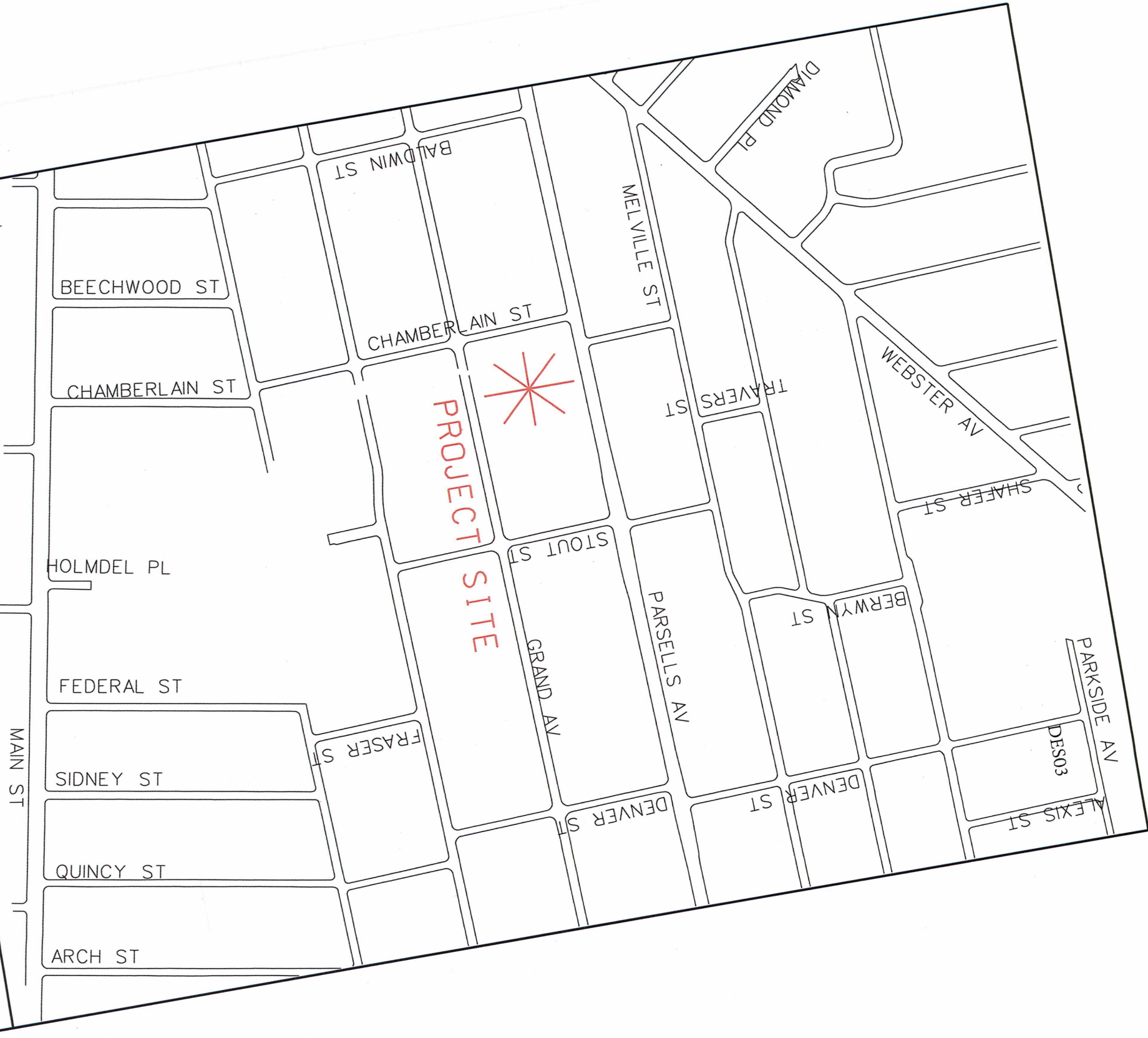
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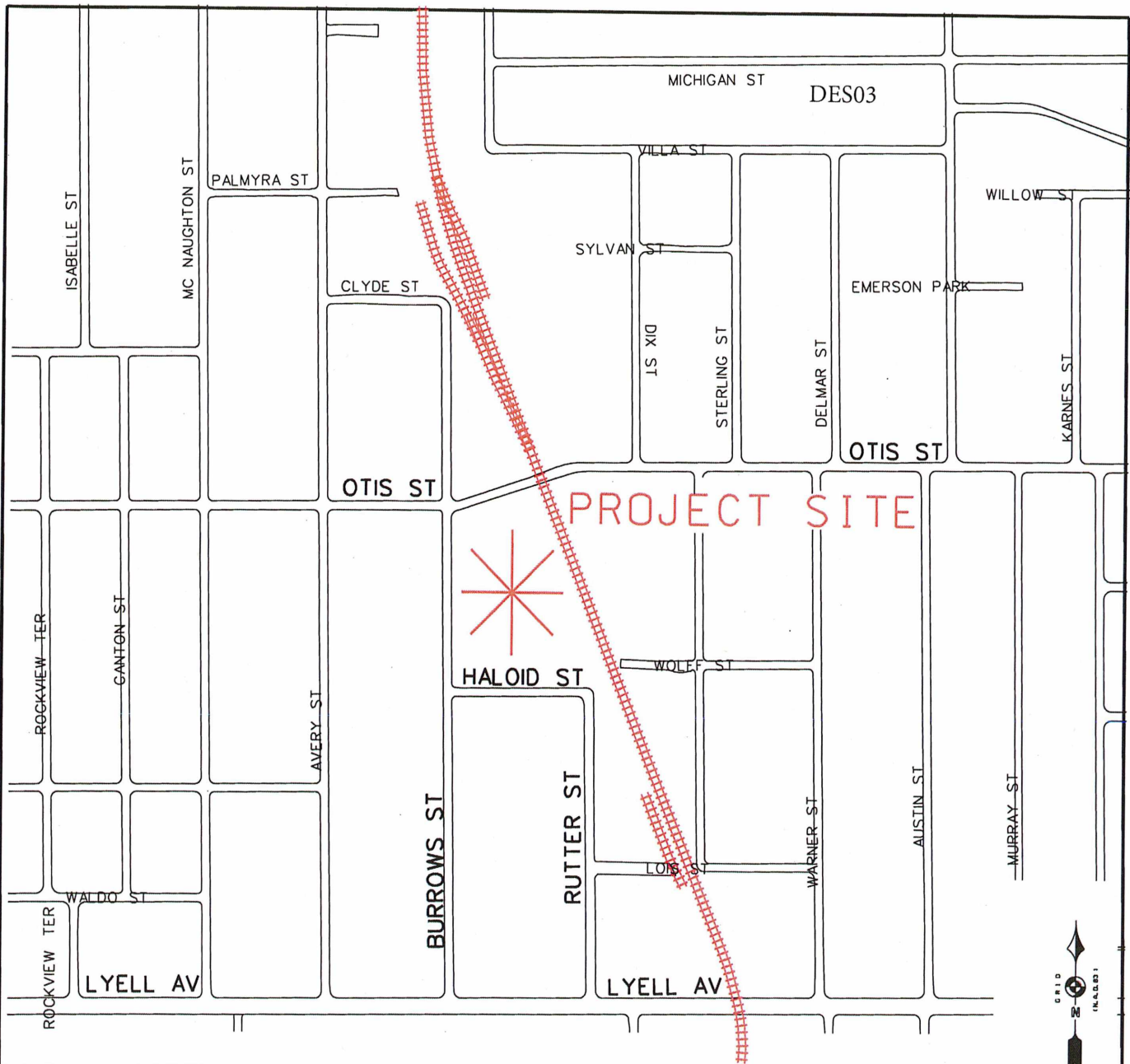
Date



# CARTER STREET PLAYGROUND LOCATION PLAN

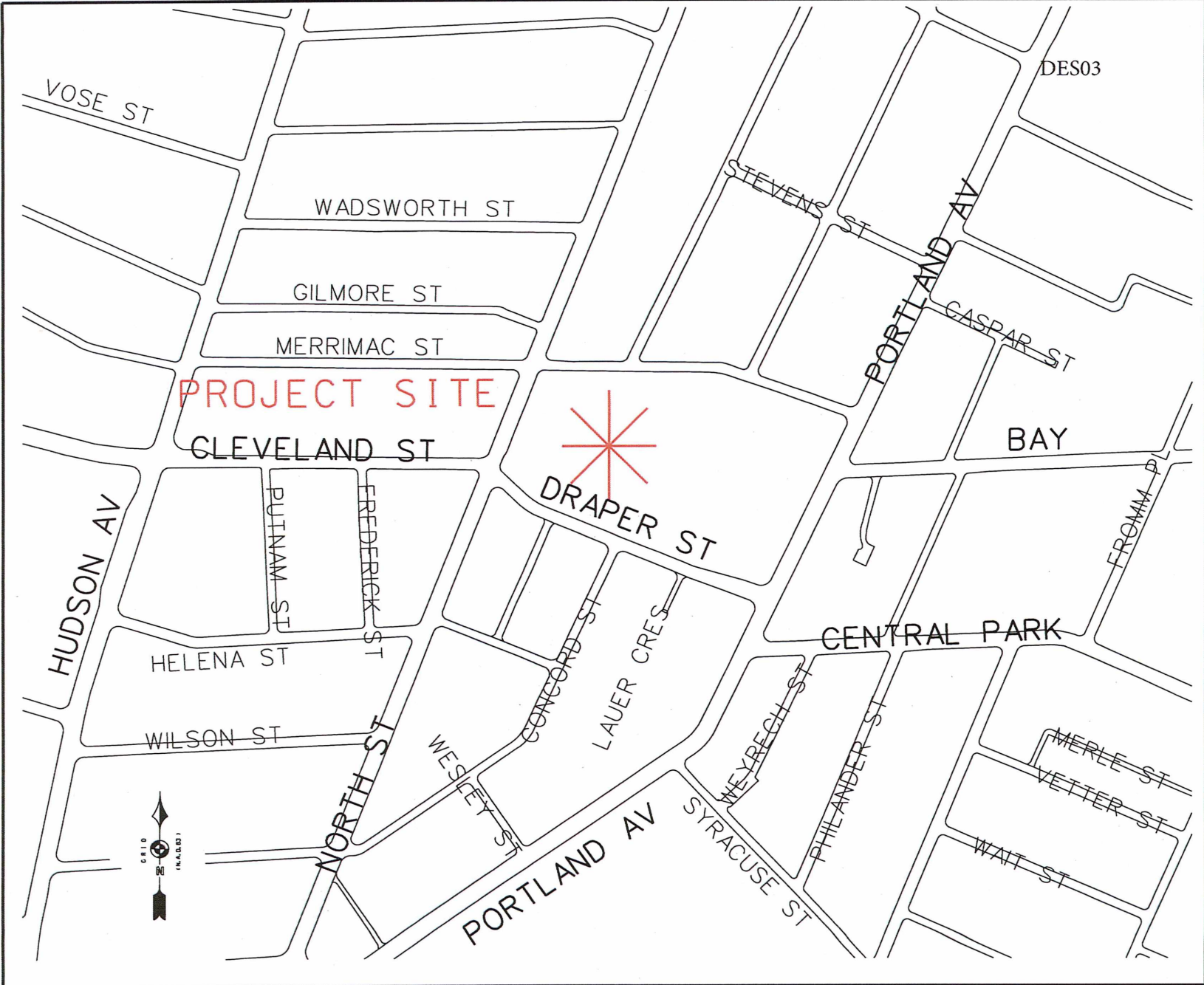
# GRAND AVE. PLAYGROUND LOCATION PLAN





# JR WILSON PLAYGROUND LOCATION PLAN





**GANTT CENTER PLAYGROUND LOCATION PLAN**

162

Ordinance No.

**Amending ordinances, appropriating unspent playground funding and amending an agreement for the Playground Resurfacing Project**

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

Section 1. Section 1 of Ordinance No. 2021-215, as amended by Ordinance No. [Council staff to fill in the Ordinance No. for DES #1 regarding MLK Park, once adopted], is hereby amended to fund the Playground Resurfacing Project to replace with rubberized surfacing material and surrounding concrete curbs the existing surfaces of the playgrounds at the Carter Street and Gantt R-Centers and the JR Wilson and Grand Avenue Playgrounds (the Project), as follows:

Section 1. The sum of \$1,050,000 is hereby appropriated from the DRYS Play Apparatus allocation of the 2020-21 Annual Action Plan to fund infrastructure and playground improvements at various locations including but not limited to the Troup Street Playground, the Edgerton Playground and the Maplewood Playground, ~~and~~ and for design of the Martin Luther King Jr. Memorial Playground Renovation, and for the rubberized resurfacing and concrete curbing of playgrounds at the Carter Street and Gantt R-Centers and the JR Wilson and Grand Avenue Playgrounds.

Section 2. Section 1 of Ordinance No. 2022-107, Authorizing an appropriation and agreement for Bronson Avenue Playground improvements, is hereby amended to fund the Project, as follows:

Section 1. The Council hereby appropriates \$1,000,400 in Community Development Block Grant (CDBG) funds from the Project No. 17 allocation for DRHS– Play Apparatus in the 2021-22 Annual Action Plan to fund improvements to the Bronson Avenue Playground and the rubberized resurfacing and concrete curbing of playgrounds at the Carter Street and Gantt R-Centers and the JR Wilson and Grand Avenue Playgrounds (the Project).

Section 3. The Council hereby appropriates to the Project \$6,932.19 left unspent from the following funding sources previously appropriated by Ordinance No. 2019-91 to improvements to the 4th Street and Peck Street Park playground, the Tacoma Park playground and Don Samuel Torres Park: \$300,000 from the DRYS Infrastructure – Play Apparatus project allocation of the 2017-18 Annual Action Plan and \$616,588 from the DRYS Infrastructure – Play Apparatus project allocation of the of the 2018-19 Annual Action Plan.

Section 4. The Council hereby appropriates to the Project \$7,545 left unspent from the following funding source previously appropriated to improvements at Don

Samuel Torres Park by Ordinance No. 2020-109 and at the Merriman Playground by Section 2 of Ordinance No. 2021-151: \$300,000 from the DRYS Infrastructure – Play Apparatus project allocation of the 2019-20 Annual Action Plan.

Section 5. The Council hereby appropriates to the Project \$9,854.60 left unspent from the following funding source previously appropriated by Section 1 of Ordinance No. 2021-151 to improvements at Don Samuel Torres Park, Merriman Playground, Troup Street Playground and Edgerton Playground: \$470,461 from the DRYS Infrastructure – Play Apparatus project allocation of the 2019-20 Annual Action Plan.

Section 6. The Mayor is hereby authorized to enter into an amendatory professional services agreement with Ravi Engineering and Land Surveying, P.C., Inc. to provide resident project representation services (RPR) for the Project. The amendatory agreement shall amend the existing agreement authorized by Ordinance No. 2022-107 to add RPR services for the Project to the scope of work and to increase the maximum compensation by \$85,000 to a new total of \$160,000. The funding of the amendatory compensation shall include \$25,000 from a portion of the \$1,000,400 DRYS Infrastructure – Play Apparatus project allocation of the 2021-22 Annual Action Plan appropriated to the Project in Section 2 herein. The remainder of the amendatory compensation shall be funded in the amount \$60,000 from 2022-23 Cash Capital.

Section 7. The amendatory agreement shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 8. This ordinance shall take effect immediately.

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**PARKS & PUBLIC WORKS  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

163

DES04

May 2, 2023

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – Arcadis of New York, Inc.,  
Humboldt Recreation Center Water Park  
Improvements

Council Priority: Jobs and Economic Development

Comprehensive Plan 2034 Initiative Area:  
Sustaining Green and Active Systems

Transmitted herewith for your approval is legislation related to the Humboldt Recreation Center Water Park Improvements project. This legislation will establish \$80,000 as maximum compensation for a professional service agreement with Arcadis of New York, Inc., (John M. McCarthy, C.E.O., 100 Chestnut Street, Suite 1020, Rochester, New York) for Resident Project Representative (RPR) Services for the Humboldt Recreation Center Water Park Improvements project. The cost of the agreement will be financed with American Rescue Plan Act (ARPA) funds as appropriated in Ordinance No. 2022-312.

The Humboldt Recreation Center Water Park Improvements project will include, but is not limited to improvements to the existing splash pad at the Humboldt Street Recreation Center. The project includes new water lines, spray features, splash pad hardscapes, electrical control systems and a new utility vault. The improvements will significantly upgrade the park's infrastructure and streamline future maintenance efforts.

Arcadis was selected for RPR services through a request for proposal process, which is described in the attached summary.

It is anticipated that construction will begin in summer 2023 with scheduled completion in fall 2023. The project will result in the creation and/or retention of the equivalent of 0.87 full-time jobs.

The term of the agreement shall extend through September 30, 2024, in order to allow time to repurpose any remaining ARPA funds, if available, from this project into another while meeting the guidelines for ARPA funding.

Respectfully submitted,

Malik D. Evans  
Mayor



**Vendor / Consultant Selection Process Summary**

**Department** ENVIRONMENTAL SERVICES  
**Project / Service Title:** HUMBOLDT RECREATION CENTER  
 WATER PARK IMPROVEMENTS / RPR SERVICES  
**Consultant Selected:** ARCADIS OF N.Y., INC.  
**Method of selection:** X Request for Proposal [*Complete 1-7*]  
 \_\_\_\_\_ Request for Qualifications [*Complete 1-7*]  
 \_\_\_\_\_ From the NY State Department of Transportation list of pre-approved regional engineering firms [*Complete 4-7*]

**1. Date RFP / RFQ issued:** MARCH 6, 2023

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

Arcadis of N.Y	Rochester, NY 14604
Barton & Loguidice, DPC	Rochester, NY 14614
Bergmann Associates	Rochester, NY 14604
C&S Companies	Rochester, NY 14614
CHA Consulting, Inc.	Rochester, NY 14614
Clark Patterson Lee (CPL)	Rochester, NY 14604
DiDonato Associates	Buffalo, NY 14203
Erdman Anthony	Rochester, NY 14620
Fisher Associates	Rochester, NY 14607
Greenman-Pedersen, Inc. (GPI)	Rochester, NY 14604
Hunt Engineers, DPC	Rochester, NY 14614
Kubit Engineering, PLLC	Tonawanda, NY 14120
LaBella Associates, DPC	Rochester, NY 14614
LaLand Baptiste, LLC	Rochester, NY 14614
Larsen Engineers	Rochester, NY 14623
Liro Engineers	Rochester, NY 14614
Joseph C. Lu Engineers, PC	Rochester, NY 14604
Passero Associates	Rochester, NY 14614
Popli Design Group	Penfield, NY 14526
Prudent Engineering, LLP	Rochester, NY 14614
Ravi Engineering & LS, PC	Rochester, NY 14618
Stantec Consulting Services	Rochester, NY 14614
T.Y. Lin International	Rochester, NY 14604
Vanguard Engineering, PC	Rochester, NY 14608

**3. Proposals were received from:**

Arcadis of N.Y	Rochester, NY 14604
Bergmann Associates	Rochester, NY 14604
Joseph C. Lu Engineers, PC	Rochester, NY 14604
Ravi Engineering & LS, PC	Rochester, NY 14618

**4. Evaluation criteria**

<u>Criteria</u>	<u>Weighting Points possible</u>	<u>Points received by FIRM</u>
Firm Qualifications	10.00	6.00
Team Qualifications	50.00	33.20
Technical Proposal	40.00	30.80
<b>SUBTOTAL (TT)</b>	<b>100</b>	<b>70.00</b>

Bonus Points

City business: (+10% of total)	7.00
Prime is an MWBE: (+10% of total)	0.00
Prime uses 10% - 20% MWBE subs (+5% of total)	3.50
Prime uses 20%+ MWBE subs (+10% of total)	0.00
<u>Workforce goals for M &amp; W met (+10% of total)</u>	<u>7.00</u>
<b>BONUS POINTS SUBTOTAL (BP)</b>	<b>17.50</b>

<b>TOTAL POINTS RECEIVED by the Firm: TT + BP =</b>	<b>87.50</b>
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5. Review team included staff from: DES / Construction (4); DES / Development (1)

6. Additional considerations /explanations: None

7. MWBE Officer has reviewed the recommended firm's proposal for MWBE and Workforce goals.

MWBE Officer Initials: *Opinion* Date: *3-28-23*

Form date 1/4/19

G:\PROJ\CONST\Humboldt Water Park 21308\RPRISELECTION\Consultant Selection Process Summary.doc

DES04

**Project  
Location**

Humboldt  
Street  
R-Center

Winton Branch Library

Corwin F  
rk

Lake Ontario

City of Rochester

**HUMBOLDT R-CENTER WATER PARK  
IMPROVEMENT PROJECT**  
**Project Location Map**



Map Not To Scale

**INTRODUCTORY NO.**

163

Ordinance No.

**Authorizing an agreement relating to the Humboldt Recreation Center Water Park Improvements**

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 with Arcadis of New York, Inc. to provide Resident Project Representative services for the Humboldt Recreation Center Water Park Improvements project (the Project). The maximum compensation in the amount of \$80,000 shall be funded from American Rescue Plan Act of 2021 funds appropriated to the Project in Ordinance No. 2022-312. The term of the agreement shall continue to September 30, 2024.

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

**PARKS & PUBLIC WORKS  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

164

DES05

May 2, 2023

TO THE COUNCIL

Ladies and Gentlemen:

Re: Dewey Avenue and Emerson Street  
Improvement Project

Council Priority: Jobs and Economic Development

Comprehensive Plan 2034 Initiative Area:  
Sustaining Green & Active Systems

Transmitted herewith for your approval is legislation related to the Dewey Avenue and Emerson Street Improvement Project. This legislation will:

1. Appropriate \$3,825 in anticipated reimbursements from the New York State (NYS) Marchiselli Aid Program to finance a portion of right-of-way (ROW) incidental services for the Project; and,
2. Amend Section 2 of Ordinance No. 2023-70, which established funding for an agreement with the New York State Department of Transportation (NYSDOT) to participate and administer a portion of the ROW incidental services for the Project, by reducing \$3,825 of 2022-23 Cash Capital and replacing those funds with the NYS Marchiselli Aid appropriated herein.

This is a Federal Aid project administered by the City under agreement with NYSDOT.

The project includes, but is not limited to, pavement reconstruction, intersection realignment, curbs, sidewalks, curb ramps, catch basins, street lighting, signal upgrades, signage, water anodes, hydrants, adjustment and repair of manholes, catch basins, water valve castings, and other various improvements as funding allows. The addition of bicycle facilities and curb bump-outs will be evaluated during preliminary design. These improvements will enhance traffic safety and efficiency, improve the surface drainage and riding quality of the roadway, improve accessibility, and enhance the streetscape.

Final design services and the ROW acquisition phase are anticipated to begin in spring of 2024. Construction is anticipated to begin in spring 2026.

Respectfully submitted,

Malik D. Evans  
Mayor






# Dewey Avenue and Emerson Street Reconstruction and Realignment Project

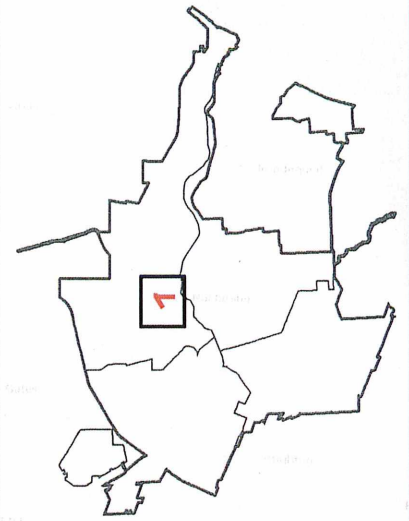
Dewey Avenue - Felix St to Locust St  
Emerson Street - Sherman St to Fulton Ave

DES05



## Legend

-  Existing Bike Lanes
-  Existing Bicycle Boulevard
-  Project Location



City of Rochester, NY

Finch St  
Bike Blvd

Tacoma St  
Bike Blvd

Glendale Park  
Bike Blvd

Dewey Ave  
Bike Lanes

Emerson St  
INTERSECTION  
REALIGNMENT

EMERSON STREET

Fulton Ave  
Bike Blvd

DEWEY  
AVENUE

N Plymouth Ave  
Bike Blvd

Lyell Ave  
Bike Lanes



City of Rochester, NY  
Malik D. Evans, Mayor  
Rochester City Council

164

Ordinance No.

**Appropriating and reallocating funds for the Dewey Avenue and Emerson Street Improvement Project**

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

Section 1. The sum of \$3,825 in anticipated reimbursements from the New York State Marchiselli Aid Program is hereby appropriated to fund a portion of the right-of-way incidental services for the Dewey Avenue and Emerson Street Improvement Project.

Section 2. Section 2 of Ordinance No. 2023-70, Authorizing agreements for Dewey Avenue and Emerson Street Improvement Project, is hereby amended as follows:

Section 2. The Mayor is hereby authorized to enter into an agreement with the New York State Department of Transportation to participate in and administer a portion of the right-of-way incidental services for the Project. The maximum compensation for the agreement shall be \$6,000, which shall be funded in the amounts of \$2,175 from 2022-23 Cash Capital and \$3,825 appropriated to the Project in Section 1 of Ordinance No. [Council staff to fill in the Ordinance No. for this item, DES #5, once adopted]. The term of the agreement shall extend to 6 months after final acceptance of the Project.

Section 3. This ordinance shall take effect immediately.

Strikeout indicates deleted text, new text is underlined



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**PARKS & PUBLIC WORKS  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

165

DES06

May 2, 2023

TO THE COUNCIL

Ladies and Gentlemen:

Re: Bull's Head Revitalization Project

Council Priority: Jobs and Economic  
Development

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the Bull's Head Revitalization Project. This legislation will:

1. Appropriate \$4,590 in anticipated reimbursements from the New York State (NYS) Marchiselli Aid Program to finance a portion of right-of-way (ROW) incidental services for the Project; and,
2. Amend Section 2 of Ordinance No. 2023-69, which established funding for an agreement with the New York State Department of Transportation (NYSDOT) to participate and administer a portion of the ROW incidental services for the Project, by reducing \$4,590 of 2020-21 Cash Capital and replacing those funds with the NYS Marchiselli Aid appropriated herein.

This is a Federal Aid project administered by the City under agreement with NYSDOT.

The project includes, but is not limited to, a combination of new street construction, pavement reconstruction and rehabilitation, milling and resurfacing, realignment of intersecting streets, curbs, sidewalks, street lighting improvements, water main installation, water services and hydrants, sewer main extensions, catch basins, manholes, adjustment of utility appurtenances, landscaping, and other various improvements as funding allows. The addition of bicycle facilities will be evaluated during preliminary design.

Final design services and the ROW acquisition phase are anticipated to begin in spring of 2024. Construction is anticipated to begin in spring of 2026.

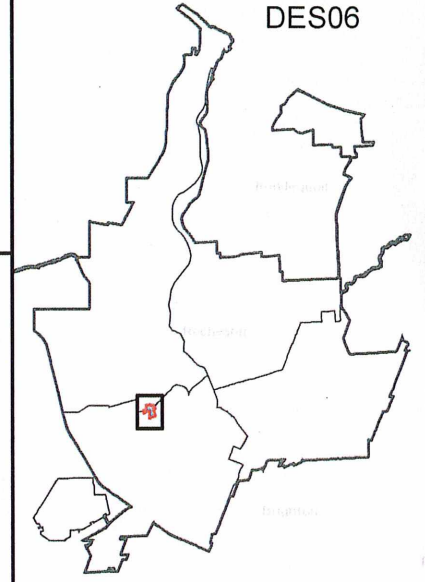
Respectfully submitted,

Malik D. Evans  
Mayor



# Bull's Head Revitalization Project


DES06

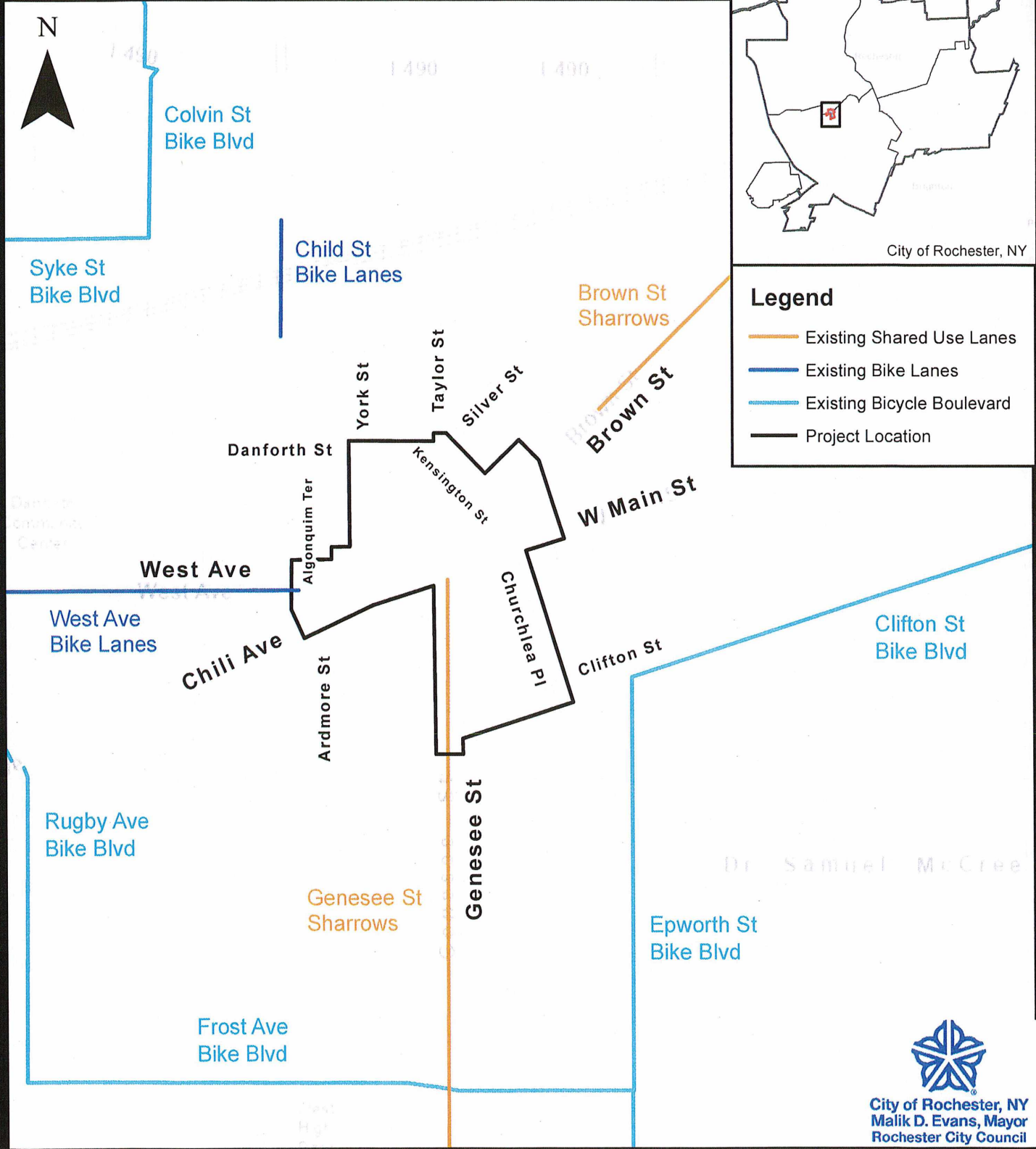


City of Rochester, NY



## Legend

-  Existing Shared Use Lanes
-  Existing Bike Lanes
-  Existing Bicycle Boulevard
-  Project Location



165

Ordinance No.

**Appropriating and reallocating funds for the Bull's Head Revitalization Project**

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

Section 1. The sum of \$4,590 in anticipated reimbursements from the New York State Marchiselli Aid Program is hereby appropriated to fund a portion of the right-of-way incidental services for the Bull's Head Revitalization Project (Project).

Section 2. Section 2 of Ordinance No. 2023-69, Authorizing agreements for a Bull's Head Revitalization Project, is hereby amended as follows:

Section 2. The Mayor is hereby authorized to enter into an agreement with the New York State Department of Transportation to participate in and administer a portion of the right-of-way incidental services for the Project. The maximum compensation for the agreement shall be \$7,000, which shall be funded in the amounts of ~~\$6,400~~ \$1,510 from 2020-21 Cash Capital ~~and~~ \$900 from 2021-22 Cash Capital and \$4,590 in anticipated Marchielli Aid reimbursements appropriated to the Project in Section 1 of Ordinance No. *[Council staff to fill in the Ordinance No. for this item, DES #6, once adopted]*. The term of the agreement shall extend to 6 months after final acceptance of the Project.

Section 3. This ordinance shall take effect immediately.

Strikeout indicates deleted text, new text is underlined



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**PARKS & PUBLIC WORKS  
INTRODUCTORY NO.**

166

Malik D. Evans  
Mayor

DES07

May 2, 2023

TO THE COUNCIL

Ladies and Gentlemen:

Re: Local Improvement Ordinance - Downtown  
Enhancement District, 2023-24 Budget

Council Priority: Creating and Sustaining a Culture of  
Vibrancy

Transmitted herewith for your approval is legislation approving the 2023-24 Budget of the Downtown Enhancement District (District) and authorizing the apportionment of the budget costs among the properties within the District.

The District, established in 1989, enters its 34<sup>th</sup> year of providing an enhanced level of care and maintenance in the downtown area and plays a key role in the vitality of Downtown Rochester. These services may include, but are not limited to sidewalk cleaning, sweeping, snow removal and litter removal, as well as installation, repair and maintenance of improvements such as benches, planters and street lighting.

The District includes all properties within the area between Church Street, Bragdon Place, Pleasant Street on the north, Chestnut Street on the east, Broad Street on the south, Plymouth Avenue on the west; and all other properties within 1,600 feet of Main Street that were included in the original enclosed walkway system. The Downtown Enhancement District Advisory Board, consisting of six representatives of property owners or tenants, oversees the administration of the program by City staff.

Unless otherwise approved by the Advisory Board, the annual costs to be assessed are restricted by a formula using the base year (1989-90) cost of \$400,000 adjusted by the cumulative increase in the consumer price index (CPI). The total cost is apportioned among the properties, based equally on assessed valuation and gross area of each property. Also, properties directly on Main Street are weighted at twice the factors of other properties.

The maximum permissible assessment for 2023-24 based upon the 34<sup>th</sup> year cumulative increase in the CPI (135.0%) is \$940,125. The recommended assessment is \$726,800, an increase of \$23,100 (3.26%).

Category of Expense	2022-23	2023-24	Variance
Salary and Wages	\$448,100	\$461,800	\$13,700
Employee Benefits	\$197,700	\$204,000	\$6,300
Personnel Total	\$645,800	\$665,800	\$20,000
Materials & Supplies	\$69,300	\$71,300	\$2,000
Contractual Services	\$19,200	\$19,700	\$500
Less: Operating Revenues	-\$30,000	-\$30,000	\$0
Less: Delinquent Tax Collected	-\$600	\$0	\$600
Net Expenses	\$703,700	\$726,800	\$23,100
Less: Use of Fund Balance	\$0	\$0	\$0



Required Assessment	\$703,700	\$726,800	\$23,100
---------------------	-----------	-----------	----------

The proposed budget was approved by the Downtown Enhancement District Advisory Board on March 20, 2023 by a vote of 5-0.

A public hearing on the District assessment is required.

Respectfully submitted,

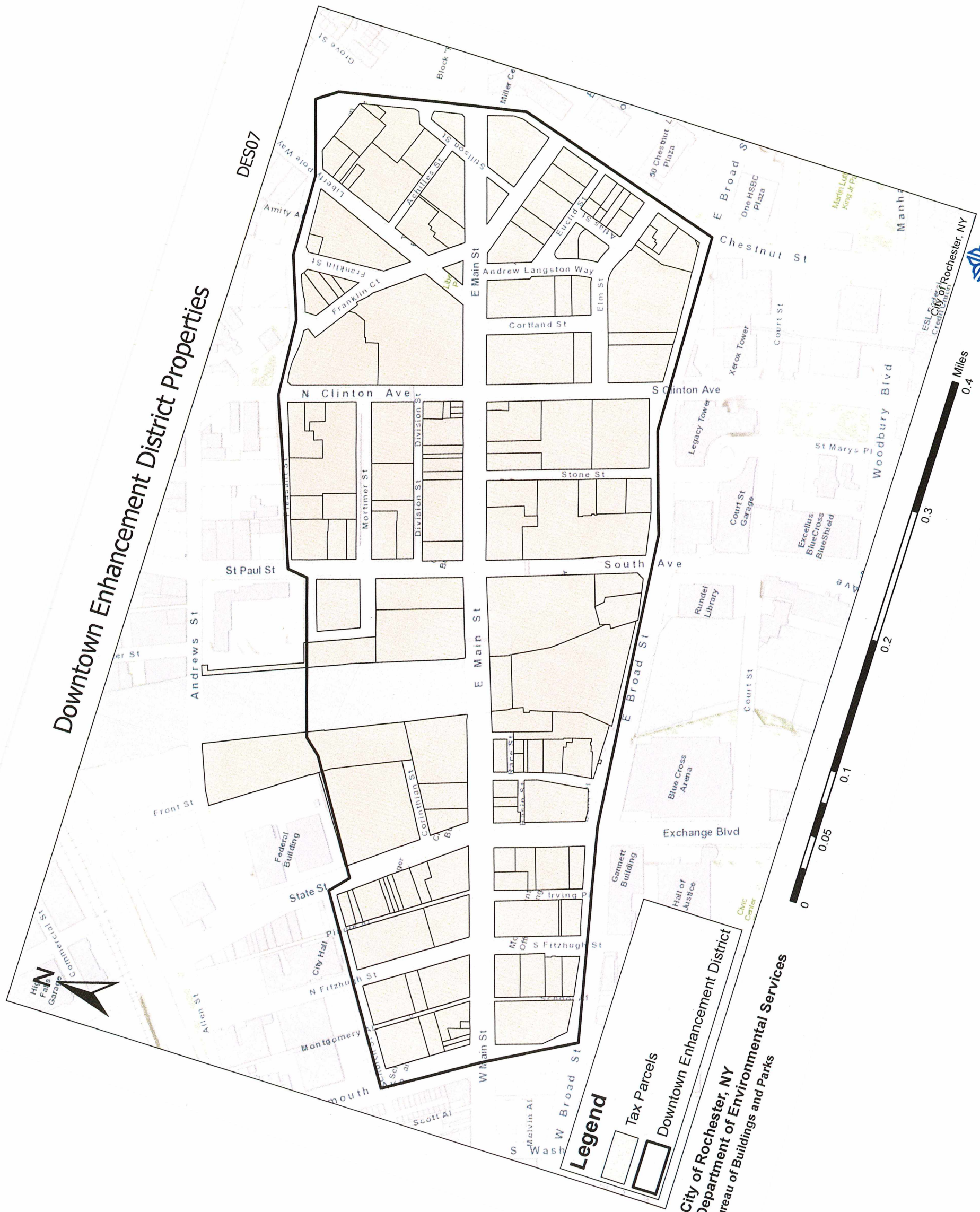


Malik D. Evans  
Mayor



# Downtown Enhancement District Properties

DES07



## Legend

- Tax Parcels
- Downtown Enhancement District

City of Rochester, NY  
Department of Environmental Services  
Bureau of Buildings and Parks



City of Rochester, NY  
Malik D. Evans, Mayor

INTRODUCTORY NO.

166

Local Improvement Ordinance No.

**Local Improvement Ordinance – establishing the levy and budget for the special work and services related to the Main Street improvements of the Downtown Enhancement District for 2023-24**

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

Section 1. The cost of the special work and services for the 2023-24 fiscal year for the Downtown Enhancement District to be allocated and levied in accordance with Local Improvement Ordinance No. 1291, as continued and amended by Local Improvement Ordinances Nos. 1355, 1444, 1531, 1597, 1686 and 1756, is hereby established at \$726,800. Such amount plus \$30,000 in operating revenues, or so much thereof as may be necessary, are hereby appropriated to fund the Downtown Enhancement District for the 2023-24 fiscal year.

Section 2. This ordinance shall take effect on July 1, 2023.



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**PARKS & PUBLIC WORKS  
INTRODUCTORY NO.**

Malik D. Evans  
Mayor

167

DES08

May 2, 2023

TO THE COUNCIL

Ladies and Gentlemen:

Re: Grant Acceptance – USEPA Brownfields Job  
Training Program

Comprehensive Plan 2034 Initiative Area: More Jobs  
and Neighborhood Development/Reinforcing Strong  
Neighborhoods

Transmitted herewith for your approval is legislation related to a Brownfields Job Training (BJT) program funded by the United States Environmental Protection Agency (USEPA). This legislation will:

1. Authorize the Mayor to enter into a grant agreement with the USEPA; and
2. Authorize the receipt and use of \$500,000 in anticipated USEPA grant funds for the purpose of financing a Brownfields Job Training program.

In December 2022, the City was notified that our application for a USEPA Brownfields Job Training Program grant to implement the Brownfields Environmental Skills Training (BEST) program was approved. BEST is a new City brownfields job training program beginning in 2023 that builds on the success of the City's USEPA-funded Rochester Environmental Job (REJob) Training Program by providing high quality, advanced environmental training to fill key environmental inspection and monitoring positions. Many of Rochester's disadvantaged residents live in the proposed program target area, which includes more than 400 confirmed brownfields that inhibit investment in the community and reduce economic opportunities. BEST will provide program participants with skills needed to gain employment associated with brownfield cleanup and redevelopment. BEST targets dislocated workers, underemployed and unemployed individuals including low income and minority residents, veterans, and those with little or no advanced education.

The BEST Program will recruit and train up to 100 unemployed or underemployed City residents in core occupational and environmental areas that provide certifications to work in the environmental remediation field.

It is anticipated that BEST will begin in the fall of 2023 and will train eight (8) cohorts of program participants in the first four (4) years of the program. The fifth year of the grant will be dedicated to participant tracking and follow-up employment placement services as needed.

The term of the agreement is five (5) years.

Respectfully submitted,

Malik D. Evans  
Mayor



167

Ordinance No.

**Authorizing grant agreement for the Brownfields Job Training 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 grant agreement with the United States Environmental Protection Agency (USEPA) for the receipt and use of \$500,000 in anticipated reimbursements from the USEPA's Brownfields Job Training Program, which amount is hereby appropriated to implement a Brownfields Environmental Skills Training program. The term of the agreement shall be five years.

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

Section 3. This ordinance shall take effect immediately.



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**Malik D. Evans**  
Mayor

**PARKS & PUBLIC WORKS  
INTRODUCTORY NO.**

168

DES09

May 2, 2023

TO THE COUNCIL

Ladies and Gentlemen:

Re: Amendatory Agreement – Eurofins Eaton  
Analytical, LLC  
Analytical services: Drinking Water, Annual Water  
Quality Report Compliance Monitoring

Comprehensive Plan 2034 Initiative Area: Sustaining  
Green & Active Systems

Transmitted herewith for your approval is legislation authorizing an amendatory agreement with Eurofins Eaton Analytical, LLC (Camilla Gadotti, C.E.O., 110 South Hill Street, South Bend, Indiana) to increase the maximum compensation from \$30,000 to \$60,000 as maximum annual compensation for laboratory services to analyze drinking water quality. The original agreement was authorized by Ordinance No. 2021-146. The cost of this agreement will be funded from the 2022-23 Operating Budget and future years' budgets, contingent upon their approval.

As part of the New York State Sanitary Code, Title 10 New York Codes, Rules and Regulations, Part 5, Subpart 5-1, Public Water Systems must perform system wide water quality monitoring. Much of this monitoring stems from requirements from the United States Environmental Protection Agency (USEPA) and consists of testing for disinfection-by-products, over 130 organic and inorganic chemicals and other contaminants as required for the City's Annual Water Quality Report and for National and State drinking water regulations compliance. The requirements are very stringent and compliance is critical to the safety of our drinking water.

There are four circumstances that have led to this increase in laboratory budget:

- In February of 2023 New York State Department of Health increased our Lead and Copper Rule monitoring requirements by a factor of 12.
- USEPA implemented compliance monitoring requirements as part of the Unregulated Contaminant Monitoring Rule 5 that require additional testing throughout 2023.
- The corrosion control study that the City is conducting requires additional testing that was above the scope of the original agreement.
- An HVAC improvement project in the Water Quality Laboratory scheduled for the upcoming fiscal year will require samples normally analyzed in house to be sent to Eurofins for analysis. This could last as long as three months.

The term of this agreement shall remain unchanged.

Respectfully submitted,

Malik D. Evans  
Mayor



## Vendor / Consultant Selection Process Summary

Department: Environmental Services

Project / Service Title: AWQR Compliance Monitoring

Consultant Selected: EUROFINS

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

1. Date RFP / RFQ issued: 2/5/2021

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

3. Proposals were received from

<u>FIRM</u>	<u>City/ST</u>
Eurofins Eaton Analytical	South Bend, IN and Monrovia, CA

4. Evaluation criteria

<u>Criteria</u>	<u>Weighting Points possible</u>	<u>Points received by FIRM</u>
Experience	25	25
Approach	25	25
Staff	25	25
Cost	<u>25</u>	<u>25</u>
	SUBTOTAL	100
		100
<u>Bonus Points</u>		
City business: 10% of total	.10 x TT	0
Prime is an MWBE: 10% of total	.10 x TT	0
Prime uses 10% - 20% MWBE subs	.05 x TT	0
Prime uses 20%+ MWBE subs	.10 x TT	0
Workforce goals for M & W met	<u>.10 x TT</u>	<u>0</u>
BONUS POINTS SUBTOTAL	BP	0

TOTAL POINTS RECEIVED by the Firm: TT + BP = 100

5. Review team included staff from: DES/Water Bureau/Production &amp; Treatment

6. Additional considerations/explanations: Eurofins has a number of service centers throughout NY State including Syracuse, NY and Buffalo, NY to support the City of Rochester, if needed. The Senior Account Manager is located in Albany, NY and is available with one days' notice to service the City of Rochester laboratory account. Eurofins has successfully serviced this account/contract for the last 5 years.

7. MWBE Officer has reviewed the recommended firm's proposal for MWBE and Workforce goals. MWBE Officer Initials: JMM Date: 4/1/2021

Form date 1/4/19

## INTRODUCTORY NO.

168

Ordinance No.

**Authorizing an amendatory agreement for drinking water quality laboratory services**

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

Section 1. The Mayor is hereby authorized to enter into an amendatory professional services agreement with Eurofins Eaton Analytical, LLC for laboratory services to analyze drinking water quality. The amendatory agreement shall amend the existing agreement authorized by Ordinance No. 2021-146 to increase the maximum annual compensation by \$30,000 to a new annual maximum of \$60,000. The amendatory compensation for the current year shall be funded from the 2022-23 Budget of the Department of Environmental Services (DES), and the funding for any optional extended term shall be funded from future years' Budgets of DES, contingent upon approval.

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

Section 3. This ordinance shall take effect immediately.



**City of Rochester**

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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

169

Malik D. Evans  
Mayor

May 2, 2023

NBD 10

TO THE COUNCIL

Ladies and Gentlemen:

Re: Sale of Real Estate

Council Priority: Rebuilding and Strengthening  
Neighborhood Housing

Comprehensive Plan 2034 Initiative Area:  
Strong Neighborhoods

Transmitted herewith for your approval is legislation approving the sale of one property to the adjoining owner. City records have been checked to ensure that the 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 property is listed on the attached spreadsheet under the heading, I. Negotiated Sale - Unbuildable Vacant Land. The parcel at 623 Portland Avenue will be sold to Adrian G. and Jennifer C. Selever, 10 Malin Lane, Penfield, New York. The parcel is being sold for \$1.00 (as per City policy) and will be combined with the primary parcels owned by the identified adjoining owners.

The first year projected tax revenue for these properties, assuming full taxation, current assessed valuations and current tax rates, is estimated to be \$471.

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 property free of City tax liens and other charges, or these charges have been included in the purchase price.

Respectfully submitted,

Malik D. Evans  
Mayor



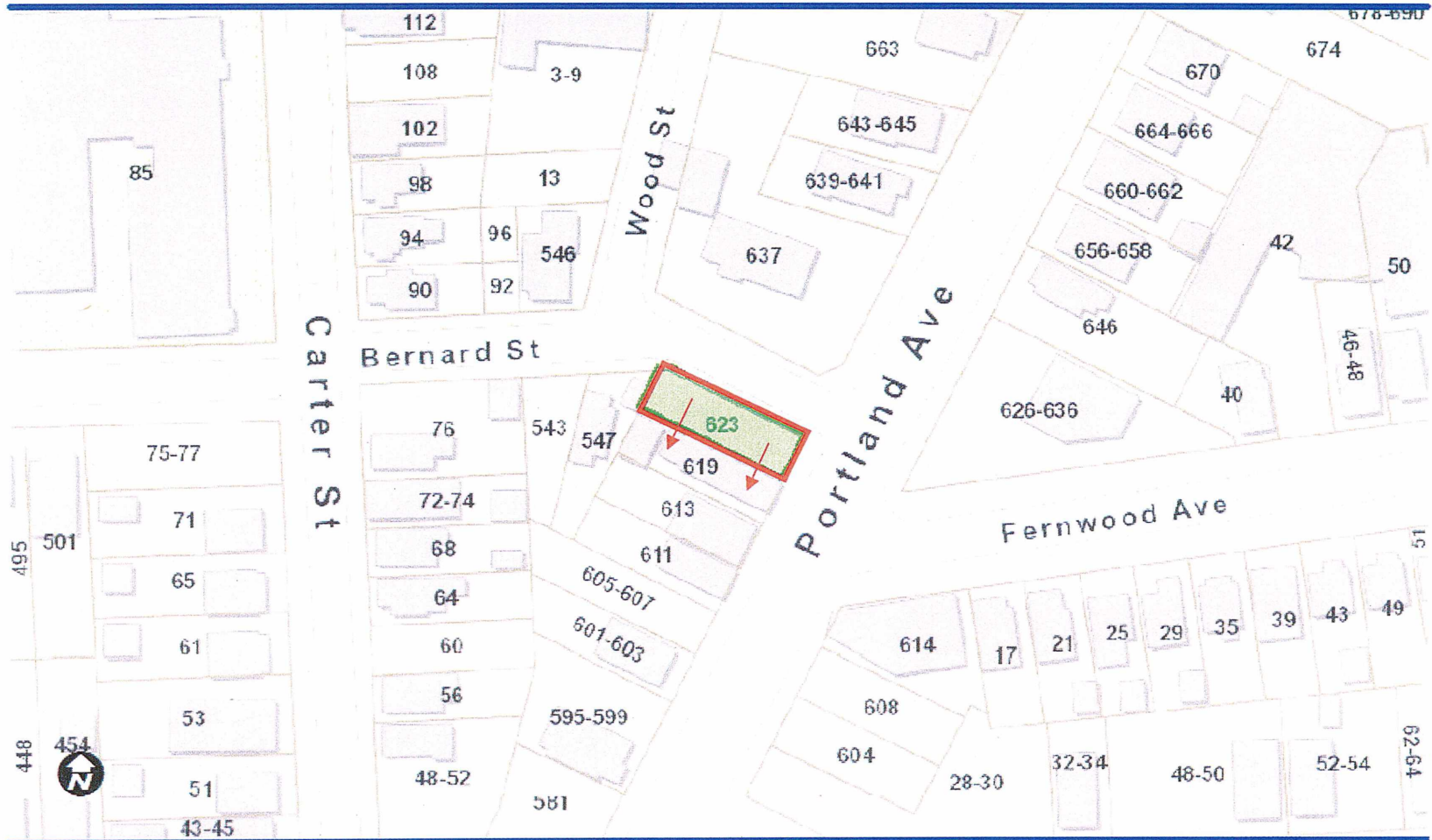


Sales to be Presented to Council  
May 23, 2023

NBD 10  
ATTACHMENT

<b>I. Negotiated Sale - Unbuildable Vacant Land</b>							
<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>
623 Portland Av	106.26-2-14	30 x 100	3,157	\$1	Adrian G. & Jennifer C. Selever	Penfield, NY 14526	\$ 471
						<b>Total Tax Impact</b>	<b>\$ 471</b>

# 623 Portland Ave



March 23, 2023

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



# RESIDENTIAL UNBUILDABLE LOT ANALYSIS

NBD 10  
ATTACHMENT

Address of Lot: 623 Portland Av

SBL#: 106.26-2-14

Date: 3/7/2023 Initials: IV

Based on criteria below:

This is an Un-buildable Lot

ITEM	YES	NO
Is the lot in an environmentally sensitive area where construction is prohibited?		X
Is the lot landlocked or less than 4,000 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
The property has been reviewed to ensure that it does not adjoin a City-owned parcel with which it could be combined to create a development site		X
Is residentially zoned and has a frontage of less than 40' or a depth of less than 100'	X	
TOTAL	2	

If the answer to any of the above questions is "Yes", the parcel is considered unbuildable.

12/23/2020

# 623 Portland Ave



March 23, 2023

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  
Malik D. Evans, Mayor

## RESIDENTIAL UNBUILDABLE LOT ANALYSIS

Address of Lot: 623 Portland Av  
 SBL#: 106.26-2-14

Date: 3/7/2023 Initials: IV

Based on criteria below:

This is an Un-buildable Lot **X**

ITEM	YES	NO
Is the lot in an environmentally sensitive area where construction is prohibited?		<b>X</b>
Is the lot landlocked or less than 4,000 sq. ft.?	<b>X</b>	
Does the lot have severe topographical characteristics that hinder development?		<b>X</b>
Are utilities inaccessible for future development?		<b>X</b>
Is the lot encumbered with major easements which prohibit development?		<b>X</b>
The property has been reviewed to ensure that it does not adjoin a City-owned parcel with which it could be combined to create a development site		<b>X</b>
Is residentially zoned and has a frontage of less than 40' or a depth of less than 100'	<b>X</b>	
<b>TOTAL</b>	<b>2</b>	

If the answer to any of the above questions is "Yes", the parcel is considered unbuildable.

169

Ordinance No.

**Authorizing the sale of real estate**

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

Section 1. The Council hereby approves the negotiated sale of the following unbuildable parcel of vacant land to the owner of an adjoining parcel for \$1:

Address	SBL#	Lot Size	Sq.Ft.	Purchaser
623 Portland Av	106.26-2-14	30 x 100	3,157	Adrian G. & Jennifer C. Selever

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

Section 3. This ordinance shall take effect immediately.



**City of Rochester**

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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

170

May 2, 2023

NBD 11

TO THE COUNCIL

Ladies and Gentlemen:

Re: Lease Agreement – Rochester Marinas Inc; 490  
River Street, 105 Petten Street, 110 Petten Street

Council Priority: Creating and Sustaining a Culture of  
Vibrancy

Comprehensive Plan 2034 Initiative Area: Fostering  
Prosperity & Opportunity

Transmitted herewith for your approval is legislation approving a lease agreement for the use and management of three City-owned parcels between the City and Rochester Marinas Inc. (Steven Gibbs, Sole Proprietor). The City has contracted with Mr. Gibbs since 2006 for operation and maintenance of the City parcels including the boat slips, docking, walkways and decking in conjunction with Mr. Gibbs adjoining Genesee Marina. The three parcels are identified as 105 Petten Street, 110 Petten Street and 490 River Street. The three properties are waterfront parcels and contain 112 boat slips as well as pedestrian trails, a boaters service building, former train station depot and a personal watercraft boat launch.

This agreement gives Mr. Gibbs control of the boat slips as well as maintenance obligations for the parcels and improvements. The operator shall be obligated to provide public access to the river walkway/promenade throughout the year, weather permitting.

The City intends to contract with Mr. Gibbs for a 5-year agreement with one five-year renewal. The City will receive a lease rate of \$32,500 for the first year. This rate was determined via an independent appraisal from Midland Appraisal Associates as of October 2022. The rate will be increased by 1% annually and the lease renewal rate will be determined by an independent appraisal with similar 1% annual escalators thereafter.

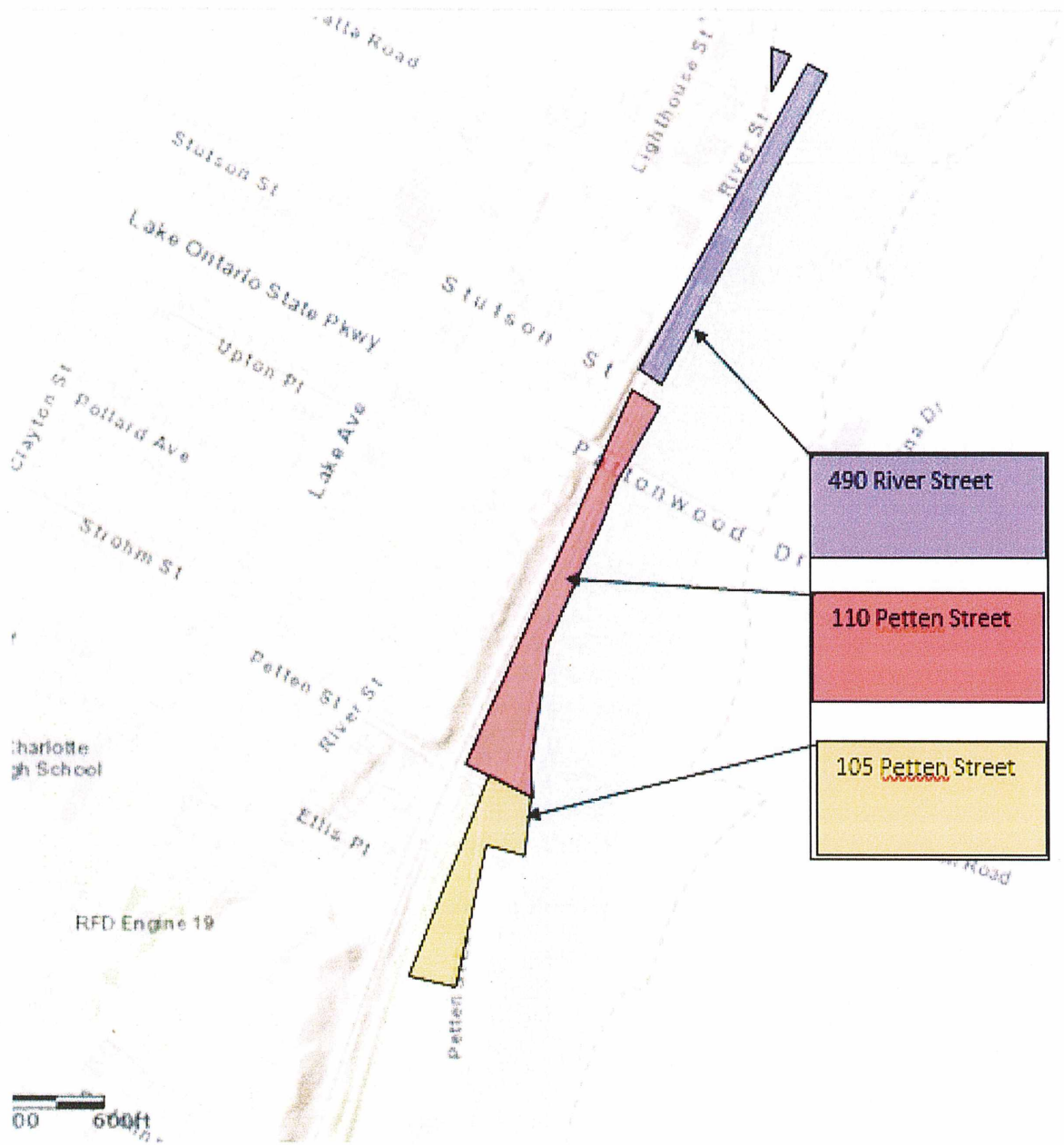
Pursuant to the requirements of the New York State Environmental Quality Review Act (SEQRA), determinations regarding the environmental significance of these acquisitions. This was classified as a Type II action as of March 17, 2023 requiring no further action.

Respectfully submitted,

Malik D. Evans  
Mayor



# RIVER STREET MAP





## INTRODUCTORY NO.

170

Ordinance No.

**Authorizing a use and operation agreement for City-owned riverfront facilities**

WHEREAS, the City has received a proposal to enter into an agreement with Rochester Marinas Inc. for the use and operation of City-owned riverfront land and facilities, including boat slips, docks, boat storage, boater services and other improvements located along the west bank of the Genesee River, and comprised of 105 Petten Street, 110 Petten Street and 490 River Street, for a term of five years with an optional additional renewal term of five years;

WHEREAS, a recent independent appraisal values such use and operation at \$32,500 per year; and

WHEREAS, the Council hereby finds that the terms of the proposed agreement and payment are satisfactory and the proposed use and operation is in the public interest, as the public benefit to be derived from the agreement is the continued operation and maintenance of these important public waterfront facilities.

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

Section 1. The Mayor is hereby authorized to enter into a an agreement with Rochester Marinas Inc. (the Operator) for the use and operation of the waterfront facilities and other improvements on three City-owned parcels along the west bank of the Genesee River comprised of 105 Petten Street, 110 Petten Street and 490 River Street (Property). The Operator shall perform all routine maintenance of the Property's boating facilities and other improvements, shall pay for all utilities required for the operation and maintenance of the facilities, and shall provide public access across the Property to the public river walkway/promenade throughout the year, weather permitting. The term of the agreement shall be five years with the option to extend the term an additional five years upon the consent of both parties. For the initial term, the Operator shall pay the City an annual charge of \$32,500 for the first year, which shall be increased by 1% for each of the subsequent four years. The annual charge for the first year of the optional extended term shall be determined by a subsequent independent appraisal, which amount shall be increased by 1% for each of the subsequent four years of the optional term.

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

Section 3. This ordinance shall take effect immediately.



**City of Rochester**

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

**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT ...  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

171

May 2, 2023

NBD 12

TO THE COUNCIL

Ladies and Gentlemen:

Re: Amendment - Marketview Heights Urban  
Renewal District

Council Priority: Rebuilding and Strengthening  
Neighborhood Housing

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation authorizing amendments to the Marketview Heights Urban Renewal District (MHURD) Plan, originally approved in Ord. No. 2014-380.

The original plan accommodated a large rental component contingent on the acquisition of a parking lot owned by AMETEK on Augusta Street through a land swap. This was unable to be successfully negotiated. As a result of the change, the community groups, Marketview Heights Collective Action Project (MVH CAP) and Marketview Heights Association (MVA), were engaged to weigh in on options. They determined that the neighborhood needs more single-family owner-occupied affordable housing. These houses, once built, would be available to diverse households with a wide variety of income levels.

While single-family homes were a part of the original MHURD plan, the rental units played a significant role. However, by removing the rental component and adding a number of affordable, single-family homes, this will promote neighborhood growth across the Urban Renewal area as well as provide wealth-building opportunities for disenfranchised families that may have previously been unable to access them. It will also provide aging in place options for some of the City's most vulnerable members.

The plan showing the proposed changes and associated maps showing adjustments from rental projects to single-family homes are included as exhibits to this transmittal. This change reflects the community's desire for and the City's commitment to provide more affordable single-family houses. The City Planning Commission held a meeting on March 27, 2023 concerning the proposed changes. Three people spoke in support of the rezoning, and no one spoke in opposition. By a vote of 5 to 0, the Planning Commission recommended approval.

A public hearing is required.

Respectfully submitted,

Malik D. Evans  
Mayor





## City of Rochester

Neighborhood and Business Development  
City Hall Room 005A, 30 Church Street  
Rochester, New York 14614-1290  
[www.cityofrochester.gov](http://www.cityofrochester.gov)

Bureau of Business and  
Housing Development

March 15, 2023

The requested changes to the Marketview Heights Urban Renewal Plan bring the project in line with the Consolidated Community Development Plan, the Comprehensive Plan 2034 Initiative Area and the Mayoral Vision for the City.

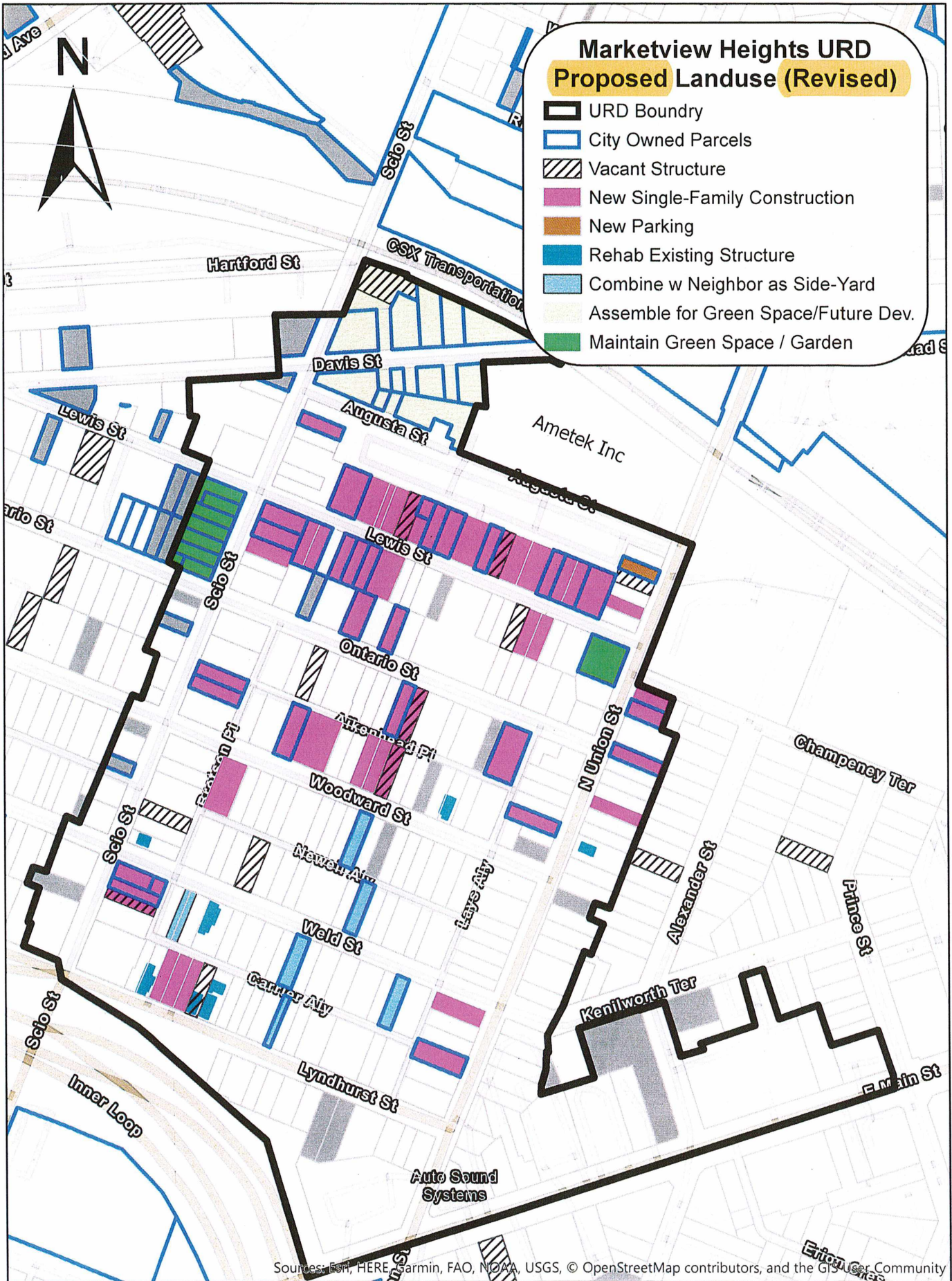
The major revision is the removal of a large rental project from the Augusta Street, Davis Street Area. This would have involved a land swap with AMETEK who currently owns the property. They were unwilling to go forward with the land swap. While seeking out other options for revitalization of this area, it became clear that the community was not in support of a large rental component in this area of the neighborhood. It was also clear that in order to strengthen and re-energize this neighborhood, home ownership opportunities must be made available. The removal of this rental project is replaced by single-family home-ownership instead.

Single family, owner occupied units provide the path for underserved neighborhoods such as Markeview Heights to revitalize and grow. The purpose of changing from rental to owner occupied units is to offer stability and accountability to the area. As this will be a many-phased project, there will be both large projects with owner occupied housing and infill of vacant properties with owner occupied single-family homes. Properties that may be impacted are listed on pages 30-33 of the plan.

By offering homeownership opportunities, this will allow for wealth building for generations and so give families opportunities to grow and age in place. Owner occupancy leads to a stable, growing and vibrant community.

Barbara L. Benedict  
Senior Administrative Analyst  
Neighborhood and Business Development  
[Barbara.benedict@cityofrochester.gov](mailto:Barbara.benedict@cityofrochester.gov)  
585-428-6746





However, despite marked progress, and visible, tangible change for the better, investment by the City and other community partners, including the Collective Action Project community group (CAP) staffed by PathStone Corporation, a major housing provider in the area, Marketview Heights remains challenged by Rochester's drug trade and other illicit activity. The 2009 *Marketview Heights FIS Area Recommended Strategies* report suggested that the City explore the possibility of creating an Urban Renewal District (URD) to enable the use of eminent domain as an acquisition option, particularly in areas long-plagued by illegal drug sales and use, prostitution, and gambling.

In 2011, the City of Rochester created the Marketview Heights Urban Renewal District (MVH-URD). The 60-acre District encompasses a portion of the FIS Area and includes the residential blocks bound by the railroad tracks to the northwest, the Inner Loop to the southwest, the parcels on both sides of Scio Street to the west, and parcels on both sides of Union Street to the east. The URD also captures parcels on the north side of East Main Street extending three blocks east from the Inner Loop to Prince Street. See Figure 2.

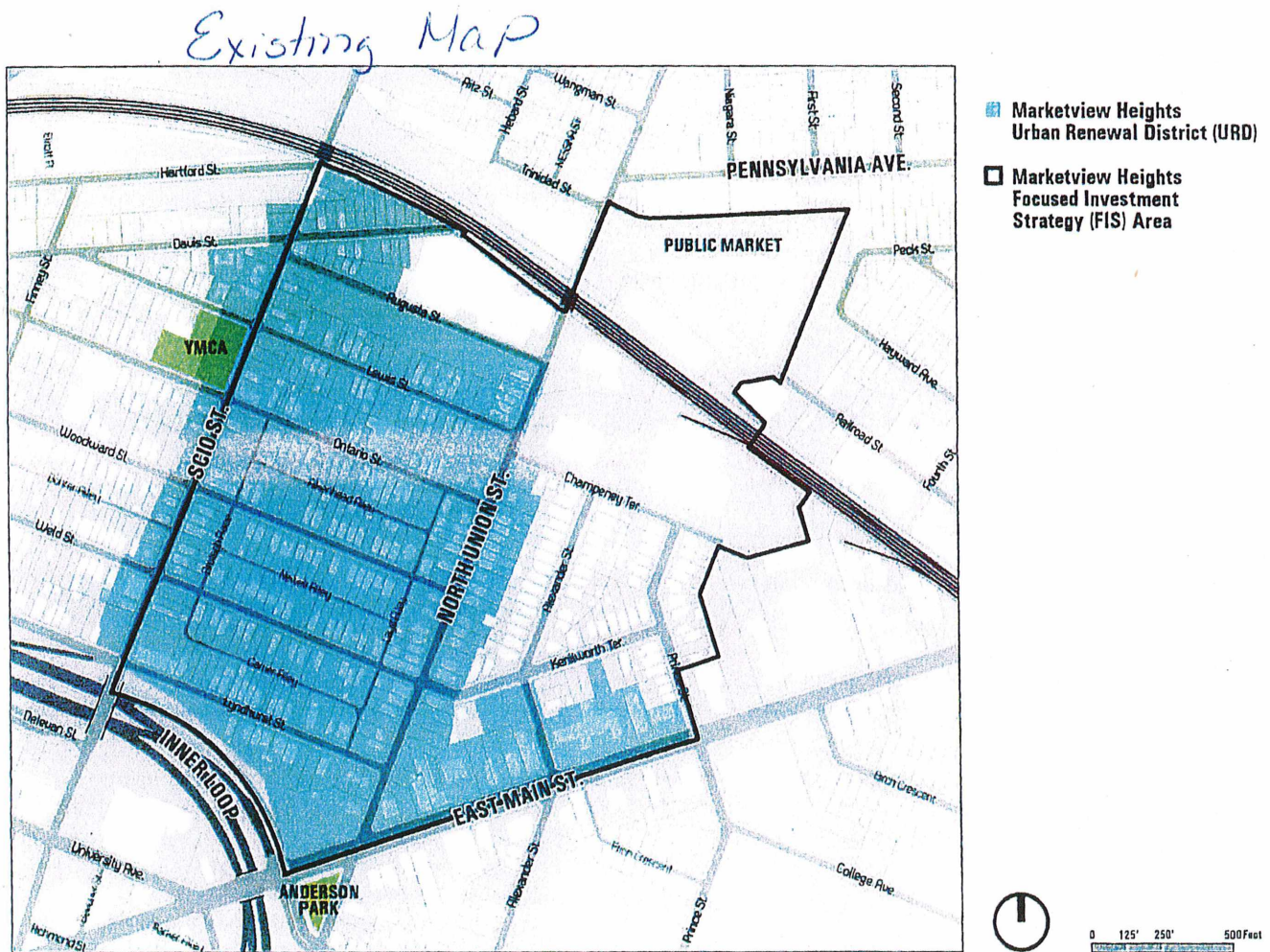


Figure 2. Marketview Heights Urban Renewal District Location Map

Original plan with large rental unit.

The proposed conceptual design of the multi-family rental development on Lewis Street suggests breaking up the existing flow of traffic by inserting a divided road central to the development. This new road accommodates a large, 30-foot median that should contain small play structures for area families and children. Attractive fencing surrounding the play areas will protect children from cars, though through traffic is not expected to be heavy on this new, community-oriented street. Parking lots for the development are situated behind the buildings to ensure safety and eliminate the possible competition for parking during Public Market hours. Because this portion of the neighborhood needs to alter and improve its public perception to attract new residents to the area, the site design can accommodate a fence, similar to those at the Public Market, to surround the development.

As seen in the map to the left, new infill homeownership units elsewhere in the neighborhood provide a parking space in the rear of the property, with access from the existing alley. This design standard will ensure that future residents utilize their alley way, making it safer for all adjacent neighbors.

All new construction and renovation should adhere to FIS Design Standards and incorporate energy efficient and green design elements.



Examples of developments with similar urban design principles; fencing between buildings, gated parking in the rear, and maximized street frontage to maintain a pedestrian friendly neighborhood.

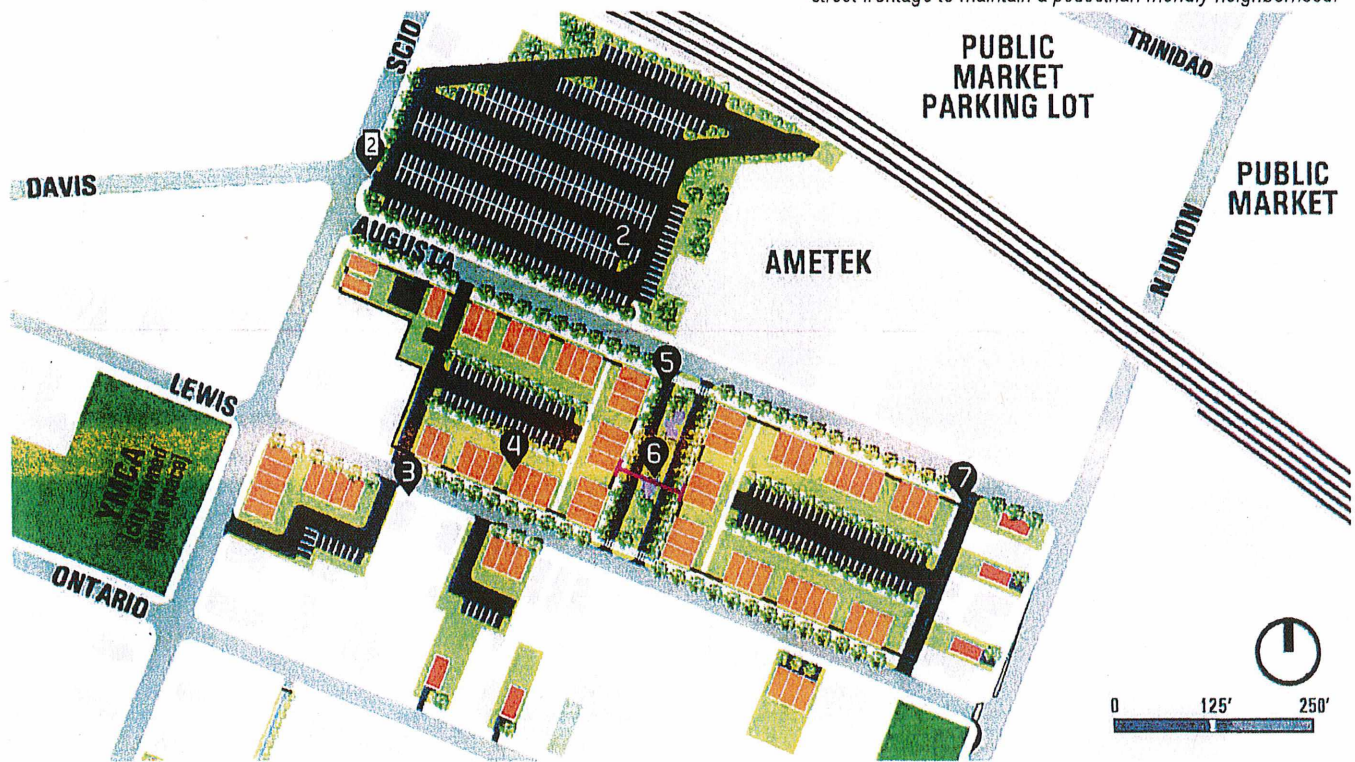
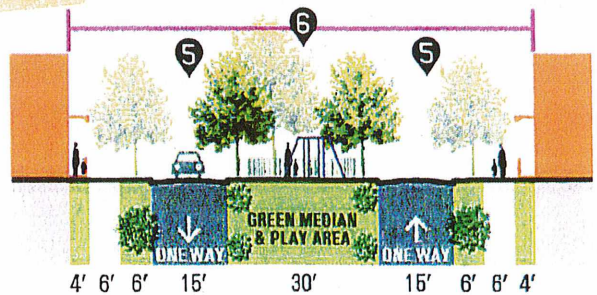


Figure 12. Enlargement of Conceptual Redevelopment Plan

- 1 parking lot entrance off of Scio Street
- 2 wide drive aisle & large turning radii allows for truck access
- 3 gated parking access
- 4 internal parking lots
- 5 proposed public access one way in each direction
- 6 wide median with tot lots and picnic areas
- 7 fencing surrounding development



Street section of proposed divided road and green space at heart of new development

*Explanation*

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Number: 1 Author: Benedb Subject: Cross-Out Date: 6/18/2021 3:38:14 PM

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Number: 2 Author: Benedb Subject: Sticky Note Date: 11/16/2022 5:56:38 PM -05'00'

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The initial idea for redeveloping Lewis Street (between N. Union and Scio Street) relied on the swapping of AMETEK's existing parking lot parcel for a newly created parking parcel between Augusta Street and the Railroad. Upon closer examination, this was not feasible with AMETEK's continued operations. Initially it was thought that if this plan could not be implemented, 1200 square foot townhouses with affordable rent would be the alternative. As the parking lot swap is off the table, the community and City, both believe that to improve the quality and stability of the community, homeownership is key. Therefore, single-family owner occupant homes would be constructed on newly subdivided lots that allow families to grow and grow old in this under-served arearea of the City.

## City of Rochester Planning Commission

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**From:** Lee A. Newell II <lee@lan2.net>  
**Sent:** Tuesday, March 7, 2023 3:04 PM  
**To:** City of Rochester Planning Commission  
**Subject:** Marketview Heights Urban Renewal District change in development focus

Hello:

My name is Lee Newell and I own and live in a house at 165 Union St N, Rochester, NY 14605.

Regarding the proposed focus change I would say that, in general, I am very much in favor of the change. Owner occupied buildings are best!

As far as I can tell this would only apply to new housing and only single family. I would encourage you to look at a way to encourage owner-occupied duplex and other multi-family properties. It would be greatly beneficial if there were a way to also focus on existing multi-family buildings so they become owner-occupied.

Currently there are few owner-occupied houses in my area. Most are big old houses that are owned by people who do not live in the area, including a City of Rochester owned building. They tend to be poorly maintained and tenants disrespectful of the area.

By encouraging owner-occupied buildings of all types, the neighborhood would be improved as most owners who live in their buildings want to improve their property.

There are exceptions, of course, one being my neighbor at 167 Union St N, who's able bodied son, that lives with the owner, never picks up trash nor mows their lawn until the city gets after them -- and then he mows their lawn without picking up the trash so bits of it blow all over the area.

On the other hand, another owner-occupied home down the street maintains 2 beautiful gardens on vacant lots.

In closing, again I am very much in favor of the change and encourage you to broaden the scope to include multi-family structures, both new and existing, to encourage owner-occupancy.

Yours,

Lee A Newell II  
165 Union St N  
Rochester, NY 146045



**CITY PLANNING COMMISSION  
INFORMATIONAL MEETING MINUTES (03/27/23)  
URBAN RENEWAL PLAN AMENDMENT**

**Marketview Heights Urban Renewal District**

**APPLICANT:** The Mayor of Rochester, represented by Barbara Benedict, Department of Neighborhood and Business Development, Division of Housing.

**PURPOSE:** To change the development focus within the portions of the Marketview Heights Urban Renewal District from multifamily dwellings to detached single-family owner-occupied residences.

**APPLICANT'S PRESENTATION:**

**Barbara Benedict:** My name is Barbara Benedict. I am with the City Hall, 30 Church Street Rochester, NY. The amendments to the Plan that we are proposing are that several of the locations were originally designated to be large rental projects. There was a project that was going to be on the parking lot opposite of the Ametek industrial building on Augusta Street. There was going to be several townhouses and apartment buildings, and it involved a large land swap with Ametek. The City would encourage them to take over City-owned property on Davis Street and Augusta Street and then the City would take the parking lot to promote residential redevelopment of the lot. Ametek is no longer willing to do the land swap because they feel that the current parking lot is the best location to serve the facility's operational needs with regard to employees and visitors.

We have found the community as a whole is no longer in favor of a large multi-family residential rental projects and that they are looking for more single family owner-occupant homes. Therefore, we are proposing to substitute single-family owner occupant homes in certain areas that the Plan presently slate for multifamily residences. We feel that this will bring more stability to the neighborhood and will also allow for generational wealth building to happen, an opportunity that has bypassed this neighborhood for several generations. And the proposed amendments would more evenly fit in several scattered vacant sites already owned by the City along Lewis Street and extending southward. We feel that single-family would offer age-in-place opportunities and that a mixture of some larger homes and some smaller homes would fit what the community wants.

So that is basically what we request, that the Plan be modified to emphasize single-family, owner-occupied development rather than large multifamily projects. And that is not to say that there wouldn't be some rental projects, but they'd have to be compatible with surrounding areas.

**Commissioner Watson:**

Anything else?

**Barbara Benedict:** I can provide more detail piece by piece if you would like there's a lot of pages.

**Commissioner Watson:** Well you still have 12 minutes, if there anything else that you would like to specifically share, please feel free if not we will ask questions?

**Barbara Benedict:** You can certainly ask questions; I think I basically covered it in a nutshell.

**Commissioner Watson:** Any questions for the applicant?

**QUESTIONS FROM COMMISSION MEMBERS AND APPLICANT'S RESPONSE:**

**Commissioner Watson:** I have one, about how many meetings did you have with the neighbors?

**Barbara Benedict:** I meet monthly with the Collective Action Project and I have contacted the Marketview Heights Association and spoke with their president. They are not having meetings and have not had meetings since I have been in this position. They were in favor of owner occupancy as well

**Commissioner Watson:** Obviously that meets the requirements or goals of the....

**Barbara Benedict:** Yes, is consistent with *Rochester 2034* Comprehensive Plan and the Mayor's vision for promoting more homeowner occupancy.

**Commissioner Watson:** Any other questions? Okay, you may ask your question if you want to come forward and present. Just in a second. Thank you Barbara.

**PUBLIC TESTIMONY:**

**Commissioner Watson:** Anyone would like to speak in favor of this application? Please step forward.

**Martin Pedraza:** Hi, my name is Martin Pedraza, I live at 341 Scio Street Rochester, NY. We've been working for single family units throughout the area and we feel that having single family units will encourage the whole area will thrive. By doing that people will take care of their home. We'll have more young people and children in the area so we can bring Lewis Street back and to do that this will be perfect. I notice that we have meetings where some lean towards rentals. And I think well if we have rentals it would be nice to have a side by side, so one is for the rental and the other is for the owner. They'll still live there and take care of their own properties and take care of neighbors. Plus, there will be no hassle because they'll have their own parking lot. Instead of being on top of each other.

We've been doing the Marketview Heights planning process for 10 years and every year someone comes to us and says "What is it that you want?" So we tell them exactly what I just said now. And they say "okay" but time goes by and they or another group may come again and ask "well what is it that you want?" We tell them the exact same story. It got to a point when we wrote three letters stating the same thing, one in English one in Spanish and one and one in Italian, figuring someone would understand now. Because we're asked the same questions, and we give the same answers: we would like to keep that whole area as a neighborhood, especially after they fill in the inner loop this will complement whatever they do there.

Because we don't have too much to do over in that area with the little control. But if we can make this Marketview Heights neighborhood nice then people would want to come live there. We have alot of people that come from a lot of different parts of the country and a lot of them are first time home buyers.

**Nancy Maciuska:** Hi my name is Nancy Maciuska and I represent the Lewis Street Community Center and the Fairy Grandparents, which is a Lewis St. Community Center group. We all live in the neighborhood and created this group three years ago. There are a lot of elderly who are involved with this program, members do not have to be grandparent but you have to be at least 40 years old and live within the neighborhood. We meet on Fridays and the majority of homeowners in that

**Marketview Heights Urban Renewal District**  
**Page 3**

particular area, including Marketview Heights, Scio Street areas, Lewis Street, Ontario Street, and Davis Street are from that area and raise their children there.

Our children raise their children there and we find that all of the homes are rentals units. If you are paying \$1800 for rent it makes it difficult living on a fixed budget versus paying that on a mortgage. A mortgage would be less than what I am paying for rent, I am a renter and every time I look for buying a house in our neighborhood that the City puts up, there are these contractors that come and bid to own the house and then they may rent it for \$1600. That's something for you to consider, is that we do want homeowner occupant homes so we can own our homes and the children can grow in the neighborhood. The thing is that people don't realize it's not about moving throughout the city. It is different for a person born in a particular neighborhood where everyone knows each other and it is like a village. We all take care of one another and we all look out for each other's children. Yes, there is violence, but it is calmed down due to the neighborhood's Collective Action Plan coordination process, Fairy Grandparents program in Marketview Heights are changing the neighborhood to make it better for us and our children.

So, yes we are looking forward to having single-family owner-occupied homes. That way we can afford to own properties, instead of being subject to rent increases every year. I am a senior on a fixed budget who worked all her life and now I am not able to work anymore. I would like to own my own home.

There are about 60 of us, so I am representing a large group of citizens who have been here and have lived in the neighborhood for many years. I lived here for over 60 years, so when they go to fill in the Inner Loop I can point out that there's one of our proposals where we have planned and sat with the Committee at Lewis Street Center planning what we would like to envision in our neighborhood. The heart of our community was taken away and those people were relocated somewhere else when they put the Inner Loop in. Now that you are filling it in we would like to at least have homes there, a community with a place to buy groceries because we are forced to buy things at the corner stores and a pay an arm and a leg for a gallon of milk.

Some of us don't drive. We live in a neighborhood where we don't go anywhere else. If we get on the bus, then we are afraid to leave the community. Years ago there were bakeries, hardware stores, schools; even the schools are taken away. We do not have a community school anymore. School #14 was replaced with The World of Inquiry School #58, and now the students are bussed across the City. That's something that we would like to at least see a community school because our kids aren't allowed to attend because they're bringing children from all over the city to the World of Inquiry. Meanwhile our kids are bussed around the city because we no longer have an elementary school. Anyway that's all I have to say, thank you for listening.

**Commissioner Watson:** Anyone else in favor please step forward, and if you have questions specifically, raise them and then the applicant will have a chance to respond.

**Chris Defrancisco:** Hi I am Chris Defrancisco. I live at 238 Hayward next to the Public Market. What is the geographic area where this Zoning change would occur?

**Commissioner Watson:** Sir, ask your question if you get done then the Applicant will have an opportunity to answer, is that the only question you have?

**Chris Defrancisco:** I have a comment after but I would like to understand where or what is included in this area. Thank you I am strongly in support of it. I just want it to extend to my area of the Public Market because I think that's technically Marketview Heights, not Beachwood. Beachwood begins at Goodman but if there is an opportunity to revisit this question about including the Public Market I

**Marketview Heights Urban Renewal District**  
**Page 4**

think it would be beneficial. There is a real interest with the growth of the Market, new restaurants about 6 or 8 restaurants and there are 2 more that are about to open. The last four homes sold within this little pocket are near Hayward Ave around Peck Street.

The last four home sales have been to young owner occupants that are priced out of other parts around the city. They are taking a chance on the Public Market neighborhood and it's great for the neighborhood, the more owner occupied housing over there and the balance of owner occupied and rental I just think stabilizes the neighborhood. And all of the neighbors that I know are strong supporters of it.

**Commissioner Watson:** Good thank you, anyone else in favor of this application please step forward? Is there anyone in opposition? Please step forward. Seeing none, the applicant has an opportunity to speak.

**Ann Howard** of 93 Cathaway Pk signed up to speak but elected not to when the time came.

**Jim A. (illegible)** of 99 Woodward St signed up to speak but elected not to when the time came.

**APPLICANT'S RESPONSE TO PUBLIC TESTIMONY**

**Barbara Benedict:** To answer your question, it does include [witness points to map of Marketview Heights Urban Renewal District, which does not include the Public Market or Hayward Avenue and Peck Street within its borders]. I don't know if you can see. The City's first phase of actions will be within the Lewis Street and Augusta area and after that point they will spread to different areas. So if you have a case to be made for any vacancies or areas that should be included, I certainly encourage that you contact Neighborhood and Business Development, I can give you my card.

We are working with the neighbors and they want to capture where the needs are. But it has to be phased because it's such a large area. It would be nice to do everything at once. We feel that the need is very great in the Lewis, Davis and Augusta area and that's why we have chosen that area to start and felt that owner-occupancy throughout the Marketview Heights neighborhood is very important. As you can hear from the people who have lived there a long time, it really does need to be new families, single couples, elderly people that would like to just have a comfortable place to live out and be safe and happy in their homes with opportunities. And we all know that once you have homes and residents and owner-occupants the other things follow.

Certainly our Public Market is something to be proud of and the services that are offered there, like the stores, are a great start. There are good things happening in the Market and it's a great place but we need to make sure the Marketview Heights neighborhood has everything that they need as well. And we need to make the neighborhood safe so the kids can play and be happy. Seniors can sit on their front porches. Neighbors can walk their dogs and not worry about things. So that is the goal and the challenge was to get rid of the emphasis on rentals because we feel that there will be more investment and generational wealth if we can have people live there in homes that they own. It's a fantastic thing and we would like to see more and more of that. It does align with the 2034 Plan and the Mayor's vision.

**Commissioner Watson:** Before you sit down, just have question for staff just for clarification, the City School District is responsible for determining where schools go based upon enrollment, population, is that correct?

**Zoning Analyst, City Planning Commission:** Honestly I do not know how much influence they would have over the location of schools.

**Marketview Heights Urban Renewal District**  
**Page 5**

**Commissioner Watson:** I see Tom nodding his head.

**Municipal Attorney, Tom Warth:** Yes, the District decides the grade configurations and which buildings they are going to be in. Sometimes it's part of the large state infusion of capital to build out different areas. The City and the District visited that issue with regard to which schools to expand and which ones to close, but District is the final decider on that. The City just owns some of the real estate, but the School Board makes the final decision of where the schools go.

**Commissioner Watson:** Okay, I just wanted to make sure that was clarified because this project does not determine where schools go. Its only looking at the housing and those issues so if there's concerns about schools then that would need to go before the School board as opposed to this group.

**Barbara Benedict:** Correct. Thank you everyone for your time.

**Commissioner Watson:** Okay, thank you ma'am. Meeting adjourned.

**MEETING ENDS**

**CITY PLANNING COMMISSION  
RECOMMENDATION  
URBAN RENEWAL PLAN AMENDMENT**

**Re:** To change the development focus within portions of the Marketview Heights Urban Renewal District from multifamily dwellings to detached owner-occupied single-family residences.

**Case No:** Marketview Heights Urban Renewal District Plan Amendment

**Resolution:**

**RESOLVED**, the City Planning Commission **RECOMMENDS** approval of the request, presented on the Mayor's behalf by the Department of Neighborhood and Business Development, to amend the Marketview Heights Urban Renewal District (MVH URD) Plan as follows: Adopt all revisions as proposed which, in sum, would redirect development efforts in portions of the MVH URD away from multi-family rental dwellings, and toward single-family owner-occupied dwellings. The list of addresses affected by the propose amendments are presented in table 4.5 in the amended Plan.

**Vote:** Motion Passes

**Action:** Recommend Approval

**Meeting Date:** March 27, 2023

**Record of Vote:** 5-0-0

**Record of Vote:**

David Watson, chair	Recommend Approval
Eugenio Marlin, vice-chair (motion)	Recommend Approval
Nicholas Carleton	Recommend Approval
Bradley Flowers (second)	Recommend Approval
Milton Pichardo	Recommend Approval

## 4.5 Summary List of Affected Properties


The table below lists the parcels affected by the proposed redevelopment and illustrated in Figure 10 on page 18 and Figure 11 on page 19. Properties are listed by street and proposed future use. <sup>1</sup>

HOUSE No.	STREET	FUTURE USE	HOUSE No.	STREET	FUTURE USE	HOUSE No.	STREET	FUTURE USE
4	Augusta St	Ametek Parking	770	East Main St	Commercial	104	Ontario St	Single Family
10	Augusta St	Ametek Parking	109	Lewis St	Multi-Family	110	Ontario St	Single Family
12	Augusta St	Ametek Parking	113	Lewis St	Multi-Family	115	Ontario St	Single Family
14	Augusta St	Ametek Parking	120	Lewis St	Multi-Family	117	Ontario St	Single Family
16-26	Augusta St	Ametek Parking	126	Lewis St	Multi-Family	118	Ontario St	Side Yard
204-206	Davis St	Ametek Parking	130	Lewis St	Multi-Family	296	Scio St	Single Family
209	Davis St	Ametek Parking	131	Lewis St	Multi-Family	298	Scio St	Single Family
210	Davis St	Ametek Parking	134	Lewis St	Multi-Family	302	Scio St	Single Family
211	Davis St	Ametek Parking	138	Lewis St	Multi-Family	314	Scio St	Rehab
214	Davis St	Ametek Parking	139	Lewis St	Multi-Family	368-370	Scio St	Single Family
219	Davis St	Ametek Parking	144	Lewis St	Multi-Family	372	Scio St	Single Family
220	Davis St	Ametek Parking	146	Lewis St	Multi-Family	414-418	Scio St	Multi-Family
223	Davis St	Ametek Parking	148	Lewis St	Multi-Family	422	Scio St	Multi-Family
224	Davis St	Ametek Parking	152	Lewis St	Multi-Family	428	Scio St	Multi-Family
227	Davis St	Ametek Parking	166	Lewis St	Multi-Family	462	Scio St	Multi-Family
228	Davis St	Ametek Parking	170	Lewis St	Multi-Family	474-476	Scio St	Ametek Parking
231	Davis St	Ametek Parking	176	Lewis St	Multi-Family	490-496	Scio St	Ametek Parking
232	Davis St	Ametek Parking	184	Lewis St	Multi-Family	97	Weld St	Single Family
238	Davis St	Ametek Parking	187	Lewis St	Multi-Family	101	Weld St	Side Yard
241	Davis St	Ametek Parking	188	Lewis St	Multi-Family	105	Weld St	Rehab
244	Davis St	Ametek Parking	191	Lewis St	Multi-Family	119	Weld St	Side Yard
245	Davis St	Ametek Parking	192	Lewis St	Multi-Family	126	Weld St	Side Yard
248	Davis St	Ametek Parking	196	Lewis St	Multi-Family	135	Weld St	Side Yard
249	Davis St	Ametek Parking	202	Lewis St	Multi-Family	97	Woodward St	Single Family
250	Davis St	Ametek Parking	198	Lyndhurst St	Rehab	102	Woodward St	Single Family
254	Davis St	Ametek Parking	202-204	Lyndhurst St	Single Family	104	Woodward St	Single Family
256	Davis St	Ametek Parking	208	Lyndhurst St	Single Family	114	Woodward St	Single Family
260	Davis St	Ametek Parking	212	Lyndhurst St	Single Family	116	Woodward St	Single Family
			216	Lyndhurst St	Rehab	118	Woodward St	Single Family
			220	Lyndhurst St	Rehab	119	Woodward St	Side Yard
			143	N Union St	Single Family	128	Woodward St	Rehab
			153-155	N Union St	Single Family			
			184	N Union St	Rehab			
			185-185.5	N Union St	Single Family			
			190	N Union St	Single Family			
			198	N Union St	Single Family			
			204	N Union St	Multi-Family			
			206	N Union St	Multi-Family			
			241	N Union St	Single Family			
			247	N Union St	Single Family			
			247.5	N Union St	Single Family			
			251	N Union St	Multi-Family			




2

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 Number: 1 Author: Benedb Subject: Inserted Text Date: 11/18/2022 2:33:40 PM -05'00'

This list includes some, but may not include all properties effected.

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 Number: 2 Author: Benedb Subject: Sticky Note Date: 6/18/2021 3:32:57 PM

the following possible properties:

- 143 Lewis Street
- 147 Lewis Street
- 151 Lewis Street
- 173 Lewis Street
- 179 Lewis Street
- 183 Lewis Street
- 195 Lewis Street
- 199 Lewis Street



171

Ordinance No.

**Approving the Amended Marketview Heights Urban Renewal District Plan**

WHEREAS, this Ordinance applies to the Marketview Heights Urban Renewal District (URD), which is an area within an irregularly shaped boundary generally including properties located along the west side of Scio Street from the Inner Loop to the railroad tracks, easterly along the railroad tracks and cutting over to Augusta Street running east, properties along the east side of North Union Street running south of Champeney Terrace to Kenilworth Terrace, then including properties on the north side of East Main Street and west of Prince Street, and then east of the Inner Loop from East Main Street to the west side of Scio Street;

WHEREAS, by Ordinance No. 2011-343 adopted on January 24, 2011, the Council designated the Marketview Heights URD as an area that is appropriate for urban renewal in accordance with an urban renewal plan to be developed in accordance with the provisions of Article 15 of the General Municipal Law of the State of New York;

WHEREAS, by Ordinance No. 2014-380 in December 2014, the Council approved the Marketview Heights Urban Renewal District Plan for the Marketview Heights URD as prepared by Interface Studio LLC, Real Estate Strategies, Inc. / RES Advisors and Bergmann Associates and dated June 11, 2014 (Marketview Heights URD Plan);

WHEREAS, on behalf of the Mayor, the Department of Neighborhood and Business Development's Division of Housing has prepared and proposed the adoption of an amended Marketview Heights URD Plan which would redirect development efforts in portions of the MVH URD away from multi-family rental dwellings and toward single-family owner-occupied dwellings (Amended Plan); and

WHEREAS, after reviewing the Amended Plan and hearing testimony at a public information meeting on March 27, 2023 in accordance with Zoning Code §120-190C(3)(c), the City Planning Commission voted 5-0 to recommend approval of the Amended Plan.

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

Section 1. The Council hereby approves the Amended Marketview Heights Urban Renewal District Plan as modified by the Department of Neighborhood and Business Development and dated March, 2023 (the Amended Plan), copies of which shall be filed with the Manager of City Planning and the Manager of Zoning and with another kept on file and available for public review in the zoning and building permit office in Room 121B of City Hall.

Section 2. The Council finds that:

- (a) The Marketview Heights URD is a substandard or insanitary area, or is in danger of becoming a substandard or insanitary area and tends to impair or arrest the sound growth and development of the City.
- (b) Financial aid to be provided to the City is necessary to enable the urban renewal program to be undertaken in accordance with the Amended Plan.
- (c) The Amended Plan affords maximum opportunity to private enterprise, consistent with the sound needs of the City as a whole, to undertake an urban renewal program.
- (d) The Amended Plan conforms to a comprehensive community plan for the development of the City as a whole.
- (e) There is a feasible method for the relocation of families and individuals displaced from the urban renewal area into decent, safe and sanitary dwellings at affordable prices or rents and reasonably accessible to their places of employment.
- (f) Undertaking and carrying out the urban renewal activities set forth in the Amended Plan in stages is in the best public interest and will not cause any additional or increased hardship to the residents of the Marketview Heights URD.

Section 3. This ordinance shall take effect immediately.



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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

172

May 2, 2023

NBD 13

TO THE COUNCIL

Ladies and Gentlemen:

Re: South Avenue/Alexander Street Open Space  
District Local Improvement Ordinance

Council Priority: Creating and Sustaining a Culture of  
Vibrancy; Public Safety

Comprehensive Plan 2034 Initiative Area: Reinforcing  
Strong Neighborhoods; Sustaining Green & Active  
Systems

Transmitted herewith for your approval is legislation related to the South Avenue/Alexander Street  
Open Space District Local Improvement Ordinance (LIO). This legislation will:

- 1) Establish \$8,900 as the total budget for maintenance for the public space at 62 Alexander Street for fiscal year 2023-24. This cost will be apportioned among the LIO district properties as a special assessment.
- 2) Authorize \$8,900 as maximum compensation for an agreement with South Wedge Area Neighborhood Council (SWANC), a subsidiary of Business Association of the South Wedge Area (BASWA) (Karrie Laughton, Chris Jones Co-Chairs, 540 South Avenue, Rochester, New York) to perform maintenance of the public space. The term of the agreement will be for one year.

This South Avenue/Alexander Street Open Space District was originally initiated on July 1, 2005. Local Improvement Ordinance No. 1740 re-established the District in 2018 for a term of ten years. The annual charges for maintenance of the open space are apportioned as a special assessment among the district properties based upon their assessed values and in relation to their proximity to the open space (without reduction for exemptions). This assessment provides for maintenance of the landscaped open space at 62 Alexander Street including cutting grass, trimming shrubs, watering, weeding, trash pick-up and removal, lighting, and fall leaf clean-up. The cost for these services is based on estimates provided by SWANC. SWANC has been providing these services since 2005.

Parcels in the Outer Tier of the district shall be charged at half the rate as the Inner Tier parcels. The boundaries of the tiers will remain as follows:

- 1) The Inner Tier of the district shall consist of properties fronting on South Avenue from Comfort Street to Hamilton Street and properties fronting on Alexander Street between South Clinton Avenue and Kirley Alley/Stebbins Street, but excluding the corner parcels at South Clinton Avenue.



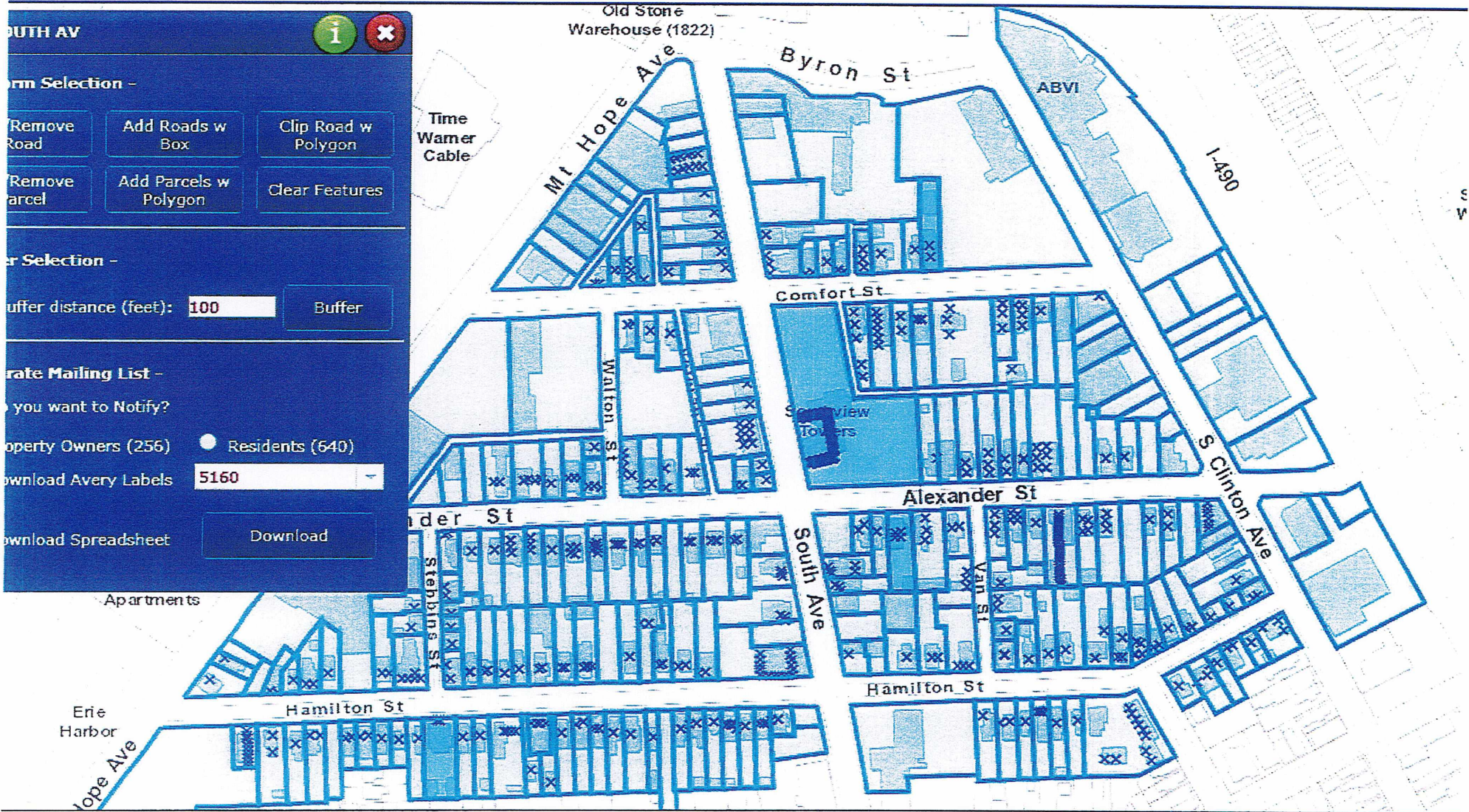
- 2) The Outer Tier of the district shall consist of the remaining properties in the area bounded by Mt. Hope Avenue, Byron Street, South Clinton Avenue, and Hamilton Street, including the parcels on the south side of Hamilton Street and the parcels fronting on South Avenue between Hamilton Street and Averill Avenue.

A public hearing is required.

Respectfully submitted,



Malik D. Evans  
Mayor



## INTRODUCTORY NO.

172

Local Improvement Ordinance No.

**Local Improvement Ordinance authorizing special work and services related to the South Avenue/Alexander Street Open Space District for 2023-24**

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

Section 1. The cost of special work and services for the 2023-24 fiscal year for the South Avenue/Alexander Street Open Space District established in accordance with Local Improvement Ordinance No. 1740 is \$8,900, which amount shall be assessed and billed on the 2023-24 tax bills and apportioned among the District properties based upon their assessed values (without reduction for exemptions) and in relation to their proximity to the open space. Parcels in the Outer Tier of the district shall be charged at half the rate of the Inner Tier parcels. Any assessment not paid by its due date shall be a lien upon the property billed and a personal obligation of the property owner.

Section 2. The Council hereby finds that it would be impracticable to select a maintenance contractor through competitive bidding, designates the South Wedge Area Neighborhood Council, Inc. (SWANC) to perform the special work and services, and authorizes the Mayor to enter into an agreement with SWANC for this purpose.

Section 3. The agreement shall obligate the City to pay an amount not to exceed \$8,900, and said amount, or so much thereof as may be necessary, is hereby appropriated from the assessments authorized herein. The agreement shall have a term of one year.

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

Section 5. The ordinance shall take effect immediately.



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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

173

May 2, 2023

NBD 14

TO THE COUNCIL

Ladies and Gentlemen:

Re: Small Mixed Use and Commercial Renovation Program

Council Priority: Jobs and Economic Development

Comprehensive Plan 2034 Initiative Area:  
Fostering Prosperity & Opportunity

Transmitted herewith for your approval is legislation related to the new Small Mixed Use and Commercial Renovation Program. This legislation will:

- 1) Appropriate a total of \$2,500,000 from the Development Revolving Loan Fund for the program; and,
- 2) Authorize agreements as necessary to implement the program.

This new Small Mixed Use and Commercial Renovation Program will provide gap financing through low-interest loans to assist building owners with improvements to commercial buildings, or improvements to both the commercial and residential portions of small mixed-use buildings. The target buildings will be located in busy commercial corridors and in the downtown area, and the program will focus on buildings with the potential to improve the neighborhood if renovated and returned to vibrant use.

Staff will strive for geographic balance in the distribution of program funds. Information about the program will be made available at the Neighborhood Service Centers, through the Street Liaisons, and on the City's website. If this appropriation is approved, it will leave a balance of \$5,587,466.50 in the Development Revolving Loan Fund, which will remain available for assistance with development projects city-wide.

A program description is attached.

Respectfully submitted,

Malik D. Evans  
Mayor



## **Small Mixed-Use and Commercial Renovation (SMUCR) Program Description**

### **Introduction**

The Small Mixed-Use and Commercial Building Renovation Program is a new program that provides low-interest loans for rehabilitation and renovation projects that will stimulate the market and improve the quality of the building stock in the city's busy commercial corridors. The program provides loans for the renovation of small mixed-use and/or commercial buildings. The loans are made directly to the building owner who can use proceeds for renovations/repairs to the building's interior and facade to bring it up to code and make it habitable and leasable.

The loans must result in a significant impact upon the economic well-being of the city of Rochester and its residents. This funding will enable the renovation of mixed-use and/or commercial structures, bring distressed stretches along commercial corridors back to life, increase surrounding property values, create local construction jobs, and enhance local quality of life.

The effects of this program will impact the city's neighborhoods, its small businesses, and the residents who live in them.

### **The Program**

This program is a gap financing program for the renovation of existing small mixed-use and/or commercial buildings located in the city's busy commercial corridors. It is a loan program aimed at assisting building owners with improvements to commercial buildings, or improvements to both the commercial and residential portions of small mixed-use buildings. A small mixed-use building is defined as having up to eight (8) residential units above a commercial space or other non-residential ground floor use. Projects with five (5) to eight (8) residential units will have an affordability requirement that 20% of the units be affordable to households earning 60% or less of the Area Median Income. Projects with up to four (4) residential units would be exempt from the affordability requirement. If the building is fully commercial, the community benefit requirement is job creation and/or elimination of blight.

### **Purpose**

The purpose of this program is to provide loans to owners of small commercial or mixed-use buildings located in busy commercial corridors. Completed projects will result in renovated and ready-to-lease commercial space and residential units in order to attract new businesses and residents and return properties to their full economic potential. The program will encourage the renovation of small commercial and mixed-use buildings that would otherwise remain a blighting influence on a busy commercial corridor, by returning such buildings to active use and realizing their economic potential. This will in turn create a positive impact and improve the quality of the building stock on the corridor.



## **Location and Building Use**

Eligible small commercial and mixed-use buildings must be located within the city of Rochester boundaries, specifically on a busy commercial corridor. The building must be either commercial or mixed use with residential units.

## **Loan Details**

### Loan Amount

- Loans of up to \$250,000 will be considered. Larger loans may be considered for large projects and will be determined on a case-by-case basis.
- City assistance will not exceed 25% of the total development cost (TDC).
- The City will require at least 10% building owner equity in the project sources of funds.

Loan Terms – The term and amortization will not exceed ten years, however, terms of up to 15 years may be considered on an exception basis. Construction financing will be disbursed in draws during construction and will convert to permanent financing after construction is completed. Signed leases may be required for the commercial/non-residential space prior to the disbursement of all loan payments. Other terms may apply depending on the details of each project.

### Interest Rates and Fees

- There is no application fee.
- The interest rate will be between 1% and 3% for the term of the loan.
- There will be a 1% closing fee payable at the loan closing.
- There will be a 0.5% document preparation fee for all loans, payable at the loan closing.
- The borrower is responsible for expenses incurred by the City at the loan closing, including recording and filing fees.

### Loan Security

- Loans will be secured by a lien on the property, an assignment of rents and leases, and a personal guarantee from the building owner(s).
- Loans will be no higher than 90% Loan-to-Value (LTV).
- Additional collateral may be required based on the details of each project.

INTRODUCTORY NO.

173

NBD #14

Ordinance No.

**Appropriating funds and authorizing agreements for the Small Mixed Use and Commercial Renovation Program**

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

Section 1. The sum of \$2,500,000 is hereby appropriated from the Development Revolving Loan Fund to implement the Small Mixed Use and Commercial Renovation Program to provide low-interest loans to eligible building owners to make improvements to commercial buildings or to the commercial and residential portions of small mixed-use buildings (the Program).

Section 2. The Mayor is hereby authorized to enter into Program agreements with eligible building owners. The agreements shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 3. This ordinance shall take effect immediately.



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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

174

May 2, 2023

NBD 15

TO THE COUNCIL

Ladies and Gentlemen:

Re: Amending 2021-22 Annual Action Plan,  
Neighborhood Planning - Lyell Avenue

Council Priority: Creating and Sustaining a Culture of  
Vibrancy

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation amending the 2021-22 Annual Action Plan to alter the scope of the Project 12 Neighborhood Planning – Lyell Avenue. This legislation will expand the scope of the project to allow the funds to be spent on costs to implement the neighborhood plan recommendations.

The original scope of the project listed in the Annual Action Plan included \$40,000 in Community Development Block Grant (CDBG) funds only for the costs of developing a neighborhood plan for the Lyell Avenue corridor. The Community Design Center of Rochester (Karen Nozik, Executive Director, Rochester 14609) developed the plan with significant community input, and was able to support the cost of the plan using a philanthropic funding source. None of the CDBG funds have been used. Some of the recommendations in the final plan include impactful intersection changes and streetscape beautification. Neighborhood residents desire to implement these elements with the remaining CDBG funding originally allocated to this project.

Respectfully submitted,

Malik D. Evans,  
Mayor



174

Ordinance No.

**Authorizing the amendment of the 2021-22 Annual Action Plan, the submittal of the amended plan to HUD and entering into agreements relating to Lyell Avenue Neighborhood Planning**

WHEREAS, in Ordinance No. 2021-185, the City approved and adopted the 2021-22 Annual Action Plan (Action Plan), which included the allocation of \$40,000 in Community Development Block Grant (CDBG) program funds provided by the U.S. Department of Housing and Urban Development (HUD) to project number 12 entitled Neighborhood Planning – Lyell Avenue to help facilitate the development of strategic neighborhood plans that would complement current assets and help guide future investments for neighborhood revitalization and enhancement (the Project);

WHEREAS, the Community Design Center of Rochester, Inc. subsequently developed a Project plan with significant community input (Lyell Plan) using funds from a philanthropic source and without using Project funds allocated in the Action Plan;

WHEREAS, Lyell Avenue neighbors have proposed to implement some of the recommendations in the Lyell Plan, including intersection changes and street beautification measures, and the Administration proposes to use the Action Plan's \$40,000 Project allocation to implement those actions;

WHEREAS, the Administration's proposal requires an amendment to the 2021-22 Action Plan to reallocate the funding, from the planning of, to the actual implementation of the Lyell Plan;

WHEREAS, the Administration has determined that the proposed amendment would not constitute a substantial amendment to the "purpose, scope, location or beneficiaries" of the original Project as defined by HUD's regulations governing Annual Action Plans and by the City's current Consolidated Community Development Citizen Participation Plan; and

WHEREAS, nevertheless, the proposed Lyell Plan Amendment has been publicized and reviewed in advance of this ordinance by presenting this ordinance in draft to the members of Council on May 2, 2023 and posting it on the Council's proceedings page <https://www.cityofrochester.gov/councilproceedings/> by May 3, 2023.

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

Section 1. The Council hereby approves and adopts an amendment to project 12 of the 2021-22 Annual Action Plan to change the allocation of \$40,000 in CDBG funds therein from planning to actual implementation of the Community Design Center

of Rochester, Inc. plan for the Lyell Avenue neighborhood corridor, including but not limited to intersections changes and streetscape improvements (Project Amendment).

Section 2. The Mayor is hereby authorized to submit the Project Amendment to HUD for approval. The Mayor is hereby further authorized to provide any such information that may be required by HUD and to execute any grant agreement, project sponsor agreement, or any other documentation as may be necessary to fund and carry out the activities provided for in the Project Amendment in accordance with any applicable community development laws and regulations.

Section 3. The agreements and documents authorized herein shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 4. This ordinance shall take effect immediately.



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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

175

**Malik D. Evans**  
Mayor

May 2, 2023

NBD 16

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan

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

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods; Fostering  
Prosperity & Opportunity

Transmitted herewith for your approval is legislation related to the acceptance and programming of the City's annual allocation of funding from the U.S. Department of Housing and Urban Development (HUD). This legislation will:

- 1) Approve the 2023-24 Annual Action Plan and authorize its submission to HUD;
- 2) Authorize agreements with HUD necessary for the receipt and use of HUD funds to implement the plan, including subsequent amendments to such agreements to extend the term or period of performance.

This legislation addresses HUD's planning and application requirements for their annual formula grant programs, which include the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs. HUD requires jurisdictions to prepare multi-year strategic plans and annual action plans to guide use of HUD funds.

In June 2020, the City adopted a five-year strategic plan, the 2020-24 Consolidated Plan, that identifies priority needs and goals for community and economic development. It covers the period from July 1, 2020 through June 30, 2025.

The Annual Action Plan, which covers the period from July 1, 2023 to June 30, 2024, describes specific projects and activities that will be undertaken in the fourth program year of the Comprehensive Plan to address priority needs and goals.

The draft Annual Action Plan is available to download for review here:

<https://www.cityofrochester.gov/ConsolidatedPlan2020/>

Community input to inform the development of this plan was solicited via public hearing held on February 28, 2023. The draft plan was then posted for the required 30-day public review and comment period on April 17, 2023. An additional public hearing to review the draft plan was held on April 26, 2023. Input was also solicited via an online survey, email, and mail.

A final public hearing on the 2023-24 Annual Action Plan is required to be held by City Council and will be held on May 18, 2023.



The total funds available for 2023-24 is \$13,287,012 from the following sources:

<b>Source</b>	<b>Funding Available</b>
Community Development Block Grant (CDBG)	\$8,132,502
Home Investment Partnerships Program (HOME)	\$2,760,094
Emergency Solutions Grant (ESG)	\$718,502
Housing Opportunities for Persons with AIDS (HOPWA)	\$1,125,914
CDBG Program Income	\$400,000
HOME Program Income	\$150,000
<b>TOTAL</b>	<b>\$13,287,012</b>

Significant highlights of the 2023-24 Annual Action Plan include:

<b>2023-24 Annual Action Plan Project</b>	<b>HUD Grant Funding Type</b>	<b>Annual Budget</b>
Demolition Program	CDBG	\$1,960,439
Affordable Housing Development Fund	HOME	\$1,920,070
Owner Occupant Rehab Program	CDBG	\$750,000
Emergency Solutions Grants (ESG)	ESG	\$718,502
Housing for Persons with Aids- Trillium Health	HOPWA	\$546,069
Housing for Persons with Aids- CCFS	HOPWA	\$546,069
CHDO Reserve (HOME Rochester)	HOME	\$414,015
Job Creation Youth Development	CDBG	\$404,364
Lead Hazard Control	CDBG	\$400,000
Homebuyer Assistance	HOME	\$300,000

A public hearing is required.

Respectfully submitted,

Malik D. Evans  
Mayor

**Approving the 2023-24 Annual Action Plan**

WHEREAS, there is pending before this Council a 2023-24 Annual Action Plan (the Action Plan) to be funded with \$13,287,012 available to the City of Rochester from the federal Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), CDBG Program Income, and HOME Program Income;

WHEREAS, the five-year Five Year Consolidated Plan/2020-2024 approved in June, 2020 by Ordinance No. 2020-153 (Consolidated Plan) identifies the priority needs and goals for community and economic development, and the Action Plan, which covers the period from July 1, 2023 to June 30, 2024, describes the projects and activities that will be taken to pursue those needs and goals during the Consolidated Plan's fourth program year;

WHEREAS, the Action Plan has been prepared according to an approved Citizen Participation Plan and the Action Plan reflects the public comments received and the consultations that were conducted;

WHEREAS, the City conducted an initial round of citizen participation activities in February 2023 to inform the public about development of the Action Plan and the opportunities to participate, which included: the on-line posting of a public input survey from February 7 to May 18, 2023; hosting a public hearing in City Council Chambers on February 28, 2023; and posting on-line shortly thereafter the 14-page summary that was presented at the hearing;

WHEREAS, the City published the draft Action Plan for public review and invited public comments during a period extending from April 17 to May 18, 2023;

WHEREAS, on April 26, 2023, the City hosted a second public hearing in the City Council Chambers to present the draft Action Plan and to solicit additional public comments;

WHEREAS, on May 18, 2023, the City Council hosted a third public hearing in the City Council Chambers to solicit additional public comments regarding the Action Plan;

WHEREAS, a final draft of the Action Plan along with a summary of the public comments and recommendations received during the public comment period has been presented to the City Council and posted on-line through the City's Consolidated Community Development Plan Information webpage;



WHEREAS, the City Council has reviewed with City staff the needs, strategies and proposed actions that are set forth in the Action Plan; and

WHEREAS, the City Council has reviewed the public comments and recommendations.

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

Section 1. The Council hereby approves the 2023-24 Annual Action Plan.

Section 2. The Council hereby authorizes the submission of said Action Plan to the United States Department of Housing and Urban Development (HUD).

Section 3. The Council hereby authorizes the Mayor to enter into such agreements and to execute such documents as HUD shall require to allow the City to receive and use the funds necessary to implement the programs and projects set forth in the Action Plan.

Section 4. This ordinance shall take effect immediately.



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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

176

May 2, 2023

NBD 17

TO THE COUNCIL

Ladies and Gentlemen:

Re: City Development Fund Program Appropriations

Council Priority: Creating and Sustaining a Culture of  
Vibrancy

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the allocation of Urban Development Action Grant program income to the City Development Fund to supplement the 2021-22, 2022-23, and 2023-24 Annual Action Plans. This legislation will:

- 1) Appropriate \$2,750,000 of principal and interest repayments from Urban Development Action Grant loans (UDAG) and any other program income funding to the City Development Fund (CDF) for the following purposes to supplement the 2021-22, 2022-23, and 2023-24 Annual Action Plans as follows:

<b>CDF Program</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>TOTAL</b>
Business Development	\$400,000	\$1,300,000	\$100,000	\$1,800,000
Project Development		\$275,000	\$100,000	\$375,000
Housing Development	\$300,000			\$300,000
Homebuyer Assistance		\$150,000	\$50,000	\$200,000
Homebuyer Training		\$50,000		\$50,000
Celebrate City Living		\$25,000		\$25,000
<b>TOTAL</b>	<b>\$700,000</b>	<b>\$1,800,000</b>	<b>\$250,000</b>	<b>\$2,750,000</b>

- 2) Authorize agreements necessary to implement the Business Development, Project Development, Homebuyer Assistance, Homebuyer Training, and Celebrate City Living programs funded with the CDF funds appropriated herein.

The City was a prior recipient of the UDAG grant program that was administered by the U.S. Department of Housing and Urban Development (HUD) from 1978 through 1988. After the program was phased out in favor of the Community Development Block Grant (CDBG) program, HUD has been requiring former UDAG participants to restrict the loan repayments and other forms of UDAG program revenue to specific types of community development activities listed in the UDAG or CDBG regulations. Moreover, under City Council Resolution No. 83-26 adopted in 1983, the Administration is required to submit to City Council an estimate of UDAG revenue anticipated for the upcoming fiscal year as well as a program for the use of that revenue. The submittal of the UDAG fund estimate and use program must coincide with the presentation of the proposed Annual Action Plan.

To satisfy these requirements, the City appropriates UDAG program income to the City Development Fund for use in specified programs that are either included within or supplement



projects contained in the Annual Action Plan. In recent years CDF funding has been used primarily to fund or to supplement Business Development, Project Development, Housing Development, and Homebuyer Assistance activities set forth in the Annual Action Plan.

An assessment of recent and projected impacts of CDF funds is provided below:

<b>CDF Program</b>	<b>CDF Impact Prior 5 Fiscal Years</b>	<b>Expected Impacts for CDF Funding Allocations 2021-22, 2022-23, 2023-24</b>
Business Development	123 businesses	25 businesses
Project Development	1 project	2 projects
Housing Development	N/A	1 project
Homebuyer Assistance	71 households	22 households
Homebuyer Training	71 households	22 households
Celebrate City Living	Social media and other digital programming reaches between 3,000-5,000 people each month. Viewers are able to receive personalized referrals for services related to their housing search.	Social media and other digital programming reaches between 3,000-5,000 people each month. Viewers are able to receive personalized referrals for services related to their housing search.

Respectfully submitted,



Malik D. Evans  
Mayor

176

Ordinance No.

**Appropriation of funds for the City Development Fund**

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

Section 1. In accordance with Resolution No. 83-26, the Council hereby appropriates \$2,750,000 in anticipated Urban Development Action Grant (UDAG) program revenues, including loan repayments, reversionary interest, and interest payments, to the City Development Fund (CDF) to supplement the following years' Annual Action Plans (AAPs) in service of the following six goals of the Five Year Consolidated Plan/2020-2024 approved in Ordinance No. 2020-153 (Consolidated Plan):

Consolidated Plan Goal	Annual Action Plan			TOTAL
	2021-22	2022-23	2023-24	
Business Development	\$400,000	\$1,300,000	\$100,000	\$1,800,000
Project Development		\$275,000	\$100,000	\$375,000
Housing Development	\$300,000			\$300,000
Homebuyer Assistance		\$150,000	\$50,000	\$200,000
Homebuyer Training		\$50,000		\$50,000
Celebrate City Living		\$25,000		\$25,000
<b>TOTAL</b>	<b>\$700,000</b>	<b>\$1,800,000</b>	<b>\$250,000</b>	<b>\$2,750,000</b>

Section 2. The Director of Finance shall record all transfers authorized herein and shall have the authority to make adjustments to the allocation of the amounts set forth in Section 1 in the event that the anticipated UDAG revenue falls short of expectations.

Section 3. The Mayor is hereby authorized to enter into such agreements as may be necessary to implement the programs to be funded by the appropriations authorized herein. The agreements shall contain such terms and conditions as the Mayor deems appropriate.

Section 4. This ordinance shall take effect immediately.



**City of Rochester**

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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

177

May 2, 2023

NBD 18

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Aging in Place

Council Priority: Creating and Sustaining a Culture of  
Vibrancy

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to Aging in Place project found in the 2023-24 and 2019-20 Annual Action Plans. This legislation will:

- 1) Appropriate \$60,000 of Community Development Block Grant (CDBG) funding from the Aging in Place project within the 2023-24 Annual Action plan to fund the program, contingent upon approval of the 2023-24 Annual Action Plan.
- 2) Authorize \$60,000 as maximum compensation for an agreement with Lifespan of Greater Rochester, Inc. (Ann Marie Cook, President/CEO, 1900 S. Clinton Avenue, Brighton) to provide Aging in Place services. The cost of the agreement will be funded from the appropriation authorized above.
- 3) Re-allocate \$32,339.48 of unspent Community Development Block Grant COVID relief (CDBG-CV) funds and amend the 2019-20 Annual Action Plan as follows:

<b>Re-allocate From Project</b>	<b>Transfer To Project</b>	<b>Amount</b>
38. CV - Digital Divide	32. CV- Aging in Place	\$41.19
33. CV - Eviction Prevention	32. CV- Aging in Place	\$8,763.44
41. CV- Assistance to Food Establishments	32. CV- Aging in Place	\$23,534.85
	<b>Total</b>	<b>\$32,339.48</b>

- 4) Authorize \$32,339.48 as maximum compensation for an agreement with Lifespan of Greater Rochester, Inc. (Ann Marie Cook, President/CEO, 1900 S. Clinton Avenue, Brighton) to provide Aging in Place services to respond to the impacts of the COVID-19 pandemic. The cost of the agreement will be funded from the appropriation authorized above.

The maximum compensation in total to Lifespan of Greater Rochester, Inc. will not exceed \$92,339.48 (\$60,000 in CDBG funds and \$32,339.48 in CV funds).

Lifespan of Greater Rochester, Inc. has collaborated with the City to deliver this program since 2006 and served 320 participants in 2021-22. So far this year, 149 people have been served and 17 informational sessions have been held. Approximately 296 participants will be assisted through this program in the upcoming year. Data for the previous five years is listed below.



<u>Quadrant</u>	<u>Number of Elders Served</u>	
	<u>Prior 4 Years</u>	<u>2022</u>
NE	47	53
SE	26	11
NW	39	67
SW	40	97

The Aging in Place Home Modification Program conducts residential safety evaluations to identify adaptations needed to support continued residence in a safe and comfortable environment. Further, the program provides selected home modifications and/or repairs, which directly increase livability options in one's own home.

The term of the agreement shall be for one year with an option to extend for an additional one year term if funds remain. A Justification Statement for Awarding a Professional Services Agreement without a Request for Proposals is enclosed.

Respectfully submitted,



Malik D. Evans  
Mayor

**NO RFP JUSTIFICATION STATEMENT**

**Awarding a Professional Services Agreement Without a Request for Proposals**

The Procurement of Professional Services Policy (Ord. No. 2023-93) requires an RFP to be issued under most circumstances. If it is determined that an RFP will not be issued, this form must be completed, signed by the Department Head, and kept on file (electronically or hard copy). It must also be submitted:

1. To City Council as an attachment to the transmittal letter for any PSA that exceeds \$20,000, and
- 2 To the contract record when entered in Munis.

-----  
**Department:** NBD/Business & Housing Development

**Program:** AGING IN PLACE HOME SAFETY PROGRAM

**Vendor/Consultant selected** Lifespan of Greater Rochester

**How was the vendor selected?** Sole source as Lifespan is the only Rochester-based non-profit that focuses solely on senior citizen services and programs. This agreement has been in place for multiple years, and the new contract is maintenance of effort of a highly successful program.

**Why was no RFP issued for this service?** This contract has been in place since the 2006 City-sponsored Aging in Place Public Advisory Committee recommended that the City support services that will help the elderly stay in their community based home as long as possible. The City has provided funding for this program and has monitored the activities for multiple years.

**Is there previous experience with the vendor?** The City has worked with this vendor for several years, with very successful outcomes. **Are there unique circumstances?** The unique feature of this program is the target group-senior citizen owner occupants.

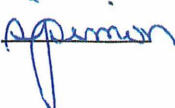
**Is the service specialized and unique? Is the number of qualified providers limited?** Lifespan provides support services to keep elders productive in the community. This project offers a safety assessment of the home environment and makes a variety of minor improvements and repairs such as bathroom grab bars, stairway handrails and door grips, all designed to avoid accidents and maintain household safety. In addition, Lifespan provides consumer education sessions and if necessary, consumer support case management around home repairs. It is in the best interest of the City to continue with Lifespan for these specialized services as the home-repair industry is rife with the potential for scams and unfortunately, the elderly are often a prime target for unscrupulous business practices.

**Does the project include multi-year State funding?** No.

**Compensation Amount:** \$92,339.48.

**How was this determined?** The amount was determined based on the availability through CDBG funding and the number of individuals that could be served with these funds.

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

MWBE Officer Initials: 

Date: 3/27/2023

Department Head: *Dana Miller (mwp)*

Date: 4/1/2023

## INTRODUCTORY NO.

177

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds, modifying the 2019-20 Annual Action Plan and authorizing agreements for the Aging in Place project**

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

Section 1. The sum of \$60,000 is hereby appropriated from the Aging in Place project allocation of the 2023-24 Annual Action Plan to provide Aging in Place services, contingent upon the approval of the Plan.

Section 2. The Mayor is hereby authorized to enter into a professional services agreement with Lifespan of Greater Rochester, Inc. to provide aging in place services. The maximum compensation for the agreement shall be \$60,000, which amount shall be funded from the appropriation in Section 1 herein. The term for the agreement shall be one year with the option to extend the term for one additional year if appropriated funds remain.

Section 3. The Council hereby approves and adopts an amendment of the 2019-20 Annual Action Plan to transfer a total of \$32,339.48 in unspent Community Development Block Grant COVID relief (CDBG-CV) funds to Project # 32 entitled CV-Aging in Place from the following projects: \$41.19 from # 38 entitled CV-Digital Divide; \$8,763.44 from #33 entitled CV-Eviction Prevention; and \$23,534.85 from #41 entitled CV-Assistance to Food Establishments. The Mayor is hereby authorized to submit this Annual Action Plan amendment to the U.S. Department of Housing and Urban Development for approval.

Section 4. The Mayor is hereby authorized to enter into a professional services agreement with Lifespan of Greater Rochester, Inc. to provide aging in place services that address the impacts of the COVID-19 pandemic. The maximum compensation for the agreement shall be \$32,339.48, which amount is hereby appropriated from the #32 CV-Aging in Place project allocation of the 2019-20 Annual Action Plan. The term for the agreement shall be one year with the option to extend the term for one additional year if appropriated funds remain.

Section 5. The agreements authorized herein shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 6. This ordinance shall take effect immediately.





**City of Rochester**

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www.cityofrochester.gov

**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

178

May 2, 2023

NBD 19

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Housing Opportunities  
for Persons with Aids

Council Priority: Creating and Sustaining a Culture of  
Vibrancy

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the Housing Opportunities for  
Persons with Aids projects found in the 2023-24 Annual Action Plan. This legislation will:

- 1) Appropriate \$1,092,138 Housing Opportunities for Persons with Aids (HOPWA) funds from the HOPWA- Trillium and the HOPWA- CCFCS project allocations of the 2023-24 Annual Action plan to fund the program, contingent upon approval of the 2023-24 Annual Action Plan.
- 2) Authorize agreements with Trillium Health, Inc. (Andrea DeMeo, CEO, 259 Monroe Avenue, Rochester) and Catholic Charities of the Diocese of Rochester d/b/a Catholic Charities Family and Community Services (Lori VanAuken, Executive Director, 1099 Jay Street, Rochester) for \$546,069 each to provide HOPWA services necessary to implement the program.

HOPWA provides housing assistance and services to prevent homelessness for individuals with HIV/AIDS and related complications, and their families. Assistance includes long-term (over 21 weeks) and short-term service, and financial assistance in the form of payments of mortgage, rent, and utilities. Both Trillium Health, Inc. and Catholic Charities Community Services maximize HOPWA assistance through the coordination of other funding sources and service providers.

These two organizations are uniquely qualified to provide services for this special needs population. Both receive additional State and Federal HIV/AIDS targeted funds, which provide for additional case management, housing placement, and other critical services. Both are active within the Rochester Area Task Force on AIDS that involves medical and support service providers, and have long-standing, close working relationships with each other.

The City has been a recipient of HOPWA funding since the 1990's and has collaboratively worked with agencies to implement the program. Trillium Health, Inc. served 108 participants last year and Catholic Charities Family and Community Services served 84. To date, we are on track to meet our projected number of 189 for this year. Approximately 108 participants will be assisted through this program in the upcoming year by each agency. Data for the previous five years is listed below.



<u>Year</u>	<u>Number Served</u>
2018	186
2019	157
2020	162
2021	183
2022	162

The term of the agreement shall be for one year with an option to extend for an additional one year term if funds remain in the original appropriation. A Justification Statement for Awarding a Professional Services Agreement without a Request for Proposals is enclosed.

Respectfully submitted,



Malik D. Evans  
Mayor

## NO RFP JUSTIFICATION STATEMENT

### Awarding a Professional Services Agreement Without a Request for Proposals

The Procurement of Professional Services Policy (Ord. No. 2023-93) requires an RFP to be issued under most circumstances. If it is determined that an RFP will not be issued, this form must be completed, signed by the Department Head, and kept on file (electronically or hard copy). It must also be submitted:

1. To City Council as an attachment to the transmittal letter for any PSA that exceeds \$20,000, and
2. To the contract record when entered in Munis.

-----  
**Department:** NBD/Business & Housing Development

**Program:** Housing Opportunities for People with AIDS (HOPWA)

**Vendor/Consultant selected:**

- Catholic Charities Community Services (CCCS)
- Trillium Health

**How was the vendor selected?** Direct contact with current contractors

**Why was no RFP issued for this service?**

- *The only qualified agencies in the greater Rochester area to serve persons with AIDS with housing services are Catholic Charities Community Services and Trillium Health (formerly AIDS Care). Funds are divided between these organizations in a 50/50 split.*
- **Is there previous experience with the vendor? YES.** Describe why it is in the City's best interest to continue with them and not solicit others.  
*They are current as well as previous years' vendors*
- **Are there unique or emergency circumstances?** Describe how an RFP process would jeopardize the success of the project. *The purpose of these funds to assist persons with AIDS and their families.*
- **Is the service specialized and unique? Is the number of qualified providers limited?** Describe the Department's experience with and knowledge of the market and why an RFP would not produce additional qualified consultants.  
*Yes. As stated above, only Catholic Charities Community Services and Trillium Health are agencies qualified and credentialed in the greater Rochester area to serve persons with AIDS with housing services.*
- **Does the project include multi-year State or Federal funding? NO.** 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).

*Amount: The City received \$1,125,914.00 in HOPWA funds for the 2023-24 program period. Remaining funds \$1,092,138.00 are to be allocated for program implementation and service delivery as follows:*

*Catholic Charities Community Services (50%) = \$546,069.00*

Trillium Health (50%) = \$546,069.00

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

*The amount was determined based on CDBG availability.*

*Funds are annually allocated between the two organizations in a 50/50 split based on numbers served.*

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

MWBE Officer Initials: apemmon

Date: 3-27-23

Dana Miller (mvp)

4/1/2023

Signature: Department Head

Date

178

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds and authorizing agreements for the Housing Opportunities for Persons with AIDS program**

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

Section 1. The sum of \$1,092,138 is hereby appropriated from the 2023-24 Annual Action Plan (Plan) to provide Housing Opportunities for Persons with AIDS (HOPWA) program services, contingent upon approval of the Plan. This appropriation shall be sourced in the amount of \$546,069 from each of the following two project allocations of the Plan: HOPWA – TH and HOPWA-CCFCS.

Section 2. The Mayor is hereby authorized to enter into a professional services agreement with Trillium Health, Inc. to provide HOPWA program services. The maximum compensation for the agreement shall be \$546,069, which shall be funded from the HOPWA-TH project allocation of the Plan appropriated in Section 1 herein, contingent upon the approval of the Plan. The term of the agreement shall be one year, with an option to extend for one additional year if funds from the original appropriation remain.

Section 3. The Mayor is hereby authorized to enter into a professional services agreement with Catholic Charities of the Diocese of Rochester to provide HOPWA program services. The maximum compensation for the agreement shall be \$546,069, which shall be funded from the HOPWA-CCFCS project allocation of the Plan appropriated in Section 1 herein, contingent upon the approval of the Plan. The term of the agreement shall be one year, with an option to extend for one additional year if funds from the original appropriation remain.

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

Section 5. This ordinance shall take effect immediately.



**City of Rochester**

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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

179

May 2, 2023

NBD 20

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Legal Services for  
Seniors

Council Priority: Creating and Sustaining a Culture of  
Vibrancy

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the Legal Services for Seniors project found in the 2023-24 Annual Action Plan. This legislation will:

- 1) Appropriate \$40,000 of Community Development Block Grant (CDBG) funding from the Legal Services for Seniors project allocation of the 2023-24 Annual Action plan to fund the program, contingent upon approval of the 2023-24 Annual Action Plan.
- 2) Authorize \$40,000 as maximum compensation for an agreement with Volunteer Legal Services Project of Monroe County, Inc. (VLSP) now doing business as JustCause (Tina M. Foster, Executive Director, 1 West Main Street Rochester) to provide Legal Services for Seniors services. The cost of the agreement will be funded from the appropriation authorized herein.

JustCause, through the Helping Elders Law Project (HELP Project), utilizes pro bono services of local attorneys. The program will deliver services to elderly low-income city residents on-site at Rochester Housing Authority developments and other senior-centered meeting spaces in order to create wills, healthcare proxies / living wills, powers of attorney and funerary plans.

JustCause has collaborated with the City to deliver this program since 2016 and served 35 participants last year. Approximately 47 participants will be assisted through this program in the upcoming year. Data for the past five years is listed below:

7/1/17 - 6/30/18: 38 clients served  
 7/1/18 - 6/30/19: 40 clients served  
 7/1/19 - 6/30/20: 35 clients served  
 7/1/20 - 6/30/21: 41 clients served  
 7/1/21 - 6/30/22: 61 clients served  
 7/1/22 - 6/30/23: 58 clients served (as of 4/03/2023)

The term of the agreement shall be for one year with an option to extend for an additional one year term if funds remain. A Justification Statement for Awarding a Professional Services Agreement without a Request for Proposals is enclosed.

Respectfully submitted,

Malik D. Evans  
Mayor

Phone: 585.428.7045

Fax: 585.428.6059

TTY: 585.428.6054

EEO/ADA Employer



**NO RFP JUSTIFICATION STATEMENT**

**Awarding a Professional Services Agreement Without a Request for Proposals**

The Procurement of Professional Services Policy (Ord. No. 2023-93) requires an RFP to be issued under most circumstances. If it is determined that an RFP will not be issued, this form must be completed, signed by the Department Head, and kept on file (electronically or hard copy). It must also be submitted:

1. To City Council as an attachment to the transmittal letter for any PSA that exceeds \$20,000, and
2. To the contract record when entered in Munis.

-----  
**Department:** NBD/Business & Housing Development

**Program:** Volunteer Legal Services Project dba JustCause

**Vendor/Consultant selected** Volunteer Legal Services Project of Monroe County dba JustCause

**How was the vendor selected?** This program was initiated in the 2016-2017 program year with an unsolicited proposal

**Why was no RFP issued for this service?** In 2016 The Volunteer Legal services Project of Monroe County (VLSP) contacted the City regarding its opportunity to launch the Helping Elders Law Project (HELP), a specialized volunteer service to administer by delivering pro bona legal services of attorneys employed by a singular law firm in Rochester-Harter Secrest and Emery (HSE)-to residents of Rochester Housing Authority public housing at no cost to the elderly clients.

**Is there previous experience with the vendor?** Yes. The unique nature of this volunteer legal services organization does not have peers in the Rochester community/geography.

**Are there unique circumstances?** Yes. The unique feature of this program is that JustCause has been providing civil legal services to low income clients via a vast network of experienced pro bona attorney since 1982. HELP includes the provision of training on the topics of wills, healthcare proxies/living wills and powers of attorney and funeral wishes documents to volunteer attorneys who will donate their time in this program year (ending June 30, 2022) to elderly residents of Rochester Housing Authority developments and/or participants in senior-centered community activities who reside in the City or Rochester.

**Is the service specialized and unique? Is the number of qualified providers limited?** Yes. Legal services that are being provided are specialized to the elderly that they are serving. The pro bono nature of the services make them uniquely affordable to low-income elderly City residents. As these legal, volunteer services are provided on-site, this enables more seniors to utilize these needed services. The number of qualified providers is limited as there is a limited number of pro bono attorneys. JustCause is a unique entity in the Rochester legal community.

**Does the project include multi-year State funding?** No.

**Compensation Amount:** \$40,000 total to JustCause for the administration of the project. This amount will provide staff supervision time and mileage reimbursement.

**How was this determined?** JustCause calculated the cost of supervision for the project including scheduling, staffing and volunteer coordination with RHA for the delivery of the services. This amount will support a part time paralegal and supervising attorney at JustCause to administer the program. This program will bring qualified legal services to elderly low-income City residents. It expands access to these services that are often cost-prohibitive. This program will assist and

support low and moderate-income elders and their families as they meet the legal challenges facing the elderly today.

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

MWBE Officer Initials: apemson

Date: 3-27-23

*Dana Miller (mup)*

4/1/2023

Signature: Department Head

Date



## INTRODUCTORY NO.

179

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds and authorizing an agreement for Legal Services for Seniors**

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

Section 1. The sum of \$40,000 is hereby appropriated from the Legal Services for Seniors project allocation of the 2023-24 Annual Action Plan (Plan) to provide legal services for seniors, contingent upon approval of the Plan.

Section 2. The Mayor is hereby authorized to enter into a professional services agreement with the Volunteer Legal Services Project of Monroe County, Inc., dba JustCause, to administer and manage the provision of legal services to seniors. The maximum compensation shall be \$40,000, which shall be funded from the appropriation in Section 1 herein. The agreement shall be for a term of one year, with the option to extend for one additional year if appropriated funds remain.

Section 3. The agreement shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 4. This ordinance shall take effect immediately.



**City of Rochester**

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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

180

**Malik D. Evans**  
Mayor

May 2, 2023

NBD 21

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Business  
Development Financial Assistance Program

Council Priority: Jobs and Economic Development

Comprehensive Plan 2034 Initiative Area:  
Fostering Prosperity & Opportunity

Transmitted herewith for your approval is legislation related to the Business Development  
Financial Assistance program as described in the 2023-24 Annual Action Plan. This legislation will:

- 1) Appropriate \$206,280 in Community Development Block Grant (CDBG) funds from the  
Business Development Financial Assistance Program project allocation in the 2023-24 Annual  
Action Plan to fund the program, contingent upon approval of the 2023-24 Annual Action Plan.
- 2) Authorize agreements with recipient businesses necessary to implement the program.

The majority of businesses who received funding, are found within Low to Moderate Income (LMI)  
census tracts. All businesses who utilize CDBG funding are required to meet CDBG LMI job  
requirements. Businesses not located within LMI census tracts utilizing CDBG funds are still  
required to meet CDBG LMI job creation and/or retention requirements.

Funding will be utilized to provide low-interest loans and grants to business through the Business  
Development Financial Assistance Program. It is anticipated seven businesses will be assisted  
and 90 jobs created/retained as a result of the CDBG funds. In fiscal year 2021-22, six businesses  
were approved for assistance with 68 jobs created/retained. Data for the current year as well as  
the previous five years is attached.

Respectfully submitted,

Malik D. Evans  
Mayor



**City of Rochester's Business Development Division**

**Businesses Assisted**

**Current Fiscal Year 2022-23**

NBD 21  
ATTACHMENT

Name	Address	Quadrant	Assistance Amount	Woman and/or Minority Owned Businesses Assisted
Factory Hairdressing	603 Culver Rd, Suite C, Rochester, NY	SE	\$8,000.00	Yes
Golden Fox Restaurant	1115 Culver Road, Rochester, NY	SE	\$8,000.00	Yes
PEKO Precision Products	1525-1650 Lyell Avenue, Rochester, NY	NW	\$125,000.00	No
LA BODEGA, LLC	625 Norton Street, Rochester, NY	NE	\$11,000.00	Yes
The Spirit Room, LLC	139 State Street, Rochester, NY	SW/CC	\$5,000.00	No
Akimbo Books	318b East Ave, Rochester, NY	SW/CC	\$3,000.00	Yes
20 Hour Mart	799 N Clinton Ave., Rochester, NY	NE	\$11,000.00	Yes
The Jewelry Clinic	16 W. Main St., Powers Bldg., Suite G08, Rochester, NY	SW/CC	\$4,848.62	No
UUU Art Collective	153 State St., Rochester, NY	SW/CC	\$11,000.00	No
Love Ink	116 Lyell Avenue, Rochester, NY	NW	\$8,000.00	No
Omi's Attic	4427 Lake Ave., Rochester, NY	NW	\$8,000.00	Yes
Bathtub Made New	491 W. Ridge Rd., Rochester, NY	NW	\$8,000.00	No
Yazan Services	136 Lyell Ave., Rochester, NY	NW	\$30,000.00	Yes
BTIER Group, LLC	480 W. Main St., Rochester, NY	SW/CC	\$8,000.00	Yes
The Beehive Aesthetic	16 N Goodman Street, Rochester, NY	SE	\$20,000.00	Yes
Joseph C. Lu Engineering, PC	280 E Broad Street, Rochester, NY	SW/CC	\$30,000.00	Yes
CRISP Restaurant	819 S. Clinton Ave, Rochester, NY	SE	\$8,000.00	Yes
Stop & Shop Market	900 Joseph Avenue, Rochester, NY	NE	\$6,000.00	Yes
Sew-n-City LLC	Sew-n-City LLC, Rochester, NY	NE	\$49,000.00	Yes
Firehouse Saloon	817 S. Clinton Ave, Rochester, NY	SE	\$8,000.00	No
The Dr's Inn	1743 East Ave, Rochester, NY	SE	\$8,000.00	Yes
Red, White, & Brew of Rochester, LLC	147 State Street, Rochester, NY	SW/CC	\$11,000.00	Yes
The Reformatory	1255 University Ave, Suite C114, Rochester, NY	SE	\$5,000.00	Yes
J.P.J. Rochester, Inc., dba Somerton's Publick House	729 Park Ave, Rochester, NY	SE	\$8,000.00	No
Wilmer Associates, Inc., dba Magpie	653 Park Ave, #303, Rochester, NY	SE	\$8,000.00	No
Coraggioso, Salvatore's Pizza	1985 East Main St, Rochester, NY	SE	\$8,000.00	No
Suck It Up Straws, Inc., dba Roc Paper Straws *	920 Exchange St, Rochester, NY	SE	\$45,000.00	Yes
Kelaron, Inc dba Salena's Mexican Restaurant	302 N Goodman Street, Rochester, NY	SE	\$16,500.00	Yes
FLEXX Mobility	875 East Main Street, Rochester, NY	SW/CC	\$6,000.00	No
Woerner Industries, LLC	485 Hague Street, Rochester NY	NW	\$40,000	No
Charlie Style New York*	539 South Ave., Rochester, NY	SE	\$8,000.00	No
Chi-Tea Enterprises d/b/a Smiley's Convenience Store	848 Joseph Avenue, Rochester, NY	NE	\$8,000.00	Yes
Bright Bubble Laundromat LLC	953 N Clinton Avenue, Rochester, NY	NE	\$45,000.00	No
Kim's Cuts	4470 Lake Avenue Rochester NY	NW	\$8,000.00	No
Donuts West, Inc.	674 W Ridge Road, Rochester, NY	NW	\$ 35,000.00	No
More Fire Glass Studio	36 Field St, Rochester, NY	SE	\$5,000.00	Yes
Roc Brewing	56 S. Union St, Rochester, NY	SE	\$5,000.00	Yes
Camacho Security, LLC	626 Norton Street, Rochester, NY	NE	\$25,000.00	Yes
<b>Total</b>			<b>\$629,348.62</b>	<b>57.89%</b>

Current Projects Assisted YTD	
SE	15
NE	7
NW	9
SW/CC	8
Total	39

Additional Current Projects in Process (Various Stages)	
SE	13
NE	10
NW	14
SW/CC	11
Total	48

City of Rochester - NBD Business Development  
Business Development Loans & Grants  
2018 - Current Results

\*The below results do not include assistance provided to nearly 500 City businesses with approximately 750 emergency grants during the COVID 19 Pandemic.

Business	Address	Year	Quadrant	Approved Funding	Woman and/or Minority Owned Businesses Assisted
Donuts West, Inc.	674 W Ridge Road, Rochester, NY	2023	NW	\$35,000	No
Kelaron, Inc dba Salena's Mexican Restaurant	302 N Goodman Street, Rochester, NY	2023	SE	\$16,500	Yes
The Beehive Aesthetic	16 N Goodman Street, Rochester, NY 14607	2023	SE	\$8,000	Yes
Joseph C. Lu Engineering, PC	280 E Broad Street, Rochester, NY 14604	2023	SW/CC	\$30,000	Yes
Maguire Properties (PEKO Precision Products Expansion Project)	1525-1650 Lyell Avenue, Rochester, NY	2022	NW	\$125,000.00	No
Taylor Square (Hickey Freeman Business at site)	1155 N Clinton Avenue, Rochester, NY	2022	NE	250,000	No
Panther Graphics	465 Central Ave., Rochester, NY	2022	NE	Refinance City Loan	Yes
10 Winthrop Street (RDG & Partners CPA relocation to City)	10 Winthrop St., Rochester, NY	2021	SW/CC	\$45,000	No
CGI Communications	130 E Main St., Rochester, NY	2021	SW/CC	\$113,555	No
111-115 Lyell Avenue	111-115 Lyell Ave., Rochester, NY	2021	NW	\$30,000	Yes
JK Executive Strategies	1349 University Ave., Rochester, NY	2021	SE	\$20,000	Yes
Big Sky Technologies	920 Exchange Blvd., Rochester, NY	2021	SW/CC	\$30,000	Yes
Queen J's Diner	163 State St., Rochester, NY	2021	SW/CC	\$32,000	Yes
Vigneri Chocolates	1185-1223 East Main Street	2022	SE	\$38,000	No
Mamasan's Inc.	1400 Mt. Hope Ave., Rochester, NY	2021	SE	\$40,000	Yes
Zweigles	651 N Plymouth Ave., Rochester, NY	2021	SW/CC	\$250,000	Yes
Strange Bird Beer and Barrel, LLC	62 Marshall St., Rochester, NY	2021	SE	\$25,000	Partial Owned
Flower City Produce, Inc.	16 Public Market, Rochester, NY	2021	NE	\$40,000	No
Rufus by the Cubroom (Sibley/Mercantile)	250 E Main St., Rochester, NY	2021	SW/CC	\$150,000	No
Soleo	1255 University Ave., Rochester, NY	2021	SE	\$40,000	No
The Vault Rochester, LLC,	10 Franklin St., Rochester, NY	2021	SW/CC	\$25,000	Yes
Metro Office	350 East Ave., Rochester, NY	2020	SW/CC	\$35,000	No
EFPR Group, CPA's	100 S. Clinton Ave., Rochester, NY	2020	SW/CC	\$100,000	No
ITX Corp.	1 S Clinton Ave., Rochester, NY	2020	SW/CC	\$50,000	No
Butler Til	260 E Broad St., Rochester, NY	2020	SW/CC	\$300,000	Yes
Rochester Commissary, LLC	260 E Main St., Rochester, NY	2019	SW/CC	\$20,000	Yes
Sew-n-City	478 Portland Ave., Rochester, NY	2019	NE	\$25,000	Yes
Misfit Doughnuts and Treats	113 Gregory St., Rochester, NY	2019	SE	\$7,000	Yes
Seibold Security	12 Aqueduct St., Rochester, NY	2019	SW/CC	\$20,000	No
Lifetime Financial	35 State St., Rochester, NY	2018	SW/CC	\$50,000	Yes
125 EMS Hotel (DBA Hyatt Hotel)	125 E Main St., Rochester, NY	2018	SW/CC	\$100,000	No
190 Murray Street Associates, LLC	190 Murray St., Rochester, NY	2018	NW	\$5,000	Yes
Ambrell	1655 Lyell Ave., Rochester, NY	2018	NW	\$200,000	No
Metro Salon	1255 University Ave., Rochester, NY	2018	NW	\$40,000	Yes
Sherman Dickerson	448-450 Jefferson Ave., Rochester, NY	2018	SW/CC	\$55,000	Yes
Mobile On Stop	424-434 Jefferson Ave., Rochester, NY	2018	SW/CC	\$30,000	No
Intellimetal	100 Holleder Parkway, Rochester, NY	2018	NW	\$300,000	Yes
OneStream, LLC	500 Lee Rd., Rochester, NY	2018	NW	\$100,000	No
<b>Totals</b>				<b>\$2,780,055</b>	<b>55.26%</b>

City of Rochester - NBD Business Development  
 Business Development Loans & Grants  
 2018 - Current Results (Loan or Grant)

NBD 21  
 ATTACHMENT

\*The below results do not include assistance provided to nearly 500 City businesses with approximately 750 emergency grants during the COVID 19 Pandemic.

Business	Address	Year	Quadrant	Total Approved Funding	Approved Loan Amount	Approved Grant Amount	Woman and/or Minority Owned
Donuts West, Inc.	674 W Ridge Road, Rochester, NY	2023	NW	\$35,000		\$35,000	No
Kelaron, Inc dba Salena's Mexican Restaurant	302 N Goodman Street, Rochester, NY	2023	SE	\$16,500		\$16,500	Yes
The Beehive Aesthetic	16 N Goodman Street, Rochester, NY 14607	2023	SE	\$8,000		\$8,000	Yes
Joseph C. Lu Engineering, PC	280 E Broad Street, Rochester, NY 14604	2023	SW/CC	\$30,000		\$30,000	Yes
Maguire Properties (PEKO Precision Products Expansion Project)	1525-1650 Lyell Avenue, Rochester, NY	2022	NW	\$125,000.00		\$125,000	No
Taylor Square (Hickey Freeman Business at site)	1155 N Clinton Avenue, Rochester, NY	2022	NE	\$250,000	\$250,000		No
Panther Graphics	465 Central Ave., Rochester, NY	2022	NE	Refinance City Loan		Refinance City Loan	Yes
10 Winthrop Street (RDG & Partners CPA relocation to City)	10 Winthrop St., Rochester, NY	2021	SW/CC	\$45,000		\$45,000	No
CGI Communications	130 E Main St., Rochester, NY	2021	SW/CC	\$113,555		\$113,555	No
111-115 Lyell Avenue	111-115 Lyell Ave., Rochester, NY	2021	NW	\$30,000		\$30,000	Yes
JK Executive Strategies	1349 University Ave., Rochester, NY	2021	SE	\$20,000		\$30,000	Yes
Big Sky Technologies	920 Exchange Blvd., Rochester, NY	2021	SW/CC	\$30,000		\$30,000	Yes
Queen J's Diner	163 State St., Rochester, NY	2021	SW/CC	\$32,000		\$32,000	Yes
Vigneri Chocolates	1185-1223 East Main Street	2022	SE	\$75,000		\$75,000	No
Mamasan's Inc.	1400 Mt. Hope Ave., Rochester, NY	2021	SE	\$40,000		\$40,000	Yes
Zweigles	651 N Plymouth Ave., Rochester, NY	2021	SW/CC	\$250,000		\$250,000	Yes
Strange Bird Beer and Barrel, LLC	62 Marshall St., Rochester, NY	2021	SE	\$25,000		\$25,000	Partial Owned
Flower City Produce, Inc.	16 Public Market, Rochester, NY	2021	NE	\$40,000		\$40,000	No
Rufus by the Cubroom (Sibley/Mercantile)	250 E Main St., Rochester, NY	2021	SW/CC	\$150,000	\$25,000	\$125,000	No
Soleo	1255 University Ave., Rochester, NY	2021	SE	\$40,000		\$40,000	No
The Vault Rochester, LLC,	10 Franklin St., Rochester, NY	2021	SW/CC	\$25,000		\$25,000	Yes
Metro Office	350 East Ave., Rochester, NY	2020	SW/CC	\$35,000		\$35,000	No
EFPR Group, CPA's	100 S. Clinton Ave., Rochester, NY	2020	SW/CC	\$100,000		\$100,000	No
ITX Corp.	1 S Clinton Ave., Rochester, NY	2020	SW/CC	\$50,000		\$50,000	No
Butler Til	260 E Broad St., Rochester, NY	2020	SW/CC	\$300,000		\$300,000	Yes
Rochester Commissary, LLC	260 E Main St., Rochester, NY	2019	SW/CC	\$20,000		\$20,000	Yes
Sew-n-City	478 Portland Ave., Rochester, NY	2019	NE	\$100,000	\$75,000	\$25,000	Yes
Misfit Doughnuts and Treats	113 Gregory St., Rochester, NY	2019	SE	\$7,000		\$7,000	Yes
Seibold Security	12 Aqueduct St., Rochester, NY	2019	SW/CC	\$20,000		\$20,000	No
Lifetime Financial	35 State St., Rochester, NY	2018	SW/CC	\$50,000		\$50,000	Yes
125 EMS Hotel (DBA Hyatt Hotel)	125 E Main St., Rochester, NY	2018	SW/CC	\$100,000		\$100,000	No
190 Murray Street Associates, LLC	190 Murray St., Rochester, NY	2018	NW	\$5,000		\$5,000	Yes
Ambrell	1655 Lyell Ave., Rochester, NY	2018	NW	\$200,000		\$200,000	No
Sherman Dickerson	448-450 Jefferson Ave., Rochester, NY	2018	SW/CC	\$55,000	\$50,000	\$5,000	Yes
Mobile On Stop	424-434 Jefferson Ave., Rochester, NY	2018	SW/CC	\$30,000		\$30,000	No
Intellimetal	100 Holleder Parkway, Rochester, NY	2018	NW	\$300,000		\$300,000	Yes
OneStream, LLC	500 Lee Rd., Rochester, NY	2018	NW	\$100,000		\$100,000	No
Airigami	510 State St., Rochester, NY	2018	NW	\$12,000	\$10,000	\$2,000	No
<b>Total</b>					<b>\$410,000</b>	<b>\$2,464,055</b>	<b>52.63%</b>

180

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds and authorizing agreements for the Business Development Financial Assistance Program**

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

Section 1. The sum of \$206,280 is hereby appropriated from the Business Development Financial Assistance Program (the Program) project allocation of the 2023-24 Annual Action Plan (the Plan) to implement the Program, contingent upon approval of the Plan.

Section 2. The Mayor is hereby authorized to enter into agreements with recipient businesses as necessary to implement the Program. The agreements shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 3. This ordinance shall take effect immediately.



**City of Rochester**

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

**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

181

May 2, 2023

NBD 22

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Neighborhood  
Commercial Assistance Program

Council Priority: Jobs and Economic Development

Comprehensive Plan 2034 Initiative Area:  
Fostering Prosperity & Opportunity

Transmitted herewith for your approval is legislation related to the Neighborhood Commercial Assistance Program as described in the 2023-24 Annual Action Plan. This legislation will:

- 1) Appropriate a total of \$50,000 in Community Development Block Grant (CDBG) funds from the Neighborhood Commercial Assistance Program allocation in the 2023-24 Annual Action Plan to fund the program, contingent upon approval of the 2023-24 Annual Action Plan.
- 2) Authorize agreements with recipient businesses necessary to implement the program.

The majority of businesses who received funding service Low to Moderate Income (LMI) census tracts. All businesses who utilize CDBG funding are required to service LMI areas, meet CDBG LMI job requirements, or assist micro-enterprises. Businesses not found within LMI census tracts, are required to meet CDBG LMI job requirements.

Funding will be utilized to provide small business grants to businesses through the Neighborhood Commercial Assistance Program. It is anticipated that seven businesses will be assisted and 15 jobs created/retained as a result of these funds. In fiscal year 2021-22, 14 businesses were approved for assistance with 71 jobs created/retained. Data for the previous five years is attached.

Respectfully submitted,

Malik D. Evans  
Mayor



**City of Rochester - NBD Business Development**  
**Small Business Grants**  
**2018 - Current Results**

NBD 22  
ATTACHMENT

Business	Address	Quadrant	Year	Approved Grant Amount	Woman and/or Minority Owned
Charlie Style New York	539 South Ave., Rochester, NY	SE	2023	\$8,000	No
Chi-Tea Enterprises d/b/a Smiley's Convenience Store	848 Joseph Ave., Rochester, NY	NE	2023	\$8,000	Yes
The Reformatory	1255 University Ave., Rochester, NY	SE	2023	\$8,000	Yes
J.P.J. Rochester, Inc., dba Somerton's Publick House	729 Park Ave., Rochester, NY	SE	2023	\$8,000	No
Wilmer Associates, Inc., dba Magpie	653 Park Ave., Rochester, NY	SE	2023	\$8,000	No
Coraggioso, Salvatore's Pizza	1985 East Main St., Rochester, NY	SE	2023	\$8,000	No
Firehouse Saloon	817 S. Clinton Ave, Rochester, NY	SE	2022	\$8,000	No
The Dr's Inn	1743 East Ave, Rochester, NY	SE	2022	\$8,000	No
Love Ink	116 Lyell Avenue, Rochester, NY	NW	2022	\$8,000	No
Omi's Attic	4427 Lake Ave., Rochester, NY	NW	2022	\$8,000	Yes
Bathtub Made New	491 W. Ridge Rd., Rochester, NY	NW	2022	\$8,000	No
BTIER Group, LLC	480 W. Main St., Rochester, NY	SW/CC	2022	\$8,000	Yes
CRISP Restaurant	819 S. Clinton Ave., Rochester, NY	SE	2022	\$8,000	Yes
Factory Hairdressing	603 Culver Rd., Rochester, NY	SE	2022	\$8,000	No
Golden Fox Restaurant	1115 Culver Rd., Rochester, NY	SE	2022	\$8,000	Yes
Salon Carpe Diem Inc. dba Gallery Salon	4 Elton St, Rochester, NY	SE	2022	\$8,000	Yes
Nox	302 N. Goodman St, Rochester, NY	SE	2022	\$8,000	Yes
Sew-n-City LLC	200-202 Webster Ave., Rochester, NY	NE	2022	\$8,000	Yes
Carpa 247, dba Carnegie Cellars	247 N. Goodman St, Rochester, NY	SE	2022	\$5,000	No
Akimbo Books, LLC	320 East Ave., Rochester, NY	SW/CC	2022	\$8,000	Yes
Sabor Tropical	836 N Goodman, St, Rochester, NY	SE	2022	\$8,000	Yes
Le Petit Poutine	44 Elton St, Rochester, NY	SE	2022	\$8,000	Yes
Flower City Produce	20-22 Public Market, Rochester, NY	NE	2022	\$8,000	No
Taste of Supreme Food Markets	696 N. Winton Road, Rochester, NY	SE	2021	\$8,000	No
SUD Enterprises, dba India House Express	1340 Mt. Hope Avenue, Rochester, NY	SE	2021	\$8,000	No
Carriage House Psychotherapy	25 Circle St, Suite 201, Rochester, NY	SE	2021	\$8,000	No
Veneto Pizza	318 East Ave, Rochester, NY	SW/CC	2021	\$8,000	Yes
Napa Wood Fired Pizza	573 S. Clinton Ave, Rochester, NY	SE	2021	\$8,000	No
Aaron's Alley	662 Monroe Avenue, Rochester, NY	SE	2021	\$8,000	Yes
Hair Avenue	1425 Lyell Ave, Rochester, NY	NW	2021	\$8,000	Yes
Joe Bean Coffee, LLC.	565 Blossom Rd, Suite E1, Rochester, NY	SE	2021	\$8,000	Yes
J&M Schelkun, Inc. dba Empire Radiator Service	606 Hague St, Rochester, NY	NW	2021	\$8,000	No
533 Jam Enterprises dba The Auto Stop	541-553 Bay St, Rochester, NY	NE	2021	\$8,000	Yes
Four Birds Fly	696 Park Ave, Rochester, NY	SE	2021	\$8,000	No



Das French LLC, dba Ox & Stone	282 Alexander St, Rochester, NY	SE	2021	\$8,000	Partial Owned
Airigami, LLC	510 State St, Suite 7, Rochester, NY	SW/CC	2021	\$8,000	No
Eat Me Ice Cream, LLC	1115 E. Main St, Rochester, NY	SE	2021	\$8,000	Yes
Strange Bird Beer and Barrel, LLC.	62 Marshall St, Rochester, NY	SE	2021	\$8,000	Partial Owned
Scents by Design	728 University Ave, Rochester, NY	SE	2021	\$5,000	Yes
Sweet Pea Plant-Based	777 Culver Rd, Rochester, NY	SE	2021	\$8,000	No
Tim Wilkes Photography	17-23 Pennsylvania Ave., Rochester, NY	NE	2020	\$8,000	No
Window World of Rochester LLC	110 Halstead St, 14610	SE	2020	\$8,000	Yes
Nick's Meat Market	444 Lyell Ave, Rochester, NY	NW	2020	\$4,000	No
JC Swan, Inc., dba Dorado	690 Park Ave, Rochester, NY	SE	2020	\$8,000	No
Swan Dive 289, LLC, DBA Swan Dive	289 Alexander St, Rochester, NY	SE	2020	\$8,000	No
Beads & Bangles by Jaira	733 E. Main St, Rochester, NY	SE	2020	\$8,000	Yes
Mamasan's Inc.	1400 Mt. Hope Ave, Rochester, NY	SW/CC	2020	\$8,000	Yes
JTJ East, Inc., dba Brass Bar & Lounge	363 East Ave, Rochester, NY	SW/CC	2020	\$8,000	No
Applify LLC, dba Brandmint	1 East Ave, Suite M150, Rochester, NY	SW/CC	2020	\$8,000	No
Locals Only LLC.	311 Alexander St, Rochester, NY	SW/CC	2020	\$8,000	No
Long Construction	2075 Dewey Ave, Rochester, NY	NW	2020	\$8,000	No
Perris City Gate dba Perris Pizza	1600 Lyell Ave, Rochester, NY	NW	2020	\$8,000	No
Katboocha LLC.	106 Railroad St, Rochester, NY	NE	2020	\$8,000	Yes
M Delgaizo dba Salvatore's	1324 Dewey Ave, Rochester, NY	NW	2020	\$8,000	Yes
Archimage	668 Monroe Ave, Rochester, NY	SE	2020	\$8,000	Yes
Scotch House Pub	373 S Goodman St, Rochester, NY	SE	2020	\$7,000	No
McCann Meats	739 S Clinton Ave, Rochester, NY	SE	2020	\$8,000	No
3 Little Birds Jamaican Food	651 Jefferson Ave, Rochester, NY	SW/CC	2019	\$5,000	Yes
Market Squeeze	20-22 Public Market, Rochester, NY	NE	2019	\$8,000	No
Fab-Weld Corp	280 Dewey Ave, Rochester, NY	NW	2019	\$8,000	No
Burgos Income Tax	1816 N. Clinton Ave, Rochester, NY	NE	2019	\$5,600	Yes
VHI Building Specialists, Inc.	77 Halstead St, Rochester, NY	NW	2019	\$8,000	No
Rochester Store Fixtures	707 North St, Rochester, NY	NE	2019	\$8,000	No
Misfit Doughnuts and Treats	133 Gregory St, Rochester, NY	SE	2019	\$8,000	Yes
Goodman Glass and Mirror	1467 East Main St, Rochester, NY	SE	2019	\$8,000	No
Craft Company No. 6	785 University Ave, Rochester, NY	SE	2019	\$8,000	Yes
Caramel Bakery and Bar LLC	647 Park Ave, Rochester, NY	SE	2019	\$5,000	Yes
Hawn Heating and Air Conditioning	277 N. Winton Rd, Rochester, NY	SE	2019	\$8,000	No
Miriam Rivera Agency	1038 Lyell Avenue, Rochester, NY	NW	2019	\$8,000	Yes
Danielle Rinallo, LLC	210 South Avenue, Rochester, NY	NE	2019	\$8,000	Yes
East End Tavern	37 Charlotte St, Rochester, NY	SW/CC	2019	\$8,000	No
The Angry Goat Pub	938 S. Clinton Ave, Rochester, NY	SE	2019	\$8,000	No
Coraggioso (Salvatore's Pizzeria)	1985 East Main St, Rochester, NY	SE	2019	\$8,000	No
Stacy K Floral	43 Russell St, Rochester, NY	SE	2019	\$8,000	Yes
ReHouse	469 West Ridge Rd, Rochester, NY	NW	2019	\$8,000	Yes
Historic Houseparts	540 South Ave, Rochester, NY	SE	2019	\$8,000	Yes
Kelaron (Salenas)	302 N. Goodman St, Rochester, NY	SE	2019	\$8,000	Yes

Thomson Funeral	4545 Lake Ave, Rochester, NY	NW	2019	\$8,000	No
S&D Automotive	1060 W Ridge Rd, Rochester, NY	NW	2019	\$8,000	No
Skyway, LLC	90 S. Clinton Ave, Rochester, NY	SW/CC	2018	\$5,000	No
Chef K2 dba Root Catering	246 N. Winton Rd, Rochester, NY	SE	2018	\$8,000	Yes
Wireless Wizard	1140 East Main St, Rochester, NY	SE	2018	\$8,000	Yes
J&M Schelkun, Inc.	253 Dewey Ave, Rochester, NY	NW	2018	\$8,000	No
India House Express	1340 Mt. Hope Ave, Rochester, NY	SW/CC	2018	\$8,000	Yes
100 College Avenue	100 College Ave, Rochester, NY	SE	2018	\$8,000	Yes
Native Restaurant	180 S. Clinton Ave, Rochester, NY	SE/CC	2018	\$5,000	No
Ms. Emma's Boutique	603 W. Main St, Rochester, NY	SW/CC	2018	\$6,000	Yes
ShiftDiff	30 North Union St, Rochester, NY	SW/CC	2018	\$8,000	Yes
John's Taco dba John's Tex Mex	489 South Ave, Rochester, NY	SE	2018	\$8,000	No
JackRabbits	651 Jefferson Ave, Rochester, NY	SW/CC	2018	\$5,000	No
Hedonist Artisan Chocolates	674 South Ave, Rochester, NY	SE	2018	\$8,000	Yes
Mac's Chestnut LLC (Mac's Philly Steak)	298 Exchange Blvd, Rochester, NY	SW/CC	2018	\$8,000	No
Step It Up Shoe Boutique	344 Thurston Rd, Rochester, NY	SW/CC	2018	\$5,000	Yes
Crazy Bowl Café	352 N. Goodman St., Rochester, NY	SE	2018	\$5,000	No
Fifth Frame Brewing Co. LLC	155 St. Paul St., Rochester, NY	SW/CC	2018	\$5,000	No
Main Place Tavern	1899 East Main St., Rochester, NY	SE	2018	\$8,000	No
Dicky's 1880 LLC dba Dicky's Corner Pub	791 Meigs St, Rochester, NY	SE	2018	\$5,000	No
Main Place Tavern	1899 E Main St, Rochester, NY	SE	2018	\$8,000	No
190 Murray Street Associates	190 Murray St., Rochester, NY	NW	2018	\$5,000	Yes
Ritual Salon	357 N. Goodman St, Rochester, NY	SE	2018	\$5,000	Yes
Jetty at the Port	1000 N. River St, Rochester, NY	NW	2018	\$8,000	No
Hose 22	56 Stutson St, Rochester, NY	NW	2018	\$8,000	No
Roc Shrimp	4775 Lake Ave, Rochester, NY	NW	2018	\$8,000	Yes
Side Bar LLC	242 South Ave, Rochester, NY	SW/CC	2018	\$8,000	Yes
LMT Computer, LLC	4 Commercial St, Rochester, NY	SW/CC	2018	\$8,000	No
The Stutson House	34 Stutson St, Rochester, NY	NW	2018	\$8,000	No
Bean Cruises and Travels	1335 Mt. Hope, Rochester, NY	SW/CC	2018	\$8,000	Yes
Laughing Gull Chocolates	1866-68 E. Main St, Rochester, NY	SE	2018	\$8,000	Yes
Nox	302 N. Goodman St, Rochester, NY	SE	2018	\$8,000	Yes
Swan Dive LLC	289 Alexander St, Rochester, NY	SE	2018	\$8,000	No
Brooks Landing Diner	904 Genesee St, Rochester, NY	SW/CC	2018	\$8,000	Yes
Rochester Laundry Depot	1239 Lyell Ave, Rochester, NY	NW	2018	\$5,000	No
Brothers Collision	4401 Lake Ave, Rochester, NY	NW	2018	\$8,000	No
Appliance Services Tec	250 North Goodman St, Rochester, NY	SE	2018	\$8,000	No
Salon Carpe Diem Inc. dba Gallery Salon	4 Elton St, Rochester, NY	SE	2018	\$8,000	Yes
Busgo dba Marshall St Bar & Grill	81 Marshall St, Rochester, NY	SE	2018	\$8,000	Yes
Firehouse Saloon	814 S. Clinton Ave, Rochester, NY	SE	2018	\$8,000	No
The Dr's Inn	1743 East Ave, Rochester, NY	SE	2018	\$8,000	No
Old Stone Tavern	758 South Ave, Rochester, NY	SE	2018	\$8,000	No
PrintRoc	620 South Ave, Rochester, NY	SE	2018	\$8,000	No
<b>Total</b>				<b>\$908,600</b>	<b>46.28%</b>

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Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds and authorizing agreements for the Neighborhood Commercial Assistance Program**

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

Section 1. The sum of \$50,000 is hereby appropriated from the Neighborhood Commercial Assistance Program (the Program) project allocation of the 2023-24 Annual Action Plan (the Plan) to implement the Program, contingent upon approval of the Plan.

Section 2. The Mayor is hereby authorized to enter into agreements with recipient businesses as necessary to implement the Program. The agreements shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 3. This ordinance shall take effect immediately.



**City of Rochester**

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

**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

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May 2, 2023

NBD 23

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Demolition Program

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

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the Demolition Program found in the 2023-24 Annual Action Plan. This legislation will:

- 1) Appropriate \$1,960,439 in Community Development Block Grant (CDBG) funds from the Demolition Program project allocation of the 2023-24 Annual Action plan to fund the program, contingent upon approval of the 2023-24 Annual Action Plan.
- 2) Authorize agreements with contractors necessary to implement the program.

The funds will allow the City to continue its demolition program, which removes vacant, derelict, and fire damaged structures that are a public safety hazard and/or blight to surrounding neighborhoods. Demolition contracts are awarded based on the City's public bid process.

In fiscal year 2021-22, 40 buildings were demolished. In this current fiscal year 2022-23, we anticipated 50 buildings will be demolished through this program. We are on target to meet the goal with 48 buildings demolished this far. It is anticipated that approximately 80 structures will be demolished through this program in the upcoming fiscal year. Data for the past five years is attached.

Respectfully submitted,

Malik D. Evans  
Mayor



**FIVE YEAR HISTORY  
DEMOLITION**

**NBD 23  
ATTACHMENT**

<b>NO.</b>	<b>ADDRESS</b>	<b>DATE DEMOLISHED</b>	<b>PREVIOUS LEGAL USE</b>	<b>QUADRANT</b>
	49 Hempel St	1/17/2018	Single Family	NE
	657 Joseph Ave	1/18/2018	Single Family	NE
	294 Clifford Ave	1/22/2018	Single Family	NE
	849 Goodman St N	1/22/2018	Single Family	NE
	127 Lewis St	1/24/2018	single Family	NE
	845 Portland Ave	2/8/2018	Eight Family	NE
	57 Waverly Pl	2/12/2018	Two Family	NE
	188 Lewis St - Front	2/13/2018	single Family	NE
	188 Lewis St - Rear	2/13/2018	single Family	NE
	710 Clifford Ave	2/15/2018	Single Family	NE
124-126	Strong St	2/26/2018	Two Family	NE
	15 Harris St	2/28/2018	Four Family	NE
	110 Lincoln St	2/28/2018	Two Family	NE
	109 Weeger St	3/6/2018	Single Family	NE
	32 Widman St	3/8/2018	Three Family	NE
	63 Kastner Pk	3/13/2018	Single Family	NE
	792 North St	3/15/2018	Single Family	NE
	87 Watkin Ter	3/15/2018	Single Family	NE
	90 Watkin Ter	3/19/2018	Single Family	NE
	122 Weaver St	3/19/2018	Single Family	NE
	148 Rohr St	3/28/2018	Single Family	NE
	798 Joseph Ave	4/2/2018	Mixed Use	NE
126-128	Weyl St	4/3/2018	Two Family	NE
	707 Goodman St N Hudson Ave / 152	4/10/2018	Mixed Use	NE
537-557	Weeger St	4/12/2018	Garage Only	NE
332-334	Portland Ave	5/24/2018	Garage Only	NE
	164 Sixth St	6/18/2018	Single Family	NE
	282 Ave A	6/25/2018	Single Family	NE
	18 Kappel Place	6/25/2018	Two Family	NE
	131 Thomas St	6/26/2018	Single Family	NE
	136 Thomas St	6/26/2018	Two Family	NE
	62 Eiffel Pl	7/10/2018	Single Family	NE
	732 Portland Ave	7/10/2018	Two Family	NE
	720 Portland Ave	7/12/2018	Single Family	NE
	132 Weaver St	7/12/2018	Single Family	NE
	130 Townsend St	7/16/2018	Single Family	NE
	239 Roycroft Drive	7/18/2018	Two Family	NE
10-14	Hawkins St	7/24/2018	Two Family	NE
	39 Rustic Street	7/24/2018	Two Family	NE
	171 Morrill St	7/25/2018	Single Family	NE
	449 Ave D	8/7/2018	Two Family	NE
	122 Woodward St	9/4/2018	Two Family	NE

NO.	ADDRESS	DATE DEMOLISHED	PREVIOUS LEGAL USE	QUADRANT
	1535 Hudson Ave	9/7/2018		NE
	23 Ketchum St	9/17/2018	Single Family	NE
	21 Mead St	9/24/2018	Two Family	NE
	1353 Clifford Ave	10/24/2018	Single Family	NE
	29 Sobieski St	10/26/2018	Single Family	NE
	34-34.5 Harris St	10/27/2018	Two Family	NE
	259 Wilkins St	10/29/2018	Single Family	NE
	307 Wilkins St	11/1/2018	Two Family	NE
	704-706 Joseph Ave	11/17/2018	Two Family	NE
	207 Weaver St	11/28/2018	Single Family	NE
	78 Kosciusko St	11/30/2018	Single Family	NE
	136 Third St	12/4/2018	Single Family	NE
	30 Sullivan St	12/6/2018	Single Family	NE
	84 Flower St	12/10/2018	Single Family	NE
	306 Wilkins St	12/11/2018	Two Family	NE
	58 Jerold St	12/14/2018	Single Family	NE
	319 Central Pk	1/4/2019	Single Family	NE
	38 Bleile Ter	1/8/2019	Single Family	NE
	83 Ketchum St	1/10/2019	Single Family	NE
	773-775 Ave D	1/14/2019	Single Family	NE
	535-537 Remington St	1/15/2019	Two Family	NE
	258 Moulson St	1/16/2019	Single Family	NE
	54 Lewis St	1/17/2019	Single Family	NE
	74 Woodward St	1/18/2019	Two Family	NE
	719 N Plymouth Ave	1/28/2019	Single Family	NE
	717 N Plymouth Ave	1/28/2019	Single Family	NE
	138 Durnan St	3/4/2019	Garage Only	NE
	847 Clifford Ave	3/18/2019	Single Family	NE
	59 Kohlman St	3/18/2019	Single Family	NE
	1172 N. Clinton Ave	3/20/2019	Two Family	NE
	605 Portland Ave	3/25/2019	Two Family	NE
	98 Ontario St	3/28/2019	Single Family	NE
	8 Sullivan St	4/1/2019	Single Family	NE
	132 Seventh St	4/8/2019	Single Family	NE
	47 Mohawk St	4/10/2019	Single Family	NE
	137 Friederich Pk	6/17/2019	Commercial Bldg	NE
	114 Ave E	6/24/2019	Private Demo	NE
	13 Boston St	7/10/2019	Single Family	NE
	86 Eiffel Pl	7/11/2019	Single Family	NE
	28-30 Wabash	8/15/2019	Two Family	NE
	17 Second St - Front	8/23/2019	Three Family	NE
	83 Jewel St	9/4/2019	Single Family	NE
	54 Clairmount St	9/6/2019	Single Family	NE
	51 Lill St	9/10/2019	Single Family	NE
	84 Holbrooke St	9/26/2019	Single Family	NE

NO.	ADDRESS	DATE DEMOLISHED	PREVIOUS LEGAL USE	QUADRANT
411	Alphonse	10/14/2019	Garage	NE
415	Alphonse	10/14/2019	Single Family	NE
	15 Edward St	1/3/2020	Four Family	NE
	76 Bernard Street	1/20/2020	Single Family	NE
	223 Ave C	2/18/2020	Two Family	NE
	439 Ave A	2/19/2020	Garage Only	NE
	231 Ave E	2/21/2020	Single Family	NE
	149 Ave B	2/24/2020	Two Family	NE
	11 De Jonge St	2/25/2020	Single Family	NE
	13 De Jonge St	2/25/2020	Two Family	NE
	105 Alphonse St	3/3/2020	Private Demo	NE
1228	E Main St	3/9/2020	Two Family	NE
	35 Durnan St	3/17/2020	Two Family	NE
	21 Lang St. (Front)	3/17/2020	Single Family	NE
	21 Lang St. (Rear)	3/17/2020	Single Family	NE
	5-7 Morrill St	3/23/2020	Single Family	NE
	70 Kosciusko St	4/2/2020	Two Family	NE
	250 Hollenbeck St	5/14/2020	Two Family	NE
	309 Alphonse St	6/11/2020	Single Family	NE
	18 Delamaine Dr	6/22/2020	Nothing Found	NE
	356 Ave A	7/23/2020	Garage Only	NE
	65 Almira Street	8/20/2020	Two Family	NE
	45 Morrill St	9/10/2020	Single Family	NE
	291 Scio Street	10/19/2020	Two Family	NE
	14 Woodford St	11/2/2020	Single Family	NE
	958 North Street	11/8/2020	Single Family	NE
	3 Burbank Street	11/12/2020	Single Family	NE
	11 Boston Street	11/16/2020	Single Family	NE
	1234 N Clinton Ave	11/16/2020	Single Family	NE
	1240 N Clinton Ave	11/17/2020	Single Family	NE
	237 Roycroft Drive	11/18/2020	Single Family	NE
	34 Weaver St	11/20/2020	Single Family	NE
	88 Harvest St	11/23/2020	Two Family	NE
	106 Thomas St	11/23/2020	Single Family	NE
	467 Clifford Ave	11/25/2020	Three Family	NE
	251 Alphonse St	11/30/2020	Three Family	NE
	36 Harvest St	12/2/2020	Single Family	NE
	3 Athens Street	12/3/2020	Single Family	NE
	1225 Hudson Ave	12/9/2020	Single Family	NE
	22 Oscar Street	12/10/2020	Single Family	NE
	154 Sixth Street	12/15/2020	Two Family	NE
	68 Scio Street	12/25/2020	Single Family	NE
	41 Wilson Street	12/27/2020	Single Family	NE
	949-951 Hudson Ave	1/4/2021	Two Family	NE
	953-955 Hudson Ave	1/4/2021	Two Family	NE

NO.	ADDRESS	DATE DEMOLISHED	PREVIOUS LEGAL USE	QUADRANT
	74 Ketchum St	1/6/2021	Single Family	NE
	213 Berlin Street	1/19/2021	Single Family	NE
	165 Fernwood Ave	2/17/2021	Garage Only	NE
	90 Evergreen Street	6/1/2021	Single Family	NE
	42 Oakman Street	6/8/2021	Single Family	NE
	264 Ave B	6/10/2021	Garage	NE
	121 Gothic	6/14/2021	Garage Only	NE
	351 Fourth Street	6/29/2021	Two Family	NE
	1485 North Street	7/20/2021	Single Family	NE
	84 Remington St	7/30/2021	Three Family	NE
	12 Delamaine Dr	8/3/2021	Single Family	NE
	173 Ernst	9/15/2021	Single Family	NE
	50 Hoeltzer Street	10/13/2021	Single Family	NE
	334 Conkey Ave	10/19/2021	Garage Only	NE
	186 Berlin Street	10/25/2021	Two Family	NE
	702 Joseph Ave	12/6/2021	Four Family	NE
	444 Hudson Ave	12/15/2021	Single Family	NE
	73 Jerold St	1/5/2022	Two Family	NE
	165 Berlin Street	3/24/2022	Single Family	NE
	356 Ave A	4/21/2022	Two Family	NE
	62 Kosciusko St	6/14/2022	Single Family	NE
	972 Clifford Ave	6/18/2022	Three Family	NE
	106 Lincoln St	6/21/2022	Single Family	NE
	25 Kappel Place	6/22/2022	Two Family	NE
	30 Ave A	9/25/19	Garage Only	NE
	6 Boston Street	10/23/2021	Single Family	NE
	424 Avenue A	10/27/2022	Garage	NE
	230 Remington Street	10/29/2022	Single Family	NE
	22 Langham Street	11/5/2022	Two Family	NE
	23 Avenue C	11/17/2022	Single Family	NE
	67 Ketchum Street	12/13/2022	Single Family	NE
	20 Weaver Street	12/14/2022	Two Family	NE
	56 Pardee Street	1/3/2023	Single Family	NE
	172 Fifth Street	3/6/2023	Single Family	NE
	20-22 Avenue D	3/27/2023	Two Family	NE
	1252 N Clinton garage	10/18/2022	Single Family	NE
	228 Martin St	3/31/2020	Three Family	NE
Total Demolition in the NE				168

NO.	ADDRESS	DATE DEMOLISHED	PREVIOUS LEGAL USE	QUADRANT
260-262	Lyell Avenue	7/20/2022	Detached Row Bu	NW
	510 Hague Street	9/6/2022	Single Family	NW



NO.	ADDRESS	DATE DEMOLISHED	PREVIOUS LEGAL USE	QUADRANT
	570 Smith	10/11/2022	Single Family	NW
	12 Parkway	11/5/2022	Two Family	NW
	47 Leavenworth Street	11/15/2022	Single Family	NW
	788 Jay Street	12/8/2022	Three Family	NW
308-310	Augustine Street	1/3/2023	Two Family	NW
	525 Ames Street	1/20/2023	Single Family	NW
	506 Colvin Street	2/22/2023	Single Family	NW
	48 Bloss Street	3/26/2023	Two Family	NW
	301 Otis Street		Single Family	NW
1396	Jay St	1/16/2018	Garage Only	NW
	72 Glendale Pk	1/17/2018	Single Family	NW
	718 Smith Street	1/31/2018	Two Family	NW
	722 Smith Street	1/31/2018	Single Family	NW
	566 Glide St	2/2/2018	Body Shop	NW
	513 Jay St	2/5/2018	Three Family	NW
	383 Jay St	2/6/2018	Two Family	NW
	199 Ravine Ave	2/20/2018	Two Family	NW
	507 Lake Ave	2/21/2018	Seven Family	NW
	512 Emerson St	3/2/2018	Garage Only	NW
	74 Pardee St	3/15/2018	Two Family	NW
	293 Emerson St	3/26/2018	Single Family	NW
	76 Saratoga Ave	3/28/2018	single Family	NW
94-96	Parkway	3/29/2018	Two Family	NW
	31 Pollard Av	4/3/2018	single Family	NW
	30 Myrtle Hill Pk	4/5/2018	Two Family	NW
	222 Spencer St	4/25/2018	Single Family	NW
	224 Spencer St	4/25/2018	Single Family	NW
	26 Cameron St	6/20/2018	Two Family	NW
	399 Lake Ave	7/21/2018	Five Family	NW
	2 Walter Park	7/26/2018	Single Family	NW
18-20	Maryland St	8/2/2018	Two Family	NW
	20 LaSalle St	8/8/2018	Single Family	NW
	21 Malvern St	8/10/2018	single Family	NW
	3992 Lake Ave	8/28/2018	Two Family	NW
	127 Lark St	9/12/2018	Single Family	NW
	23 Locust St	10/22/2018	single Family	NW
	358 Jay St	11/7/2018	Two Family	NW
114-116	Cameron St	11/8/2018	Two Family	NW
	439 Lake Ave	11/13/2018	Two Family	NW
	447 Lake Ave	11/14/2018	Two Family	NW
	55 Lime St	11/15/2018	Two Family	NW
	228 Dewey Ave	11/16/2018	Two Family	NW
	158 Lyell Ave	12/4/2018	Garage Only	NW
	88 Lime St	1/8/2019	Single Family	NW
	229 Spencer St	1/11/2019	Single Family	NW

NO.	ADDRESS	DATE DEMOLISHED	PREVIOUS LEGAL USE	QUADRANT
	7 Maltby	2/4/2019	Garage Only	NW
	168 Parkway	2/5/2019	Garage Only	NW
	174 Cameron St	3/26/2019	Two Family	NW
	61 Sherwood Ave	3/27/2019	Two Family	NW
	520 Campbell St	4/10/2019	Single Family	NW
	244 Birr St	4/16/2019	Two Family	NW
	109 Ambrose St	6/28/2019	Single Family	NW
	47 Lime St	7/1/2019	single Family	NW
	16 Lime St	7/1/2019	single Family	NW
	76 Walnut St	7/19/2019	Single Family	NW
	6 Lorraine Place	8/19/2019	Garage Only	NW
	135 Murray St - partial buildi	10/15/2019	Commercial Bldg	NW
	377 Knickerbocker	11/4/2019	Single Family	NW
	150 Campbell Park	11/5/2019	Single Family	NW
	137 Saratoga Ave	2/18/2020	Two Family	NW
	512 Campbell St	2/25/2020	Single Family	NW
	173 Orchard St	2/26/2020	single Family	NW
	489 Lyell Ave	3/3/2020	Row Bldg	NW
	503 Jay St	3/5/2020	Mixed Use	NW
	468 Child St	4/10/2020	Single Family	NW
	28 Rugraff St	5/19/2020	Single Family	NW
	31 Rugraff St	5/26/2020	Single Family	NW
	12 Chace Street	7/15/2020	Single Family	NW
	32 Rainier Street	8/31/2020	Single Family	NW
	56 Aab Street	9/9/2020	Single Family	NW
	3 Lorraine Place	12/1/2020	single Family	NW
	228 Orchard St	12/7/2020	single Family	NW
	104 Glendale Park	12/9/2020	Single Family	NW
	29 Montrose Street	1/26/2021	Single Family	NW
	291 Sherman Street	2/2/2021	Single Family	NW
	226 Sherman Street	2/8/2021	Single Family	NW
	219 Elmdorf Ave	3/11/2021	Single Family	NW
	3 Santee St	5/14/21	Two Family	NW
	301 Sherman Street	6/7/2021	Single Family	NW
	118 Saratoga Ave	8/12/2021	Three Family	NW
	61 Tacoma Street	9/30/2021	Single Family	NW
	738 Jay St	10/4/2021	Single Family	NW
	892 Jay St	10/6/2021	Single Family	NW
	39 Lorenzo St	10/18/2021	single Family	NW
	625 Dewey Ave	2/8/2022	Two Family	NW
	624 Smith Street	5/2/2022	Single Family	NW
Total Demolition in the NW				88

NO.	ADDRESS	DATE DEMOLISHED	PREVIOUS LEGAL USE	QUADRANT
	1199 Culver Road	3/20/2018	Single Family	SE
	547-549 Garson Ave	6/27/2018	Two Family	SE
	149 Carter St	7/16/2018	Single Family	SE
	412 Rosewood Ter	12/7/2018	Single Family	SE
	1067-1069 Monroe Ave	3/29/2019	Three Family	SE
	2162 Clifford Ave	6/19/2019	Single Family	SE
	403 Caroline St	8/20/2019	Single Family	SE
	64 Illinois St	8/21/2019	Single Family	SE
	70 Parsells Ave	8/23/2019	single Family	SE
	29 Averill Ave	9/16/2019	Two Family	SE
	8-8.5 Laura St	3/3/2020	Two Family	SE
	4-6 Laura St	3/3/2020	Four Family	SE
	10 Laura St	3/4/2020	Single Family	SE
	7-9 Laura St	3/9/2020	Two Family	SE
	1-5 Laura St	3/9/2020	Two Family	SE
	11-15 Laura St	3/10/2020	Single Family	SE
	24 Lancraft St	5/13/2020	Garage Only	SE
	2 Eisenberg	11/18/2020	Single Family	SE
	14 Heidelberg	12/16/2020	Single Family	SE
	590 Grand Avenue	6/15/2021	Two Family	SE
	163 Webster Avenue	7/27/2021	Single Family	SE
	432 Alexander	7/18/2022	Inn, Lodge, Touri:	SE
Total Demolition in the SE				22

NO.	ADDRESS	DATE DEMOLISHED	PREVIOUS LEGAL USE	QUANDRANT
	16 Sherwood	6/1/2022	Two Family	SW
	676 Jefferson Avenue	6/23/2022	Two Family	SW
	27 York Street	8/2/2022	Two Family	SW
	27 Hancock Street	1/27/2023	Inn, Lodge, Touri:	SW
	403 Verona Street	2/2/2023	Single Family	SW
	52 Saratoga	3/9/2023	Single Family	SW
	169-173 Wilder St	1/11/2018	Two Family	SW
	35 Epworth St	1/23/2018	Single Family	SW
	93 Iceland Pk	1/24/2018	Single Family	SW
	12 Ethel St	1/25/2018	Single Family	SW
	5 Harlow Pk	1/25/2018	Single Family	SW
	860 S Plymouth Ave	1/29/2018	Single Family	SW
	65 Cady St	1/31/2018	Two Family	SW

NO.	ADDRESS	DATE DEMOLISHED	PREVIOUS LEGAL USE	QUADRANT
	151 Cady St	2/1/2018	Two Family	SW
	273 Jefferson Ter	2/6/2018	Single Family	SW
	789 Jefferson Ave	2/8/2018	Three Family	SW
	23 Tubman Way	2/10/2018	Single Family	SW
	55 Jefferson Ave	3/6/2018	Two Family	SW
59-59	1/2 Danforth St	3/13/2018	Two Family	SW
	75 Saxton St	3/26/2018	Single Family	SW
	205 Reynolds St	4/10/2018	Apartments and fc	SW
	448 Champlain St	4/12/2018	Single Family	SW
	37 Bartlett St	4/16/2018	Single Family	SW
	17 Saxton St	4/18/2018	Single Family	SW
	17 Saxton St	4/18/2018	Single Family	SW
	864 Jefferson Ave	6/11/2018	Single Family	SW
	478 Jefferson Ave	6/11/2018	Single Family	SW
112-114	Jefferson Ave	6/12/2018	Garage Only	SW
	130 Jefferson Ave	6/12/2018	Two Family	SW
	23 Copley St	6/26/2018	Two Family	SW
	16 Rockland Pk	6/27/2018	Two Family	SW
	7 Flora St	7/30/2018	Single Family	SW
	160 Bartlett St	7/31/2018	Two Family	SW
	127 Anthony St	8/1/2018	Two Family	SW
160.5	Bartlett St	8/1/2018	Single Family	SW
	363 Columbia Ave	8/3/2018	Two Family	SW
	8 Judson Ter	8/7/2018	Single Family	SW
	310 Troup St	8/14/2018	Two Family	SW
	1 Wooden St	9/7/2018	Single Family	SW
	129 York St	9/11/2018	Single Family	SW
	768 Brown St	10/5/2018	Single Family	SW
	21 Kensington St	10/9/2018	Single Family	SW
	239 Silver St	10/9/2018	Single Family	SW
343-347	Tremont St (rear)	10/16/2018	Single Family	SW
	329 Wilder St	10/18/2018	Single Family	SW
	176 Shelter St	11/5/2018	single Family	SW
	794 Chili Ave	11/9/2018	Single Family	SW
	158 Dr. Samuel McCree Way	11/19/2018	Single Family	SW
	347 Frost Ave	11/20/2018	Single Family	SW
614-622	Jefferson Ave	11/26/2018	Garage Only	SW
	440 Thurston Rd	12/11/2018	29 Units	SW
	280 Seward St	2/4/2019	Garage Only	SW
	280 Seward St - 2nd rear stru	2/4/2019	single Family	SW
	323 Arnett Blvd	3/8/2019	Four Family	SW
	226 Saxton St	3/18/2019	Single Family	SW
	66 Frost Ave	3/21/2019	Seven Family	SW
	556 Hague St	4/25/2019	Single Family	SW
	36 Judson St	4/29/2019	Single Family	SW

NO.	ADDRESS	DATE DEMOLISHED	PREVIOUS LEGAL USE	QUADRANT
466	Maple St - rear structure	5/8/2019	Single Family	SW
252	S Plymouth Ave	5/25/2019	Single Family	SW
466	Maple St - front structure	6/10/2019	Four Family	SW
68	Craig St	6/13/2019	Nothing Found	SW
461	West Ave	6/24/2019	Single Family	SW
487	Maple St.	7/15/2019	Single Family	SW
320	Maple St	7/17/2019	Single Family	SW
57	Stratford Park	7/29/2019	Single Family	SW
127	Clifton St	8/6/2019	Two Family	SW
57	Bartlett St. (Church buil	8/7/2019	Church	SW
9	Algonquin Terr	8/13/2019	Two Family	SW
443	Brooks Ave	8/14/2019	Single Family	SW
320	Chili Ave	9/12/2019	Garage Only	SW
237	Depew St	9/12/2019	Garage Only	SW
111	Iceland Park	9/18/2019	Single Family	SW
83	Champlain St.	9/20/2019	Single Family	SW
325	Tremont St	9/24/2019	Garage Only	SW
74-76	Jefferson Ave	12/26/2019	Two Family	SW
780	Brown St	2/4/2020	Single Family	SW
50	York St	2/5/2020	Commercial Bldg	SW
560	Jefferson Ave	2/10/2020	Mixed Use	SW
173	Kenwood Ave	2/12/2020	Carriage House	SW
12	Charles St.	3/4/2020	Single Family	SW
205	Depew St	3/19/2020	Single Family	SW
313	Hague St	3/19/2020	Single Family	SW
21	Morgan St	5/13/2020	Garage Only	SW
21	Morgan St (house)	5/20/2020	Single Family	SW
165	Anthony St	5/21/2020	Garage Only	SW
127	Jefferson Ave	9/18/2020	Single Family	SW
116	Arnett Blvd	10/26/2020	Five Family	SW
8	Kensington St	11/9/2020	Two Family	SW
655	Frost Ave	11/10/2020	Two Family	SW
19	Kensington St	11/23/2020	Single Family	SW
324	Flint Street	11/24/2020	Single Family	SW
189	Adams	12/2/2020	Single Family	SW
32	Warwick	12/7/2020	Single Family	SW
32	York St	12/14/2020	Single Family	SW
45	Stanton Street	6/30/2021	Single Family	SW
204	Dr. Samuel McCree Way	7/26/2021	Single Family	SW
806	Brown Street	8/17/2021	Commercial Bldg	SW
565	Tremont St	8/24/2021	Single Family	SW
918	W Main St	8/24/2021	Two Family	SW
589	Tremont St	8/25/2021	Two Family	SW
193	Dr. Samuel McCree Way	9/1/2021	Single Family	SW
504	Columbia Ave	9/2/2021	Single Family	SW

<b>NO.</b>	<b>ADDRESS</b>	<b>DATE DEMOLISHED</b>	<b>PREVIOUS LEGAL USE</b>	<b>QUADRANT</b>
	256 Champlain St.	10/20/2021	Single Family	SW
	39 Eddy Street	10/20/2021	Single Family	SW
	571 Tremont St	11/9/2021	Two Family	SW
4-12	West Avenue	5/25/2022	Single Family	SW
	280 Seward Street	6/14/2022	Two Family	SW
	280 Seward Street	6/14/2022	Single Family	SW
	676 Jefferson Ave	6/23/2022	Two Family	SW
	29 Silver St	3/22/2022	Two Family	SW
Total Demolition in the SW				111

**Appropriating 2023-24 Annual Action Plan funds and authorizing agreements for the Demolition Program**

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

Section 1. The sum of \$1,960,439 is hereby appropriated from the Demolition Program project allocation of the 2023-24 Annual Action Plan (Plan) for the Demolition Program (Program) to remove vacant, derelict and fire damaged structures in the City of Rochester, contingent upon approval of the Plan.

Section 2. The Mayor is hereby authorized to enter into agreements with contractors to implement the Program. All such agreements shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 3. This ordinance shall take effect immediately.



**City of Rochester**

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

**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

183

May 2, 2023

NBD 24

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Emergency  
Assistance Program

Council Priority: Rebuilding and Strengthening  
Neighborhood Housing

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the Emergency Assistance Program found in the 2023-24 Annual Action Plan. This legislation will:

- 1) Appropriate \$200,000 in Community Development Block Grant (CDBG) funds from the Emergency Assistance Program project allocation of the 2023-24 Annual Action Plan to fund the program, contingent upon approval of the 2023-24 Annual Action Plan.
- 2) Authorize agreements necessary to implement the program.

The program provides financial assistance to eligible owner-occupants to address emergencies related to furnaces/boilers, hot water tanks and other emergency repairs. The City will continue to use its existing term agreements with the service providers to perform the necessary work. Contracts are awarded based on the City's public bid process.

Owners must be current with City and Monroe County property taxes and not be subject to tax or mortgage foreclosure. Household incomes must be at or below 80% of the Housing and Urban Development (HUD) area median income, to be adjusted annually.

In fiscal year 2021-22, 65 housing units were assisted. In this current fiscal year, 2022-23, we anticipated that 19 housing units would be assisted through this program. However, we exceeded that goal by assisting 75 housing units because we were able to use prior years' CDBG funds in addition to last year's allocation. It is anticipated that approximately 80 housing units will be assisted through this program in the upcoming fiscal year.

Respectfully submitted,

Malik D. Evans  
Mayor





INTRODUCTORY NO.

NBD #24

183

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds and authorizing agreements for the Emergency Assistance Program**

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

Section 1. The sum of \$200,000 is hereby appropriated from the Emergency Assistance Program (EAP) project allocation of the 2023-24 Annual Action Plan (Plan) for the Emergency Assistance Program to assist eligible owner-occupant households to address emergencies related to heating furnaces/boilers, hot water tanks and other emergency repairs (the Program), contingent upon the approval of the Plan.

Section 2. The Mayor is hereby authorized to enter into agreements with service providers to implement the Program. All such agreements shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 3. This ordinance shall take effect immediately.



**City of Rochester**

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

**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

184

May 2, 2023

NBD 25

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Owner Occupant  
Housing Rehabilitation Program

Council Priority: Creating and Sustaining a Culture of  
Vibrancy

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the Owner Occupant Housing  
Rehabilitation Program found in the 2023-24 Annual Action Plan. This legislation will:

- 1) Appropriate \$750,000 in Community Development Block Grant (CDBG) funds from the  
Owner Occupant Housing Rehabilitation Program project allocation of the 2023-24  
Annual Action plan to fund the program, contingent upon approval of the 2023-24 Annual  
Action Plan.
- 2) Authorize agreements with property owners to implement the program.

The program provides financial assistance to eligible property owners of 1-4 family residential  
structures. To be eligible, property owners must live in the property as their primary residence, be  
current with City and Monroe County property taxes, and not be subject to tax or mortgage  
foreclosure. Household incomes must be at or below 80% of the Housing and Urban Development  
(HUD) area median income to, be adjusted annually. The funds are available citywide in areas  
that support other City investment. Eligible repairs include, but are not limited to, addressing lead  
based paint hazards, health and safety hazards, code violations, and eliminating blight.

In fiscal year 2021-22, 24 housing units received assistance through this program. In this current  
fiscal year, 2022-23, we anticipated that 21 housing units would be assisted through this program;  
we are on target to meet this goal with 20 housing units completed. It is anticipated that  
approximately 25 housing units will be assisted through this program in the upcoming fiscal year.  
Data for the past five years is included on the attached chart and is listed by quadrant.

Respectfully submitted,

Malik D. Evans  
Mayor



## FIVE HEAR HISTORY

NBD 25  
ATTACHMENT

### Owner Occupant Rehab

Number	Street	Quadrant
154	Ave C	NE
684	Ave D	NE
634	Ave D	NE
133	Ave C	NE
40	Delmonte St.	NE
27	Delmonte St.	NE
24	Delmonte St.	NE
113	Evergreen St.	NE
131	Florack St.	NE
13	Helena St.	NE
42	Hoeltzer St.	NE
3	Hoeltzer St.	NE
58	Hoeltzer St.	NE
18	Hoeltzer St.	NE
102	Kilmar St.	NE
60	Lowell St.	NE
770	North St.	NE
1476	Norton St.	NE
84	Rauber St.	NE
129	Scrantom St.	NE
259	Sixth St.	NE
95	Weeger St.	NE
	<b>Total # of projects</b>	<b>22</b>
164	Augustine St.	NW
473	Birr St.	NW
245	Curlew St.	NW
36	Fairgate St.	NW
325	Lakeview Pk	NW
359	Maplewood Ave.	NW
341	Saxton St.	NW
	<b>Total # of projects</b>	<b>7</b>
99-101	Bowman St.	SE

NBD 25  
ATTACHMENT

60	Cook St.	SE
95	Floverton St.	SE
396	Humboldt St.	SE
34	Illinois St.	SE
97-99	Kingston St.	SE
40	Kingston St.	SE
90	Laurelton Rd.	SE
108	Merchants Rd.	SE
256	Parsells Ave.	SE
264	Springfield Ave.	SE
28	Walbar St.	SE
	<b>Total # of projects</b>	<b>12</b>

40	Aldine St.	SW
12	Arklow	SW
446	Arnett Blvd	SW
125	Bartlett St.	SW
167	Bartlett St.	SW
86	Bradburn St.	SW
417	Brooks Ave.	SW
594-596	Brooks Ave.	SW
176	Cady St.	SW
50	Cady St.	SW
171	Champlain St.	SW
31	Chester St.	SW
45	Child St.	SW
486	Columbia Ave.	SW
426	Columbia Ave.	SW
520	Columbia Ave.	SW
335	Columbia Ave.	SW
75	Congress St.	SW
216	Danforth St.	SW
14	Danforth St.	SW
26	Darien St.	SW
226	Earl St.	SW
93	Elmdorf Ave.	SW

NBD 25  
ATTACHMENT

306	Epworth St.	SW
119	Fillmore St.	SW
393	Flint St.	SW
488	Flint St.	SW
32	Florence St.	SW
448	Frost Ave.	SW
344	Frost Ave.	SW
310	Frost Ave.	SW
324	Frost Ave.	SW
287	Frost Ave.	SW
551	Frost Ave.	SW
411	Frost Ave.	SW
26	Fulton Ave.	SW
43-45	Garfield St.	SW
196	Hawley St.	SW
222	Hawley St.	SW
122	Hawley St.	SW
431	Hawley St.	SW
29	Hobart St.	SW
870	Jefferson Ave.	SW
185	Lehigh Ave.	SW
55	Lenox St.	SW
328	Magnolia St.	SW
225	Marlborough Rd.	SW
84	Midvale Terr.	SW
16	Morgan St.	SW
140	Normandy Ave.	SW
408	Ravenwood Ave.	SW
413	Ravenwood Ave.	SW
330	Roxborough Rd.	SW
359	Roxborough Rd.	SW
35	Salina St.	SW
303	Sawyer St.	SW
164	Seward St.	SW
268	Sherwood Ave.	SW
116	Sherwood Ave.	SW

122	Silver St.	SW
170	Spruce St.	SW
31	St. Clair St.	SW
35	York St.	SW
180	York St.	SW

**Total # of projects 64**

INTRODUCTORY NO.

184

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds and authorizing agreements for the Owner-Occupant Housing Rehabilitation Program**

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

Section 1. The sum of \$750,000 is hereby appropriated from the Owner-Occupant Housing Rehabilitation Program project allocation of the 2023-24 Annual Action Plan (Plan) to provide financial assistance to eligible owner-occupants of one- to four-family residential buildings to address health, safety and other blighting conditions (the Program), contingent upon approval of the Plan.

Section 2. The Mayor is hereby authorized to enter into agreements with property owners to implement the Program. All such agreements shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 3. This ordinance shall take effect immediately.



**City of Rochester**

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

**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

185

May 2, 2023

NBD 26

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Rental Housing  
Rehabilitation Program

Council Priority: Rebuilding and Strengthening  
Neighborhood Housing

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the Rental Housing Rehabilitation Program found in the 2023-24 Annual Action Plan. This legislation will:

- 1) Appropriate \$190,000 in the Community Development Block Grant (CDBG) funds from the Rental Housing Rehabilitation Program project allocation of the 2023-24 Annual Action plan to fund the program, contingent upon approval of the 2023-24 Annual Action Plan.
- 2) Authorize agreements with participants necessary to implement the program.

This is a new program that will provide financial assistance to eligible Landlords who own a 1-4 family occupied residential structure. The funds are available citywide in areas that support other City investment. Eligible repairs include, but are not limited to, addressing lead based paint hazards, health and safety hazards, code violations, and eliminating blight.

To be eligible, landlords must be current with City and Monroe County property taxes, must not be subject to tax or mortgage foreclosure, and must be code-compliant with all properties owned in the city of Rochester. The tenant's total household income must be at or below 80% of the Housing and Urban Development (HUD) Area Median Income (AMI), to be adjusted annually.

It is anticipated that approximately eight housing units will be assisted through this program in the 2023-24 fiscal year.

Respectfully submitted,

Malik D. Evans  
Mayor





185

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds and authorizing agreements for the Rental Housing Rehabilitation Program**

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

Section 1. The sum of \$190,000 is hereby appropriated from the Rental Housing Rehabilitation Program project allocation of the 2023-24 Annual Action Plan (Plan) to provide financial assistance to eligible owners of 1-4 family residences that house low-income tenants to address health, safety and other blighting conditions (the Program), contingent upon approval of the Plan.

Section 2. The Mayor is hereby authorized to enter into agreements with participating parties to implement the Program. The agreements shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 3. This ordinance shall take effect immediately.



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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

186

May 2, 2023

NBD 27

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Lead Hazard Control  
Program

Council Priority: Rebuilding and Strengthening  
Neighborhood Housing

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the Lead Hazard Control Program found in the 2023-24 Annual Action Plan. This legislation will:

- 1) Appropriate \$400,000 in Community Development Block Grant (CDBG) funds from the Lead Hazard Control Program project allocation within the 2023-24 Annual Action plan to fund the program, contingent upon approval of the 2023-24 Annual Action Plan.
- 2) Authorize agreements with property owners to implement the program.

In November 2022, City Council authorized the receipt and use of \$3,689,491.70 from the U.S. Department of Housing and Urban Development (HUD) to fund the City's 2022 Lead Hazard Control Program through Ordinance No. 2022-334.

The appropriation in number 1 above represents the City's contribution to support the Lead Hazard Control Program by offering financial assistance to eligible property owners of 1-4 family residential structures built before 1978.

To be eligible, property owners must be current with City and Monroe County property taxes and not be subject to tax or mortgage foreclosure. Household incomes must be at or below 80% of the Housing and Urban Development (HUD) area median income, to be adjusted annually.

The funds are available citywide to households that have children under the age of six residing in the home or visiting the home. Landlords are required to contribute 10% of the total project cost. Eligible repairs include: window and/or door replacement, siding, porch repair or replacement, painting and soil remediation and minor repair work associated with the lead hazard control work.

In fiscal year 2021-22, 86 housing units received assistance. In this current fiscal year, 2022-23, we anticipated that 19 housing units would be assisted through this program; we have already exceeded that goal with 20 housing units assisted to date. It is anticipated that 25 housing units will be assisted through this program in the upcoming fiscal year.

Respectfully submitted,

Malik D. Evans  
Mayor



INTRODUCTORY NO.

186

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds and authorizing agreements for Lead Hazard Control Program**

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

Section 1. The sum of \$400,000 is hereby appropriated from the Lead Hazard Control Program project allocation of the 2023-24 Annual Action Plan (Plan), contingent upon the approval of the Plan, to implement the City's Lead Hazard Control Program (Program).

Section 2. The Mayor is hereby authorized to enter into Program agreements with eligible owners of 1-4 family residential buildings to assist with the costs of remediating lead paint hazards. The agreements shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 3. This ordinance shall take effect immediately.



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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

187

May 2, 2023

NBD 28

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Emergency Solutions  
Grants Program

Council Priority: Creating and Sustaining a Culture of  
Vibrancy

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the Emergency Solutions Grants (ESG) Program as found in the 2023-24 Annual Action Plan, for the continuation and expansion of services for homeless or at-risk of homelessness populations. This legislation will:

- 1) Appropriate \$664,615 in ESG funds from the Emergency Solutions Grants allocation of the 2023-24 Annual Action plan to fund the program, contingent upon the approval of the 2023-24 Annual Action Plan.
- 2) Authorize new professional services agreements and establish as maximum compensation for those agreements for the organizations as listed below, to implement the program. The cost of the agreements will be funded from the appropriation authorized herein.

Organization	Principal	Award
Catholic Charities of the Diocese of Rochester dba Catholic Charities Family and Community Services	Lori VanAuken	\$73,087
Coordinated Care Services, Inc. (Coordinated Entry)	Anne Wilder	\$166,234
Coordinated Care Services, Inc. (Rapid ReHousing)	Anne Wilder	\$39,203
Family Promise of Greater Rochester, Inc.	Kim Hunt-Uzelac	\$50,000
House of Mercy, Inc.	Dr. Tammy Butler	\$20,000
Person Centered Housing Options Inc.	Charles Albanese	\$29,920
Saving Grace Ministries of Rochester, Inc.	James Crowley	\$42,000
Spiritus Christi Prison Outreach, Inc.	Jim Smith	\$49,849
The Center for Youth Services, Inc. (Emergency Shelter Operations)	Elaine Spaul	\$40,000
The Center for Youth Services, Inc. (Street Outreach)	Elaine Spaul	\$24,000
The Salvation Army of Greater Rochester	Major Deborah Burr	\$21,982
The Young Women's Christian Association of Rochester and Monroe County, N.Y.	Dr. Myra Henry	\$35,459
Veteran's Outreach Center, Inc.	Laura Stradley	\$40,000
Volunteers of America of Western New York, Inc.	Dr. Junior Dillion	\$32,881
<b>TOTAL</b>		<b>664,615</b>



City Council last authorized this program on June 19, 2022 via Ordinance No. 2022-186. ESG provides housing and support services for individuals and families who are homeless or at risk of homelessness. Eligible activities include case management, support services, service coordination, shelter operations (staffing and operating costs) and addition of beds, financial assistance and related services for prevention of homelessness and rapid re-housing. The appropriation will fund street outreach, essential services and emergency shelter operations, homelessness prevention, and rapid rehousing.

The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) Emergency Solution Grants Program require that grantees (City and County) collaborate with the community of homelessness service providers. To that end, funding priorities were jointly determined with Partners Ending Homelessness (formerly Rochester/Monroe County Continuum of Care - CoC). ESG Program Year 2023-24 providers were selected through a Request for Proposal (RFP) process; the RFP was issued February 27, 2023. The RFP development and funding distribution decisions were conducted jointly with Monroe County. A Vendor Selection Form is attached.

HUD's Emergency Solutions Grants (ESG) funding was established in 2012, as a modification to the Emergency Shelter Grants funding. The City of Rochester and Monroe County have provided approximately \$3 million in ESG funding for these programs over the last five program years, during which time grantees have served the needs of over 11,500 persons (2017-2022). Of those, approximately 40% were children, 6% were chronically homeless individuals, and just over 5% were veterans. For program year 2022-23, we estimated that ESG funded programs would serve 1,250 people, and our programs are on track to accomplish that. It is anticipated that approximately 1,230 people will be served through ESG funded programs in the upcoming year.

The City will enter into agreements for this program only with organizations that are in compliance with federal regulations. If funds are different, not available, or less than anticipated, agreement amounts and terms will be adjusted accordingly. Agreement terms will be for one year, with the option to extend for one additional year if funds remain in the original appropriation.

Attached are summaries of the RFP process and agency services. This legislation supports the City Housing Policy's Section 4: Promote Housing Choice.

Respectfully submitted,



Malik D. Evans  
Mayor

**Program Summary Attachment  
Promote Housing Choice Fund  
2022-23 EMERGENCY SOLUTIONS GRANTS (ESG) PROGRAM  
June, 2022**

The goal of the ESG program is to provide services, assistance and shelter to homeless individuals and families including case management and service referrals, and access to safe, sanitary shelter. This includes preventive services for those at risk of becoming homeless. The HEARTH Act of 2009 Emergency Solutions Grants Program provides for four categories/components of client services. The City has chosen to concentrate its ESG funds on the following components.

SERVICE COMPONENTS to be funded in 2022-23 (and description of services)	Serving	
	<i>Those who are literally homeless</i>	<i>Those at-risk of homelessness</i>
<b>Street Outreach</b> – Essential services provided to individuals who are currently homeless (primarily unsheltered homeless individuals, as well as shelter occupants), including; case management, engagement, transportation, and emergency health and mental health services.	■	
<b>Coordinated Access</b> – Implementation of community-wide streamlined strategy and execution of an intake system emphasizing shelter diversion, rapid permanent and supportive housing placement and reduction of incidence and length of shelter stays.	■	■
<b>Emergency Shelter</b> – Essential services including case management, services to special needs populations and shelter operating costs, including hospitality night cost reimbursement.	■	
<b>Homelessness Prevention</b> – Housing relocation and stabilization services, rental and financial assistance including rent or utility arrears.		■
<b>Rapid Re-Housing</b> – Housing relocation and stabilization services, financial assistance including security deposits and rental assistance.	■	

The ultimate goal ESG funding is to address the immediate needs of unhoused and house homeless persons, and to divert individuals from homelessness to permanent housing as quickly as possible, thereby decreasing the need for and/or time in emergency shelter. The City of Rochester, Monroe County, and Partners Ending Homelessness (the Rochester/Monroe County Homeless Continuum of Care), a collaborative organization of service providers and private corporations, have consulted on the distribution of HUD funds for homeless services. As in past years, for the 2023-24 ESG program, the City, County, and CoC are following HUD's directive to coordinate planning for services to the homeless. A key element in community collaboration is development of a community-wide access system featuring a shared client needs assessment approach (Coordinated Entry/Coordinated Access). The community of providers has adopted a common intake tool for assessing, and, if possible, diverting clients to immediate permanent housing; the VI-SPDAT, or Vulnerability Index (VI) – Service Prioritization Decision Assistance Tool (SPDAT), is an outreach and assessment tool used to determine the chronicity and medical vulnerability of homeless individuals. This tool also gives housing and service providers information to help with housing placements and referrals for essential services.

The City and County issued a joint Request for Proposals (RFP) for 2023-24 ESG services on February 27, 2023. The review team, composed of representatives from the City, County, the CoC, and an independent citizen who has experienced homelessness, reviewed submissions and decided upon distribution of funds. This Council action will authorize agreements for shelter operations and services in shelters, continuation of homelessness prevention and rapid re-housing services as established ten program periods ago (2013-14) and coordinated access/entry as established nine program periods ago (2014-15).

Twelve non-profit agencies will provide homeless services and shelter through 14 agreements. ESG funds are matched 1:1 by each provider with sources such as cash and in-kind donations. The list of organizations recommended for funding follows:

<b>Organization</b>	<b># Served (estimate)</b>	<b>Award</b>
Catholic Charities of the Diocese of Rochester dba Catholic Charities Family and Community Services	36	73,087
Coordinated Care Services, Inc. (Coordinated Entry)	96	166,234
Coordinated Care Services, Inc. (Rapid ReHousing)	38	39,203
Family Promise of Greater Rochester, Inc.	25	50,000
House of Mercy, Inc.	176	20,000
Person Centered Housing Options Inc.	30	29,920
Saving Grace Ministries of Rochester, Inc.	255	42,000
Spiritus Christi Prison Outreach, Inc.	100	49,849
The Center for Youth Services, Inc. (Emergency Shelter Operations)	57	40,000
The Center for Youth Services, Inc. (Street Outreach)	27	24,000
The Salvation Army of Greater Rochester	164	21,982
The Young Women's Christian Association of Rochester and Monroe County, N.Y.	150	35,459
Veteran's Outreach Center, Inc.	20	40,000
Volunteers of America of Western New York, Inc.	60	32,881
<b>TOTAL</b>	<b>1,232</b>	<b>664,615</b>

**City Council Transmittal Attachment  
2023-24 Request for Proposal Process Summary  
Emergency Solutions Grant Program**

**Project / Service Sought:** 2023-24 Emergency Solutions Grant (ESG) Program Services  
**Department:** Neighborhood and Business Development  
**Consultant Selected:** Multiple (see ESG Transmittal RFP Summary Attachment)  
**Method of selection:** Request for Proposal

**1. Date RFP / RFQ issued** (and posted on City web site): February 27, 2023

**2. The RFP / RFQ was also sent directly to:** Local Homeless Services Network (HSN) and Continuum of Care (CoC) for distribution to membership and circulation to subscribers. Also posted on Monroe County, HSN, and CoC websites.

**3. Proposals were received from**

Organization	City/Zip
Spiritus Christi Prison Outreach, Inc.	Rochester/14609
Family Promise of Greater Rochester, Inc.	Rochester/14609
Volunteers of America of Western New York, Inc.	Rochester/14608
The Salvation Army of Greater Rochester	Rochester/14604
Catholic Charities of the Diocese of Rochester, dba Catholic Charities Family and Community Services	Rochester/14604
The Center for Youth Services, Inc.	Rochester/14620
The Young Women's Christian Association of Rochester and Monroe County, NY	Rochester/14604
Coordinated Care Services, Inc.	Rochester/14611
Veteran's Outreach Center, Inc.	Rochester/14620
Saving Grace Ministries of Rochester, Inc.	Rochester/14621
Person Centered Housing Options Inc.	Rochester/14624
HOPE Ministries (Penfield)	Rochester/14526
HOPE Ministries (Webster)	Webster/14580
REACH Advocacy	Rochester/14611
House of Mercy, Inc.	Rochester/14605
Community Resource Collaborative	Rochester/14607



**4. Evaluation criteria**

2023-24 ESG Program Proposal Evaluation Criteria Elements	Points
1. Responsiveness to the ESG service categories selected by the City and County.	15
2. Anticipated impact of proposed ESG program on advancing or expanding services on reducing the incidence of homelessness.	10
3. Soundness and efficacy of the proposed ESG Program Scope of Services succinctly described.	15
4. Demonstrated engagement in strategic and sound collaboration with community partner(s).	10
5. Feasibility of proposed ESG Program service delivery implementation plan.	25
6. Consultant's demonstrated capacity for program implementation and management, including human resource functions and projections, as based on relevant experience and reference checks of the consultant, demonstrated mastery of required technology and information system management.	15
7. Consultant's previous service management record of reaching service delivery goals and spending budgeted funds within the program year.	10
TOTAL	100

**5. Review team included staff from:** two NBD staff, two Monroe County Planning and Development Department staff, one Monroe County Department of Human Services staff, one representative from the Persons Ending Homelessness (formerly, Rochester/Monroe County Continuum of Care), and one formerly homeless individual.

**6. Additional considerations/explanations:** The review team determined that services proposed in the categories of Emergency Shelter, Street Outreach, Rapid Rehousing, Coordinated Entry, and Homelessness Prevention services adequately addressed the emergency housing goals as articulated in the request for proposals. The attachment describes the service descriptions and recommended funding allocations for the selected applicants.

Proposals that met minimum programmatic threshold requirements were rated numerically based on the evaluation criteria shown above and selected grantees met or exceeded a minimum acceptable score of 55 points.

**7. MWBE Officer has reviewed the recommended firm's proposal for MWBE and Workforce goals.**

MWBE Officer Initials: DMJ

Date: 4/3/23

*Dana Miller (mwp)*

4/1/23

Signature: Department Head

Date:

**Emergency Solutions Grants (ESG) 2023-24**

Attachment: Persons Served 2016-2023

Organization	Program Type	2023-24 ESG Award	# Served					Total
			2017-18	2018-19	2019-20	2020-21	2021-22	
Catholic Charities of the Diocese of Rochester dba Catholic Charities Family and Community Services	Homelessness Prevention	73,087	110	411	300	105	41	967
Coordinated Care Services, Inc.	Rapid Re-Housing	166,234	552	450	344	321	265	1,932
Coordinated Care Services, Inc.	Street Outreach	39,203	47	51	55	38	43	234
Family Promise of Greater Rochester	Emergency Shelter	50,000	126	113	119	75	107	540
House of Mercy, Inc.	Emergency Shelter	20,000						-
Person Centered Housing Options Inc.	Street Outreach	29,920	93	105	32	42	68	340
Saving Grace Ministries of Rochester, Inc.	Emergency Shelter	42,000	95	66	128	139	78	506
Spiritus Christi Prison Outreach, Inc.	Emergency Shelter	49,849		64	79	67	67	277
The Center for Youth Services, Inc.	Emergency Shelter	40,000	171	177	141	92	95	676
The Center for Youth Services, Inc.	Street Outreach	24,000						-
The Salvation Army of Greater Rochester	Emergency Shelter	21,982	609	545	564	217	226	2,161
The Young Women's Christian Association of Rochester and Monroe County, N.Y.	Emergency Shelter	35,459	601	492	546	425	342	2,406
Veteran's Outreach Center, Inc.	Emergency Shelter	40,000	78	81	77	70	67	373
Volunteers of America of Western New York, Inc.	Emergency Shelter	32,881	698	577	381	312	213	2,181
		<b>664,615</b>	<b>3,180</b>	<b>3,132</b>	<b>2,766</b>	<b>1,903</b>	<b>1,612</b>	<b>12,593</b>

\*Organizations with blanks were not funded for that program type during that program year.

33% of persons served were children

25% of persons served had Mental Health issues

12% of persons served had one or more Physical Disabilities

**INTRODUCTORY NO.**

187

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds and authorizing agreements for the Emergency Solutions Grant program**

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

Section 1. The sum of \$664,615 is hereby appropriated from the Emergency Solutions Grants (ESG) project allocation of the 2023-24 Annual Action Plan (Plan) to implement an Emergency Solutions Grant program (ESG Program), contingent upon approval of the Plan.

Section 2. The Mayor is hereby authorized to enter into professional service agreements with the following organizations to provide ESG Program services to individuals and families who are homeless or at risk for homelessness. The agreements shall obligate the City to pay an aggregate amount not to exceed \$664,615 with the maximum compensation for each agreement being as follows:

<b>Organization (Purpose)</b>	<b>Maximum Compensation</b>
Catholic Charities of the Diocese of Rochester	\$73,087
Coordinated Care Services, Inc. (Coordinated Entry)	\$166,234
Coordinated Care Services, Inc. (Rapid ReHousing)	\$39,203
Family Promise of Greater Rochester, Inc.	\$50,000
House of Mercy, Inc.	\$20,000
Person Centered Housing Options Inc.	\$29,920
Saving Grace Ministries of Rochester, Inc.	\$42,000
Spiritus Christi Prison Outreach, Inc.	\$49,849
The Center for Youth Services, Inc. (Emergency Shelter Operations)	\$40,000
The Center for Youth Services, Inc. (Street Outreach)	\$24,000
The Salvation Army of Greater Rochester	\$21,982
The Young Women's Christian Association of Rochester and Monroe County, N.Y.	\$35,459
Veteran's Outreach Center, Inc.	\$40,000
Volunteers of America of Western New York, Inc.	\$32,881
<b>TOTAL</b>	<b>\$ 664,615</b>

Section 3. The compensation for the agreements shall be funded from the appropriation authorized in Section 2 herein. If funds are not available or are less than anticipated, the agreement amounts and terms may be adjusted accordingly. The term of the agreements shall be for one year, with an option to extend for an additional year if funds from the original appropriation remain.

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

Section 5. This ordinance shall take effect immediately.



**City of Rochester**

City Hall Room 308A, 30 Church Street  
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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

188

May 2, 2023

NBD 29

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Homebuyer  
Assistance Program

Council Priority: Rebuilding and Strengthening  
Neighborhoods

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the Homebuyer Assistance Program described in the 2023-24 Annual Action Plan. This legislation will:

- 1) Appropriate \$300,000 in Home Investment Partnership (HOME) funds from the Homebuyer Assistance project allocation of the 2023-24 Annual Action plan to fund the program, contingent upon approval of the 2023-24 Annual Action Plan.
- 2) Authorize agreements necessary to implement the program, including with the recipients for up to \$8,000 to purchase houses through the City's housing initiatives.
- 3) Authorize the Director of Finance to record all transfers of Program funds and to make adjustments to the income eligibility, homebuyer's matching contribution and anticipated number of Program recipients served based on any changes that may occur after the date of this ordinance.

Homebuyer eligibility is based on income, ability to qualify for a conventional mortgage loan for which payments will not exceed 30% of the gross monthly income, and payment of personal funds of a minimum of \$1,500 towards the purchase of the home. HOME funds may only serve households with incomes up to 80% of area median family income (MFI). Each buyer must complete a pre-purchase education class before closing and attend post-purchase classes. Information about some of the City's purchase programs is available on the City's website at <https://www.cityofrochester.gov/homebuyer/> or <https://www.cityofrochester.gov/employerassisted.aspx>.

In fiscal year 2021-22, we assisted 48 participants. We projected that we would serve 57 participants in 2022-23; however, due to the difficult housing market, we have only assisted 14 participants so far this year. We anticipate serving 50 participants in the upcoming fiscal year.

Respectfully submitted,

Malik D. Evans  
Mayor



Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds and authorizing agreements for the Homebuyer Assistance Program**

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

Section 1. The sum of \$300,000 is hereby appropriated from the Homebuyer Assistance project allocation of the 2023-24 Annual Action Plan (Plan) to implement a Homebuyer Assistance Program (Program), contingent upon approval of the Plan.

Section 2. The Mayor is hereby authorized to enter into an agreement with each recipient of Program funds in an amount up to \$8,000, to be funded from the appropriation in Section 1 herein. The agreements shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 3. The Director of Finance is hereby authorized to record all transfers of Program funds and to make adjustments to the income eligibility, homebuyer's matching contribution and anticipated number of Program recipients based on any changes that occur after this ordinance goes into effect.

Section 4. This ordinance shall take effect immediately.



**City of Rochester**

City Hall Room 308A, 30 Church Street  
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www.cityofrochester.gov

**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

189

Malik D. Evans  
Mayor

May 2, 2023

NBD 30

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Street Liaison  
Services

Council Priority: Creating and Sustaining a Culture of  
Vibrancy

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the Quadrant Planning Support Program. This legislation will:

- 1) Appropriate \$90,000 from the Street Liaison allocation of the 2023-24 Annual Action plan for the City's use to operate the program.
- 2) Establish the following as maximum compensation for agreements with the following entities to provide business development street liaison services for each of the city's quadrants. This program will be funded from the appropriation listed in number 1 above.

Northeast Quadrant

- Action for a Better Community, Incorporated, \$20,000 (CEO: Jerome Underwood)  
Serving:
  - Portland Avenue
  - Joseph Avenue
  - Hudson Avenue
  - Public Market
- Isla Housing and Development Corporation, \$5,000 (Executive Director: Sonia Nuñez)  
Serving:
  - North Clinton Avenue

Northwest Quadrant

- Highland Planning LLC, \$20,000 (Principal: Tanya M. Zwahlen)  
Serving:
  - Lyell Avenue
  - Dewey Avenue
  - West Ridge Road
  - Lake Avenue

Southeast Quadrant

- Highland Planning LLC, \$20,000 (Principal: Tanya M. Zwahlen)  
Serving:
  - South Avenue



- South Clinton Avenue
- Monroe Avenue
- East Main Street (Goodman to Culver)

Southwest Quadrant

- 19th Ward Community Association of Rochester, New York, Inc., \$25,000 (President: Josie T. McClary)

Serving:

- West Main Street
- Arnett/Thurston/Brooks
- Genesee Street/Jefferson Avenue
- Mt Hope Avenue
- Chili Avenue

The mission of the Street Liaison is to function as a liaison between the City of Rochester Business Development Team, the Neighborhood Service Center Administrator and neighborhood businesses; provide detailed reports of business activities and concerns faced by businesses to City of Rochester staff; and work collaboratively with business associations and City of Rochester staff to attract and populate business corridors with products and services that meet the consumer needs of the local and greater community.

In 2021-22 the program served 120 businesses. We anticipated serving 200 businesses in 2022-23 as well as in the upcoming year. As of the end of February, we have assisted 87 businesses so far this year. Attached is the Final Report for 2021-22, as well as information on the businesses assisted to date.

The above agencies were selected through an RFQ that was completed March 2023. All selected agencies provided a satisfactory performance through the RFQ scoring rank.

Action for a Better Community and Highland Planning have been contracted to serve the City in this capacity as far back as 2014. 19th Ward Community Association began contracting in 2017, and Isla Housing and Development Corporation began in 2019.

The agreements will be in effect from July 1, 2023 through June 30, 2024.

Respectfully submitted,



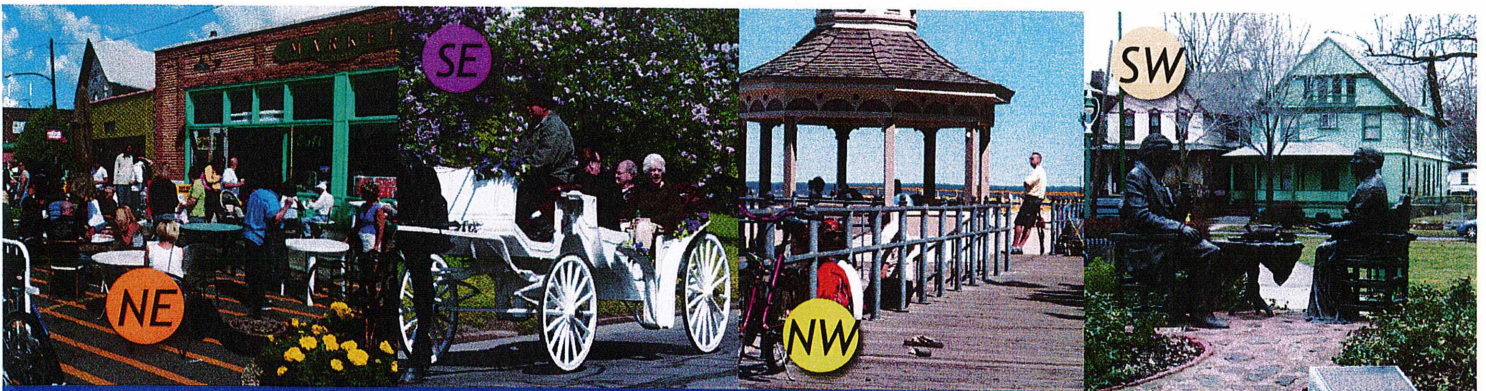
Malik D. Evans  
Mayor





# STREET LIAISON REPORT

July 2021 – June 2022



## Street Liaison Report

**The Street Liaison program delivers essential services** to the business community within targeted commercial corridors found in their respective quadrants by providing access to information to support business growth, attracting new businesses and supporting economic development in neighborhood business corridors.

**Contracts were awarded** to Action for a Better Community, Highland Planning, Isla Development and the 19TH Ward Community Association to deliver Street Liaison Services in each of the four quadrants of the City for a total amount of \$90,000.

**In 2021 - 22 fiscal year**, one (1) contract total for \$25,000, three (3) were \$20,000 and one (1) was \$5,000.

### Commercial Corridors 2021-2022

Northeast: Hudson Ave. • Joseph Ave. • Portland Ave. • N. Clinton Ave. • Public Market  
Southwest: Chili Ave. • Genesee St. • Thurston Rd. • West Main St. • Mt. Hope Ave.  
Northwest: Lyell Ave. • Dewey Ave. • Lake Ave. • West Ridge Rd.  
Southeast: South Ave. • South Clinton Ave. • North Goodman St. • Monroe Ave.

#### **Total number of new businesses and jobs created, including the contractual obligation of regular monthly check-in:**

Northeast: Hudson Ave. • Joseph Ave. • Portland Ave. • N. Clinton Ave. • Public Market  
New Business: 36 • Jobs Created: 54

Southwest: Chili Ave. • Genesee St. • Thurston Rd. • West Main St. • Mt. Hope Ave.  
New Business: 28 • Jobs Created: 57

Northwest: Lyell Ave. • Dewey Ave. • Lake Ave. • West Ridge Rd.  
New Business: 32 • Jobs Created: 64

Southeast: South Ave. • South Clinton Ave. • North Goodman St. • Monroe Ave.  
New Business: 23 • Jobs Created: 76

### **New Business Grand Total: 119**

#### **Street Liaisons 2021-2022**

**Northeast:** Isla Development: Mercedes Vazquez-Simmons  
Action for a Better Community: Okey Ikpeze

**Northwest:** Highland Planning: Jen Topa

**Southeast:** Highland Planning: Jen Topa

**Southwest:** 19TH Ward Community Association: John DeMott and Chris McDonald



Northeast Merchant Meeting

**Northeast: Hudson Ave. • Joseph Ave. • Portland Ave. • N. Clinton Ave. • Public Market**

Business Name	Location	Est. Investment	Jobs
Velvet Belly Bar & Restaurant	Market District	\$490,000	1
Katboocha Booch Bar & Brewery	Market District	\$220,000	3
Bobb & Cal's Auto Sales & Repairs	Portland Ave.	\$120,000	1
Southern Hospitality & Grooming Spa	Portland Ave.	\$45,000	1
Mr. Perfect Auto	Portland Ave.	\$35,000	0
Stallion Beauty	Portland Ave.	\$35,000	2
Gentleman's Barbershop	Hudson Ave.	\$35,000	2
Mythic Treasure	Market District	\$160,000	5
Nova Fitness	Market District	\$150,000	2
Hudson Express Mart	Hudson Ave.	\$42,000	1
Rochester Auto Werks	Market District	\$180,000	2
Fried Fish Shack	Joseph Ave.	\$35,000	1
Da Beauty Trap Salon	Market District	\$40,000	0
LG Nails & Supply Salon	Hudson Ave.	\$38,000	0
AAC A1 Auto Clinic	Portland Ave.	\$40,000	1
Flower City Produce Grocery	Market District	\$200,000	4
Highline	Market District	\$250,000	3
Big Mamma Groceries	N Clinton Ave.	\$150,000	2
R&R Grab and GO	N Clinton Ave.	\$120,000	3
Drip Lounge	N Clinton Ave.	\$220,000	1
Clinton Tire Shop	N Clinton Ave.	\$80,000	1
1050 Mini Market	N Clinton Ave.	\$100,000	1
La Cura Healthy Eatery 1877	N Clinton Ave.	\$100,000	1
585 Deals	N Clinton Ave.	\$30,000	1
Redemption Center	N Clinton Ave.	\$1,000	1
Express Deli	N Clinton Ave.	\$125,000	1
Green Valley Convenient Store	N Clinton Ave.	\$250,000	3
The Blackout Soul	N Clinton Ave.	\$50,000	1
JV Nail	N Clinton Ave.	\$30,000	2
Emotionzzzz Gift Shop		\$180,000	1
Lilac Laundry (reinvestment)	N Clinton Ave.	\$250,000	1
Smokin Teez	N Clinton Ave.	\$200,000	2
Nothing Personal JUST Business	N Clinton Ave.	\$20,000	1
Planet Roc Smoke Shop	N Clinton Ave.	\$150,000	1
ALL U Need (reinvestment)		\$50,000	0
Nonpareil styles (reopening)		\$50,000	1

**Referrals to Northeast Business Development Staff and other Business Resource Providers: 17**

Corridor	# Occupied	# Vacant	# Total	% Occupied
Joseph Ave.	34	5	39	87%
Portland Ave.	66	10	76	87%
Hudson Ave.	62	15	77	81%
Market District	74	5	79	94%
N. Clinton Ave.	84	19	103	82%

**Street Liaison Report**



*Thurston/Brooks Merchant Association Celebrating Ease on Down Thurston*

**Southwest: Chili Ave. • Genesee St. • Thurston Rd. • West Main St. • Mt. Hope Ave.**

<b>Business Name</b>	<b>Location</b>	<b>Est. Investment</b>	<b>Jobs</b>
Kris Oaks Construction Inc	S. Plymouth Ave.	\$1,050,000	10
Brooks Super Store, Inc	Genesee St.	\$75,000	1
Red Tea House	Genesee St	\$60,000	4
Gre's Concoctions	Mt Hope Ave.	\$50,000	2
Tom Liquor Store	Jefferson Ave.	\$30,000	1
Supreme Salad Bar	Thurston Rd	\$30,000	4
Wok/Red Tea House/Kim's Gifts	Genesee St.	\$30,000	4
Simpli Love and Light	Canal St.	\$25,000	2
BluTique Beauty Bar	Genesee St.	\$20,000	2
Save The Date	West Main St.	\$20,000	0
Pomodoro Pizza	Genesee St.	\$20,000	2
The Style Council	Canal St.	\$20,000	1
Tom Liquor Store	Jefferson Ave.	\$15,000	1
Kelvin's Magic Wings	Chili Ave.	\$10,000	3
Roc City Tavern LLC	S. Plymouth Ave.	\$10,000	2
DamnYouPretty Nails	Genesee St.	\$10,000	1
Frenchie's Stylez	Thurston Rd.	\$10,000	1
Tha Lash Trap	Jefferson Ave.	\$7,000	1
Trendy Kei Collection	Genesee St	\$6,000	1
Unc's Trunk	Thurston Rd.	\$6,000	1
Ayab Halaal Markets, LLC	West Main St.	\$5,000	1
Touch of Perfection Beauty Lounge	West Main St.	\$5,000	1
Rocky's Wings & Pizza, Inc	Genesee St.	\$5,000	3
The Beauty Cartel LLC	Genesee St.	\$5,000	1
Dickerson's Barber Shop	Thurston Rd.	\$5,000	1
Iffies Market	Chili Ave.	\$5,000	1
Chili Deli Grocery Corp	Chili Ave.	\$5,000	3
Genesee Grocery & Deli	Genesee St.	\$0	2

**Referrals to Southwest Business Development Staff and other Business Resource Providers: 12**

<b>Corridor</b>	<b># Occupied</b>	<b># Vacant</b>	<b># Total</b>	<b>% Occupied</b>
Chili Ave. + West Ave.	62	15	77	81%
Genesee St.	76	19	95	80%
Thurston-Brooks-Arnett	72	19	91	79%
West Main St.	72	21	93	77%
Mt. Hope Ave.	62	9	71	87%



Northwest welcomed Donuts Delite on W. Ridge Rd.

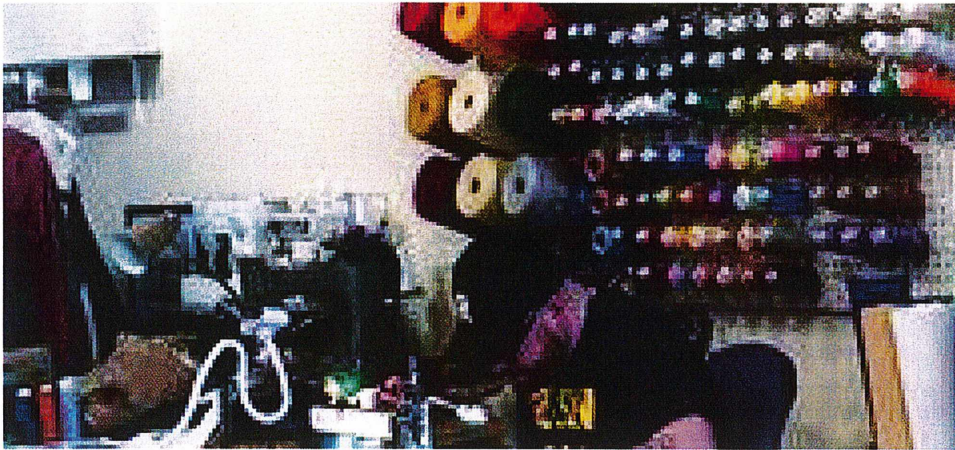
## Northwest: Lyell Ave. • Dewey Ave. • Lake Ave. • W. Ridge Rd.

Business Name	Location	Est. Investment	Jobs
Donuts Delite	W. Ridge Rd.	\$250,000	10
Dama's Cocina	Dewey Ave.	\$5,000	2
Vape Ape	Lyell Ave.	\$2,000	2
D & P Outlet	Lyell Ave.	\$2,000	2
Hero's Barbershop	Lyell Ave.	\$1,000	3
LNL Family Foods	Lyell Ave.	\$1,000	1
Concrete Rose	Lake Ave.	\$1,000	2
Tara Did! Hair Studio	Lake Ave.	\$1,000	2
Caliber Collision	Lake Ave.	\$40,000	3
Simple Tech Innovations	Lake Ave.	\$1,000	2
Racetrac	Lake Ave.	\$1,000	2
Triclomes	Dewey Ave.	\$1,000	2
Double A Medical Transportation	Dewey Ave.	\$1,000	2
Quicks Mane Event	Dewey Ave.	\$2,000	2
Brothers and Sisters	Lyell Ave.	\$1,000	2
Grandma Gail's Wash House	Lyell Ave.	\$5,000	1
Rose Goddess	Lyell Ave.	\$1,000	2
Puff Puff Pass	Dewey Ave.	\$1,000	2
Hooked Seafood	Dewey Ave.	\$10,000	2
Mirue Clothing LLC	Lake Ave.	\$200,000	2
Laundromat	Lake Ave.	\$50,000	1
Mad Hatter Smoke Shop	W. Ridge Rd.	\$5,000	1
Brittany's Fresh Squeezed Lemonade	Lake Ave.	\$3,000	1
Mariam Grocery Corp.	Lyell Ave.	\$10,000	2
Wigs & Things	Lyell Ave.	\$2,000	1
Blaze Smoke Shop	W. Ridge Rd.	\$3,000	1
ROC Auto Services & Tires	W Ridge Rd.	\$10,000	3
Erika's Mobile Hair Boutique	Lyell Ave.	\$2,000	1
El Rey De Las Tripletas Café	Dewey Ave.	\$3,000	1
Charge Apparel	Dewey Ave.	\$2,000	1
Timeless Tattoo & Piercing	Dewey Ave.	\$5,000	2
Graceful Handz	Dewey Ave.	\$5,000	1

### Referrals to Northwest Business Development Staff and other Business Resource Providers: 23

Corridor	# Occupied	# Vacant	# Total	% Occupied
Dewey Ave.	96	20	116	83
Lake Ave.	122	16	138	88
Lyell Ave.	216	48	264	82
W. Ridge Rd.	70	21	91	77

**Street Liaison Report**



Welcome New Business to  
Monroe Ave., Golden Supply Co.

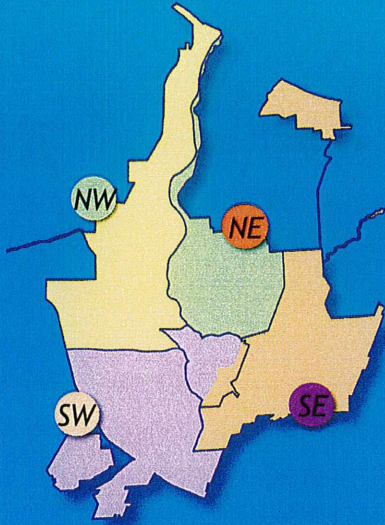
**Southeast: South Ave. • South Clinton Ave. • North Goodman St. • Monroe Ave.**

Business Name	Location	Est. Investment	Jobs
Brick & Ivy	S. Clinton Ave.	\$60,000	4
Fish Market	South Ave.	\$30,000	2
Bruised Brigade	Monroe Ave.	\$5,000	2
Women of Color	South Ave.	\$10,000	9
FOMO	South Ave.	\$3,000	1
Cobs Hill Market	Monroe Ave.	\$3,000	1
Smoque N Aces Barbeque	South Ave.	\$2,000	2
The Write Up	Monroe Ave.	\$5,000	2
Major Styles and Beauty Parlour	Monroe Ave.	\$2,000	2
Getting it Daily	Monroe Ave.	\$5,000	1
Burger King	Monroe Ave.	\$250,000	25
Aldaskeller Wine Co.	South Ave.	\$15,000	2
Stem	Monroe Ave.	\$15,000	1
Staple Vintage	Monroe Ave.	\$5,000	1
Golden Supply	Monroe Ave.	\$10,000	2
Love Babe Boutique	Monroe Ave.	\$2,000	1
Sami's Smoke Shop	S. Clinton Ave.	\$1,000	1
Floor Dance Company	Monroe Ave.	\$10,000	1
Amberly's Eatery	South Ave.	\$50,000	2
Crisp	S. Clinton Ave.	\$50,000	10
Little Shop of Hoarders	Monroe Ave.	\$25,000	2
S. Wellness Spa Inc	S. Clinton Ave.	\$2,000	1
Katts Custom Kreations	Monroe Ave.	\$2,000	1

**Referrals to Southeast Business Development Staff and other Business Resource Providers: 38**

Corridor	# Occupied	# Vacant	# Total	% Occupied
Monroe Ave.	153	22	175	87
N. Goodman St.	45	11	56	80
S. Clinton Ave.	91	15	106	86
South Ave.	64	9	73	88

Respectfully submitted, Daisy Rivera Algarin • NSC Director



## Mission:

To support the City of Rochester's Vision Statement and its Values and Guiding Principles, the Neighborhood Service Centers (NSC) will promote strength, stability, pride and empowerment to our residents and stakeholders and encourage growth of city neighborhoods and businesses through safety, education, and economic development.

We will work to bridge the gap between neighborhoods and the city by improving lines of communication, addressing quality of life issues through community partnerships, and enhancing delivery of services.



Uplifting Our Neighborhoods

### Neighborhood Service Center Locations

Normal operating hours:  
Monday through Friday, 8 am - 5 pm

Calls to NSC Offices during off hours are taken by the City's 311 Call Center. NSC staff will follow-up on these calls on the following business day.



Daisy Rivera Algarin, Director  
30 Church St. Room 011A, 14614  
(585) 428-7711 • F: (585) 428-7899  
Daisy.Algarin@cityofrochester.gov



**Northwest Quadrant**  
400 Dewey Ave.  
Rochester, NY 14613  
Bruce.Wilder@CityofRochester.gov  
cityofrochester.gov/nwnsc  
Bruce Wilder, (585) 428-7620



**Northeast Quadrant**  
500 Norton St.  
Rochester, NY 14621  
John.McMahon@CityofRochester.gov  
cityofrochester.gov/nensc  
John McMahon, (585) 428-7660



**Southwest Quadrant**  
923 Genesee St.  
Rochester, NY 14611  
Charles.Reaves@CityofRochester.gov  
cityofrochester.gov/swnsc  
Charles Reaves, (585) 428-7630



**Southeast Quadrant**  
320 N. Goodman St., Suite 209  
Rochester, NY 14607  
Kelvin.Knight@CityofRochester.gov  
cityofrochester.gov/sensc  
Kelvin Knight, (585) 428-7640





Street Liaison Year 22-2023 Year to Date

87 New Businesses

**Northeast/** Hudson Avenue/Joseph Avenue/Portland Avenue/N. Clinton/Public Market

NB=New Business to Corridor

New Business to corridor	Investment estimate	Corridor	Jobs Created
1. Exotic Smoke Shop	\$5,000.00	Joseph Avenue	2
2. Versatile Convenience Store	\$40,000.00	Portland Avenue	1
3. Sefa Express Grocery	\$35,000.00	Portland Avenue	1
4. Kelvin's Magic Wings Restaurant	\$35,000.00	Hudson Avenue	1
5. D' Mangu Restaurant & Lounge	\$230,000.00	Portland Avenue	10
6. Stop & Shop market	\$35,000.00	Joseph Avenue	1
7. Ziggy's Bar & Restaurant	\$70,000.00	Market District	4
8. Exotic Snacks & Pace & Smoke Shop	\$2,000.00	Portland Avenue	0
9. Joseph Express Two Shop	\$35,000.00	Joseph Avenue	1
10. La Traila Del Sabor	\$50,000.00	N. Clinton Avenue	6
11. , Plus Detailing Office	\$10,000.00	Joseph Avenue	1
12. Smiley's Convenience Store	\$200,00.00	Joseph Avenue	1
13. Latino Paradise	\$25,000.00	Portland Avenue	2
14. El Patron Restaurant	\$20,000.00	Portland Avenue	1
15. Candy Galore Restaurant	\$30,000.00	Portland Avenue	1
16. Johnnie Blase Hair Studio.	\$20,000.00	Joseph Avenue	3

Total Investment \$642,000.00 \* Jobs: created 36

**Southwest/ Chili Avenue /Genesee Street/Thurston/West Main/Mt. Hope**  
**NB=New Business to Corridor's**

New Business to corridor	Investment estimate	Corridor	Jobs Created
1. Brooks Super Store, Inc.	\$730,000	Genesee Street	6
2. Hair Depot	\$525,000	Genesee Street	4
3. Monroe County Health Clinic	\$315,000	W. Main Street	8
4. Anthony Realty Group	\$77,000	S Plymouth Avenue	3
5. The Pineapple Express	\$60,000	Mt. Hope	3
6. Andalus Mini Mart & Smoke Shop	\$50,000	West Avenue	2
7. Thurston Sea Food LLC	\$45,000	Thurston Rd	2
8. Soul Fusion	\$31,000	W. Main	4
9. Buzzed, LLC (T-Shirt design)	\$30,000	Chili Avenue	3
10. Merkato Ethiopian Market & Groc	\$24,000	W. Main Street	2
11. MoJoe's Plus	\$21,000	Thurston Rd	3
12. Smoky Smoke Shop	\$20,000	Chili Avenue	2
13. Suzi Q's Liquor & Booze LLC	\$20,000	Jefferson Ave	2
14. Bongalo African-Haitian Cuisine Market	\$20,000	W. Main Street	4
15. Exclusive Snack & Lounge	\$19,000	S Plymouth Avenue	2
16. Tienda Ecuatoriana	\$18,000	Thurston Rd	2
17. C.E.O. Kutz	\$15,000	Chili Avenue	1
18. Diversity Barber Chop's	\$15,000	West Avenue	2
19. 3 Heart Movement, LLC	\$15,000	Canal St	1
20. Vanity Room / Glam Room	\$14,000	Jefferson Avenue	1

21. Gumeni Grocery Store LLC	\$13,000	Jefferson Avenue	2
22. O.M.G. Steel	\$12,000	Thurston Rd	1
23. Leaders Wireless LLC	\$10,000	Chili Avenue	2
24. The Chic Loft (salon)	\$10,000	Chili Avenue	1
25. Westside Self Storage LLC	\$10,000	Chili Avenue	1
26. Ha-Park King Fish Market	\$10,000	S Plymouth Avenue	2
27. Safari Kitchen LLC	\$9,000	S Plymouth Avenue	2
28. Tom 1 Mini Mart Corporation	\$8,000	Chili Avenue	2
29. Boog's Chicken Trap	\$8,000	Thurston Rd	1
30. Hira & Bhangu Inc. - Liquor	\$8,000	W Main St	2
31. Crown Collectives	\$ 7,500	W Main St	1
32. Heba Market on Genesee	\$ 7,500	Genesee St	3
33. Wireless Play	\$7,000	Jefferson Avenue	1
34. Ixey Ink	\$6,000	Thurston Rd	1
35. Mimi African Braiding LLC	\$3,000	W Main St	1
36. Redemption Wellness Therapy	\$3,000	Canal St	1

\* Total Investment \$2,196,000.00

\* Jobs: 55 created, 23 retained

**Northwest/Lyell Avenue/Dewey Avenue/Lake Avenue/West Ridge Rd.**

**NB= New Business to Corridor/Amount Invested/ Jobs Created**

New Business to corridor	Investment estimate	Corridor	Jobs Created
1. Poyo Exotics	\$5,000.00	Dewey Avenue	2
2. Gee Gee Exotics	\$5,000.00	Dewey Avenue	2
3. Pink Label Extensions	\$5,000.00	Dewey Avenue	1
4. Elrey De Las Tripletas Cafe	\$10,000.00	Dewey Avenue	3
5. Dez's Bargain Bins	\$1,000.00	Dewey Avenue	2
6. Smoke Depot	\$10,000.00	W. Ridge Rd	2
7. VIP Barber	\$10,000.00	Lyell Avenue	2
8. I Cars Usa	\$10,000.00	W. Ridge Rd	2
9. NYC Clothing	\$10,000.00	Lyell Avenue	2
10. JR Blessing Grocery	\$10,000.00	Dewey Avenue	2
11. Taco Bell	\$300,00.00	Lake Avenue	25
12. Dignity Heal Life Center	\$10,000.00	Lyell Avenue	2

\* Total Investment \$86,000.00 \* Jobs: created 47

**Southeast/** South Avenue/South Clinton/North Goodman/Monroe

NB= New Business to Corridor/Amount Invested

New Business to corridor	Investment estimate	Corridor	Jobs Created
1. M Body	\$40,000.00	S. Clinton Avenue	5
2. Hello Beautiful Salon	\$5,000.00	S. Clinton Avenue	1
3. Pink and Balayaged Salon	\$10,000.00	South Avenue	2
4. Victoria Clare Vintage	\$10,000.00	South Avenue	1
5. River Street Sandwich Makers	\$50,000.00	South Avenue	6
6. Passchie's Bar & Grill	\$15,000.00	South Avenue	3
7. Medusas	\$10,000.00	Monroe Avenue	1
8. Nine Spot Brewing	\$500,000.00	Monroe Avenue	15
9. Rising Grind	\$50,000.00	Monroe Avenue	2
10. Mitchells' Bar & Grill	\$20,000.00	Monroe Avenue	10
11. Plush Wig	\$5,000.00	Monroe Avenue	2
12. Respect My Kickz	\$20,000.00	Monroe Avenue	2
13. Red Eye Collective	\$5,000.00	Monroe Avenue	2
14. New bookstore and coffee shop	\$25,000.00	S. Clinton Avenue	2
15. Discount Market	\$10,000.00	S. Clinton Avenue	2
16. County Line Lock	\$20,000.00	S. Clinton Avenue	2
17. Dreadz, Braidz & Fadez	\$10,000.00	S. Clinton Avenue	2
18. 4.0 Storage	\$10,000.00	South Avenue	2
19. Jettison Real Estate	\$100,000.00	S. Clinton Avenue	8
20. Jamaican Spice Restaurant	\$25,000.00	Monroe Avenue	4
21. Sew-n-City Hair Salon	\$10,000.00	N. Goodman St	2
22. Rochester Kitchen Collective	\$100,000.00	S. Clinton Avenue	2
23. Have Hope Tattoo	\$50,000.00	Monroe Ave	2

\* Total Investment \$1,100,000.00 \* Jobs: created 80

INTRODUCTORY NO.

189

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds and authorizing agreements for Street Liaison services**

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

Section 1. The sum of \$90,000 is hereby appropriated from the Street Liaison project allocation of the 2023-24 Annual Action Plan (Plan) to implement a Street Liaison program, contingent upon approval of the Plan.

Section 2. The Mayor is hereby authorized to enter into professional services agreements to obtain business development Street Liaison services for each of the City's four quadrants for the maximum compensation amounts as follows:

- a) Northeast Quadrant: with Action for a Better Community, Incorporated for \$20,000 and with Isla Housing and Development Corporation for \$5,000;
- b) Northwest Quadrant: with Highland Planning LLC for \$20,000;
- c) Southeast Quadrant: with Highland Planning LLC for \$20,000; and
- d) Southwest Quadrant: with 19<sup>th</sup> Ward Community Association of Rochester, New York, Inc. for \$25,000.

The agreements shall be funded from the funds appropriated in Section 1 herein, and the term for each agreement shall be from July 1, 2023 to June 30, 2024.

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

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

**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

190

**Malik D. Evans**  
Mayor

May 2, 2023

NBD 31

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Foreclosure  
Prevention Program

Council Priority: Rebuilding and Strengthening  
Neighborhood Housing

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the Foreclosure Prevention services found in the 2019-20 and 2023-24 Annual Action Plans. This legislation will:

- 1) Establish \$13,231 as maximum compensation for an agreement with Empire Justice Center (Principal: Kristin Brown, 1 West Main Street, Rochester, New York) to provide legal services related to foreclosure prevention specific to the COVID-19 pandemic. The cost of the agreement will be funded from unspent 2019-20 Community Development Block Grant Covid Relief (CDBG-CV) funds previously appropriated via Ordinance No. 2019-175, and 2021-184 for this purpose. The term will be for one year;
- 2) Appropriate \$120,000 Community Development Block Grant (CDBG) funds from the Foreclosure Prevention project allocation of the 2023-24 Annual Action plan to fund the services, contingent upon the approval of the 2023-24 Annual Action Plan.
- 3) Authorize \$104,500 as maximum compensation for an agreement with The Housing Council at PathStone, Inc. (Principal: Mary Leo, 75 College Avenue, Rochester, New York) to provide foreclosure prevention services, funded from the appropriation authorized in number 2 above; and
- 4) Authorize \$15,500 as maximum compensation for an agreement with Empire Justice Center to provide legal services related to foreclosure prevention, the cost of which will be funded from the appropriation authorized in number 2 above.

These two organizations are uniquely qualified and have partnered with the City to deliver these programs for two decades. The Housing Council at PathStone, Inc. is a U.S. Housing and Urban Development-approved Housing Counseling Agency with the capacity to handle a large volume of cases. The Housing Council's services include the review of households' financial circumstances and negotiation with lenders to resolve mortgage arrears. The Empire Justice Center is a leader in developing statewide standards for foreclosure prevention legal services. The Empire Justice Center will provide legal advice and litigation services when required by analysis of clients' circumstances.

In the 2021-22 fiscal year 149 households were assisted. The program has exceeded the 107 households proposed for the current fiscal year, and it is anticipated that 120 households will be assisted in the upcoming year. Data for the current year to date and the previous five years is below.



	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23 (to date)</b>
<b>Housing Council</b>	173	148	135	85	126	95
<b>Empire Justice</b>	15	16	13	15	23	17
<b>Total</b>	188	164	148	100	149	112

The term of these agreements will be for one year. If funds are different, not available, or are less than anticipated, the agreement amounts and terms will be adjusted accordingly. A Justification Statement for not issuing a Request for Proposals is attached.

Respectfully submitted,



Malik D. Evans  
Mayor



**JUSTIFICATION STATEMENT**

Awarding a Professional Services Agreement without a Request for Proposals

**Department: NBD**  
**Services: FORECLOSURE PREVENTION AGREEMENTS**

**Vendor/Consultant selected:** The Housing Council at PathStone, Inc. and Empire Justice Center

**How was the vendor selected?**

These programs have been in place for several years, and the new contracts are maintenance of efforts by two proven agencies, with the addition of further special assistance for lingering pandemic-related concerns.

**Why was no RFP issued for this service?**

These two organizations are uniquely qualified and have been providing high-quality services for many years. Their track record of success is exceptionally high. The City has provided funding for this program and has monitored the activities for multiple years.

**Is there previous experience with the vendor?**

The City has worked with both of these vendors for several years, with very successful outcomes.

**Are there unique circumstances**

While these agencies are uniquely qualified, circumstances do not meet an emergency definition. Rather, the efficacy and efficiency of continuing present agreements outweighs the value of issuing an RFP as the strongest respondents would be these two agencies.

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

The Housing Council at PathStone, Inc. is a HUD-approved Housing Counseling Agency with the capacity to handle a large volume of cases. Although there are other agencies that provide counseling on a limited basis, none have the same capacity or track record. The Housing Council's services include review of households' financial circumstances, negotiation with lenders to resolve mortgage arrears, and assistance with state-required settlement conferences.

The Empire Justice Center is a leader in developing statewide standards for legal service for foreclosure prevention, and provides legal advice and litigation services when required by analysis of clients' circumstances that is unavailable from any other entity without a significant fee.

**Does the project include multi-year State or Federal Funding? No**

<b>Compensation Amount:</b>	\$120,000 total	
The Housing Council at PathStone, Inc.		\$104,500
Empire Justice Center		\$15,500
Empire Justice Center (COVID)		\$13,281
		<hr/>
		\$133,281

**How was this determined?**

These funds were allocated from the FY 2023-24 Improve Housing Stock and Property Conditions and 2019-20 Homeownership Fund - Foreclosure Prevention COVID funds, and represent a maintenance of effort. Funding foreclosure prevention services maintains the capacity to leverage other funds to prevent residential foreclosures in the City. Preventing foreclosure is a key strategy in reducing homelessness rates, maintaining economic stability for households, reducing the number of vacant houses and protecting tax revenue. Using leveraged sources from other funders, the agencies reach significant numbers of households across the City, increasing the impact of their services.

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

MWBE Officer Initials: DM Date: 3-27-23

Dana Miller (mwp)

4/1/23

Signature: Department Head

Date Form date 1/7/1

190

Ordinance No.

**Authorizing agreements and appropriating 2023-24 Annual Action Plan funds for Foreclosure Prevention**

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 with Empire Justice Center to provide legal services for foreclosure prevention related to the COVID-19 pandemic. The maximum compensation for the agreement shall be \$13,231, which shall be funded from unspent funds previously appropriated for foreclosure prevention in section 1 of Ordinance No. 2019-175 and in sections 3 and 4 of Ordinance No. 2021-184. The agreement shall have a term of one year.

Section 2. The sum of \$120,000 is hereby appropriated from the Foreclosure Prevention project allocation of the 2023-24 Annual Action Plan (Plan) to provide Foreclosure Prevention services, contingent upon approval of the Plan.

Section 3. The Mayor is hereby authorized to enter into a professional services agreement with The Housing Council at PathStone, Inc. to provide foreclosure prevention services. The maximum compensation shall be \$104,500, which shall be funded from the appropriation authorized in Section 2 herein. The agreement shall have a term of one year.

Section 4. The Mayor is hereby authorized to enter into a professional services agreement with Empire Justice Center to provide legal services related to foreclosure prevention. The maximum compensation shall be \$15,500, which shall be funded from the appropriation authorized in Section 2 herein. The agreement shall have a term of one year.

Section 5. The agreements shall contain such additional terms and conditions as the Mayor deems appropriate. If funds are not available or are less than anticipated, the agreement compensation amounts and terms shall be adjusted accordingly.

Section 6. This ordinance shall take effect immediately.



**City of Rochester**

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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

191

Malik D. Evans  
Mayor

May 2, 2023

NBD 32

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, HOME Rochester  
Program

Council Priority: Rebuilding and Strengthening  
Neighborhood Housing

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the HOME Rochester Program Management and Community Housing Development Organization Reserve (CHDO) programs described in the 2023-24 Annual Action Plan. This legislation will:

- 1) Appropriate a total of \$600,015 from the 2023-24 Annual Action Plan, contingent upon the approval of the 2023-24 Annual Action Plan, as follows:

Amount	Source	Purpose
\$186,000	2023-24 Community Development Block Grant (CDBG), HOME Rochester Program Management allocation	Program Operation
\$414,015	2023-24 HOME Investment Partnership Program (HOME) Funds, Community Housing Development Organization (CHDO) Reserve allocation	Development subsidies – incomes no more than 80% of Median Family Income (MFI)

- 2) Establish \$186,000 as maximum compensation for an agreement with Rochester Housing Development Fund Corporation (RHDFC; Theodora Finn, President, 16 East Main Street, Suite 601, Rochester, New York) for operation of the HOME Rochester program. The cost of the agreement will be financed from the CDBG funds appropriated herein;
- 3) Establish \$414,015 as maximum compensation for an agreement with RHDFC, a qualified CHDO, for the administration of development subsidies for families whose incomes are no more than 80% of MFI. The cost of the agreement will be financed from the HOME funds appropriated herein;
- 4) Establish \$100,000 as maximum compensation for an agreement with RHDFC for the administration of development subsidies for families whose incomes are no more than 120% of MFI. The cost of the agreement will be financed from 2023-24 Cash Capital funds contingent on the approval of the 2023-24 Cash Capital Budget; and
- 5) Amend an agreement with RHDFC authorized in Ordinance No. 2019-173 to extend the term of the existing agreement with RHDFC for one additional year for a total of five years, funded with 2019-20 Cash Capital dollars for the administration of development subsidies for families whose incomes are no more than 120% of MFI.



The City is required to reserve at least 15% of its annual HOME award to fund the development of affordable housing by non-profit CHDOs that must demonstrate to the City that they continue to meet U.S. Department of Housing and Urban Development (HUD) requirements pertaining to CHDOs.

The HOME Rochester Program provides for the acquisition and rehabilitation of vacant, single-family houses for resale to income-eligible households. RHDFC operates the HOME Rochester Program in partnership with the City, the Greater Rochester Housing Partnership, Inc. (GRHP; Theodora Finn, President, 16 East Main Street, Suite 601, Rochester, New York), and neighborhood based, non-profit developers. RHDFC buys vacant homes and oversees home rehabilitation for sale to low-moderate income first-time homebuyers.

Since its inception in 2001, more than 800 properties have been rehabilitated and sold to first-time homebuyers. In the 2021-22 fiscal year, seven houses were completed. In the current fiscal year, 2022-23, six properties are on track to be completed, half of 12 that were anticipated during the two-year timeframe of the funds. Acquisition of properties throughout has been a challenge for the program. Rehabilitation includes efforts to provide and improve 'green' and energy efficiency activities to promote sustainability and cost savings for the low-moderate income households who reside in the home.

Data for the previous six years (FY 16-17 through FY 21-22) by income and quadrant is included in the chart below:

<b>MFI Band</b>	<b>Northeast</b>	<b>Northwest</b>	<b>Southeast</b>	<b>Southwest</b>	<b>Grand Total</b>
30-50%	4	8	2	4	18
51-60%	5	3	5	4	17
61-70%	1	3	5	4	13
71-80%	2	7	4	0	13
81-120%	1	6	4	5	16
<b>Grand Total</b>	<b>13</b>	<b>27</b>	<b>20</b>	<b>17</b>	<b>77</b>

The total of \$514,015 proposed for new development subsidies will provide an average of \$50,000 each for the acquisition and rehabilitation of approximately 10 vacant structures or parcels. The funds are a required match for the City's agreement with HUD for its Asset Control Area program, as well as NYS's Affordable Housing Corporation subsidy program, both of which are used to mitigate the costs of acquisition and rehabilitation and reduce blight in the City of Rochester.

Properties rehabilitated through HOME Rochester are eligible for purchase by households approved through the City's Homebuyer Services Program. All purchasers are required to attend pre- and post-purchase homebuyer training classes and to reside in the properties for a minimum of 15 years, or sell the property to another City-approved income eligible household.

The term for the Program Operation Agreement will be for one year. The term for the new subsidy agreements will be for two years, with an option to extend for an additional year if funds remain in the original appropriation.

These programs support the Housing Development Fund objective of the City Housing Policy as well as recommendations from the Housing Quality Task Force. If funds are different, not available, or are less than anticipated, the agreement amounts and terms will be adjusted accordingly. A Justification Statement for not issuing a Request for Proposals is attached.

Respectfully submitted.



Malik D. Evans  
Mayor

**JUSTIFICATION STATEMENT**  
**Awarding a Professional Services Agreement without a Request for Proposals**

**Department: NBD**  
**Services: HOME Rochester Program**

**Vendor/Consultant selected:** Rochester Housing Development Fund Corporation (RHDFC)

**How was the vendor selected?**

This agreement has been in place for multiple years, and the new contract is maintenance of effort of a highly successful program.

**Why was no RFP issued for this service?**

The RHDFC is a Community Housing Development Organization (CHDO) subsidiary of the Greater Rochester Housing Partnership, specifically developed to rehabilitate vacant houses and reduce blight. The organization is the only one of its kind currently at work in the area, and has several existing contracts to complete and continue the work.

**Is there previous experience with the vendor?**

The City has worked with this vendor for several decades, with very successful outcomes.

**Are there unique circumstances?**

The RHDFC is uniquely qualified, although circumstances do not meet an emergency definition. Rather, the efficacy and efficiency of continuing the agreement into the next program year outweigh the perceived value of issuing an RFP.

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

These services have a significant impact on the state of neighborhoods within the City and are currently unavailable in this capacity from any other entity. All projects are completed by small local non-profit organizations with the oversight of the RHDFC staff.

**Does the project include multi-year State or Federal funding?** Yes – the program includes funding from HUD as well as state grants through the NYS Affordable Housing Corp (AHC), NYS Housing and Community Renewal (HCR), as well as HUD's ACA (Asset Control Area) program.

**Compensation Amount:** \$700,015 from three grants: CDBG of \$186,000; \$414,015 from HOME CHDO; \$100,000 from Cash Capital.

**How was this determined?**

These funds were allocated from the Housing Development Fund allocation of the 2023-24 Annual Action Plan of the Consolidated Community Development Plan as follows: The City is required to reserve at least 15% of its annual HOME award to fund the development of affordable housing by non-profit CHDOs that must demonstrate to the City that they continue to meet U.S. Department of Housing and Urban Development (HUD) requirements pertaining to CHDOs. The funds are a required match for the City's agreement with HUD for its Asset Control Area program as well as NYS's Affordable Housing Corporation subsidy program, both of which are used to mitigate the costs of acquisition and rehabilitation and reduce blight in the City of Rochester.

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

Date: *3-27-23*

*Dana Miller (mwp)*

Signature: Department Head

*4/1/23*

Date

INTRODUCTORY NO.

191

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds and authorizing agreements for the HOME Rochester Program and for the Community Housing Development Organization Reserve program**

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

Section 1. The sum of \$600,015 is hereby appropriated from the following project allocations of the 2023-24 Annual Action Plan (Plan), contingent upon approval of the Plan, for HOME Rochester Program Management and to subsidize Community Housing Development Organization (CHDO) affordable housing development projects as follows:

Amount	2023-24 Plan project	Purpose
\$186,000	HOME Rochester Program Management	Program Operation
\$414,015	CHDO Reserve	Development subsidies – incomes no more than 80% of the Median Family Income (MFI)

Section 2. The Mayor is hereby authorized to enter into a professional services agreement with Rochester Housing Development Fund Corporation (RHDFC) in the maximum amount of \$186,000 to operate the HOME Rochester Program. The agreement shall be funded from the HOME Rochester Program Management funds appropriated in Section 1 and shall have a term of one year.

Section 3. The Mayor is hereby authorized to enter into an agreement with RHDFC, a qualified CHDO, for the administration of housing development subsidies totaling \$414,015 for families whose incomes do not exceed 80% of MFI. The agreement shall be funded from the CHDO Reserve funds appropriated in Section 1. The term of the agreement shall be two years with the option to extend for up to one additional year if funds remain from the appropriation provided for herein.

Section 4. The Mayor is hereby authorized to enter into a professional services agreement with RHDFC in the maximum amount of \$100,000 to administer housing development subsidies for families whose incomes are no more than 120% of MFI. The compensation for the agreement shall be funded from 2023-24 Cash Capital, contingent upon approval of the 2023-24 Budget. The term of the agreement shall be two years with the option to extend for up to one additional year if funds remain from the allocation provided for herein.

Section 5. The Mayor is hereby authorized to enter into an amendatory agreement with RHDFC to continue its administration of housing development subsidies for families whose incomes are no more than 120% of MFI. The amendatory agreement shall amend the existing agreement authorized by Section 4 of Ordinance

No. 2019-173 and as extended by Ordinance No.2022-195 to extend the term for one additional year for a total of up to 5 years.

Section 6. The agreements authorized herein shall contain such additional terms and conditions as the Mayor deems appropriate. If a specified funding source should be unavailable or provide less funds than anticipated herein, the agreement amounts and terms may be adjusted accordingly. The City and RHDFC shall enter into the agreements only with organizations that are in compliance with federal regulations.

Section 7. This ordinance shall take effect immediately.



**City of Rochester**

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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

192

**Malik D. Evans**  
Mayor

May 2, 2023

NBD 33

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Tenant Landlord  
Services

Council Priority: Rebuilding and Strengthening  
Neighborhood Housing

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the Tenant Landlord Services program described in the 2023-24 Annual Action Plan. This legislation will:

- 1) Appropriate \$100,000 of Community Development Block Grant funds from the Tenant Landlord Services allocation of the 2023-24 Annual Action Plan to fund the program, contingent upon approval of the 2023-24 Annual Action Plan; and
- 2) Establish \$100,000 as maximum compensation for an agreement with The Legal Aid Society of Rochester, New York (Principal: Carla Palumbo, 1 West Main Street, Rochester, New York) to implement the program. The cost of the agreement will be funded from the appropriation authorized herein.

The Tenant and Landlord Services program provides housing stabilization services to both tenants and landlords. The Legal Aid Society of Rochester New York will serve as lead agency in partnership with Legal Assistance of Western New York, Inc. (Principal: C. Kenneth Perri, 1 West Main Street, Rochester, New York) and The Housing Council at PathStone, Inc. (Principal: Mary Leo, 75 College Avenue, Rochester, New York). The programs have been ongoing for over a decade. Services include:

- Eviction prevention services for tenants to re-establish or maintain stable housing, in particular related to income issues and/or warrants of habitability concerns; and,
- Training and information for landlords on operating rental property as a business and compliance with fair housing quality standards.

In the 2021-22 fiscal year, the program assisted 178 tenants and 666 landlords, and is on track to exceed the proposed 174 tenants and 300 landlords for the current 2022-23 fiscal year. We anticipate serving 190 tenants and 340 landlords in the 2023-24 fiscal year.

The chart below shows the total percentage of households served between FY 16-17 and FY 21-22, by quadrant:

QUADRANT	NE	NW	SE	SW
FY 16-17 to FY 21-22	29%	30%	24%	16%





The chart below shows the same data for the first two quarters of the current fiscal year, 2022-23:

QUADRANT	NE	NW	SE	SW
Q1-2 FY 2022-23	27%	17%	26%	30%

The term of the agreement will be for one year. If funds are different, not available, or are less than anticipated, the agreement amounts and terms will be adjusted accordingly. A Justification Statement for not issuing a Request for Proposals is attached.

Respectfully submitted,



Malik D. Evans  
Mayor

**JUSTIFICATION STATEMENT**  
**Awarding a Professional Services Agreement without a Request for Proposals**

**Department:** NBD  
**Services:** LANDLORD TENANT SERVICES PROGRAM

**Vendor/Consultant selected:** The Legal Aid Society of Rochester New York

**How was the vendor selected?**

This agreement has been in place for multiple years, and the new contract is maintenance of effort of a highly successful program.

**Why was no RFP issued for this service?**

The Legal Aid Society of Rochester has an organizational mission of providing legal services and advocacy on behalf of low-income tenants, with proven success in helping both tenants and landlords maintain stable housing and avoid detrimental and costly evictions. The City has provided funding for this program and has monitored the activities for multiple years.

**Is there previous experience with the vendor?**

The City has worked with this vendor for several years, with very successful outcomes.

**Are there unique circumstances?**

The Legal Aid Society of Rochester is uniquely qualified, although circumstances do not meet an emergency definition. Rather, the efficacy and efficiency factors of continuing the agreement into the next program year outweigh the perceived value of issuing an RFP.

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

These services have a significant impact on the state of rental housing within the City and are unavailable from any other entity. The Legal Aid Society of Rochester Inc. will serve as lead agency in partnership with Legal Assistance of Western New York Inc. and The Housing Council at PathStone Inc. to leverage experience and quality of service as well as households served.

**Does the project include multi-year State or Federal Funding?** No

**Compensation Amount:** \$ 100,000 total

**How was this determined?**

These funds were allocated from the FY 2023-24 Landlord Tenant Services fund, and represent a maintenance of effort. Tenant and Landlord services support the largest small business sector in the City, has an impact on sustaining and improving City rental properties and helps City combat homelessness.

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

MWBE Officer Initials: *DM*

Date: 3-27-23

*Dana Miller (mup)*

4/1/23

Signature: Department Head

Date

192

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds and authorizing an agreement for Tenant and Landlord Services**

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

Section 1. The sum of \$100,000 is hereby appropriated from the Tenant and Landlord Services project allocation of the 2023-24 Annual Action Plan (Plan) to implement a Tenant and Landlord Services program that provides housing stabilization services for both tenants and landlords (Program), contingent upon approval of the Plan.

Section 2. The Mayor is hereby authorized to enter into a professional services agreement with The Legal Aid Society of Rochester, New York in the maximum amount of \$100,000 to coordinate and provide Program services. The agreement shall be funded from the appropriation in Section 1 herein. The agreement shall be for a term of one year. If funds are not available or are less than anticipated herein, the agreement amount and term may be adjusted accordingly.

Section 3. The agreement shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 4. This ordinance shall take effect immediately.



**City of Rochester**

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**NEIGHBORHOOD &  
BUSINESS DEVELOPMENT  
INTRODUCTORY NO.**

Malik D. Evans  
Mayor

193, 194, 195

May 2, 2023 NBD 46

TO THE COUNCIL

Ladies and Gentlemen:

Re: Code Enforcement Legislation

Council Priority: Rebuilding & Strengthening  
Neighborhood Housing

Transmitted herewith for your approval is a package of legislation containing three ordinances. This legislation addresses some of the more egregious problems that had not yet been acted upon as well as additional proposals of the administration to insure that there is safe, quality residential housing in the City of Rochester.

1. Addresses a variety of code enforcement amendments including re-naming the categories and raising the fines for all levels of property code violations; establishing a fine of up to \$5,000 for performing a demolition without a permit; adding disclosure requirements for property owners holding rental properties in corporate capacities and addressing penalties which may be sought when it becomes necessary to bring proceedings in City Court or State Supreme Court relative to a property owner who refuses to address dangerous conditions.
2. Creates a vacant property registry requiring owners of properties vacant for more than 60 days to register with the City and to present a plan for use of the property.
3. Creates a landlord/tenant bill of rights outlining the rights and responsibilities of both parties which will be distributed by the City.

This administration has made significant strides in addressing the issue of safe and quality housing including the addition of a housing attorney and increasing the number of code enforcement officers. This legislation, some of which was discussed by the Housing Quality Task Force, is needed as tools to respond to those property owners who ignore citations or violate requirements. Additionally, the Landlord/Tenant Bill of Rights and Responsibilities makes clear to both parties what their respective rights and responsibilities are and what is expected of them by the City of Rochester.

The registry seeks to address the significant challenges that vacant buildings pose. Clearly, as has been recently demonstrated, vacant buildings represent a fire hazard. They jeopardize both the neighborhood and the lives of our firefighters. Additionally, it is well documented that long term vacant properties often result in their use for drug activity, sex trafficking and the location of homeless individuals in unsafe conditions. Rather than just registering these properties, this ordinance requires the owner to make a plan for the future of the property and share that plan with the City. It allows both the owner and the government to be mindful of what we are currently facing.

Respectfully submitted,

Malik D. Evans  
Mayor

Miguel A. Melendez Jr.  
City Council President



INTRODUCTORY NO.

193

Ordinance No.

**Amending Chapters 13A, 39, 52 and 90 of the Municipal Code to enhance and clarify the enforcement of the Property Conservation Code and to deter unauthorized demolitions**

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

Section 1. Chapter 13A of the Municipal Code, Municipal Code Violations Bureau, as amended, is hereby further amended to revise subsections D(1)(a), (b) and (c) of § 13A-11, Penalties for offenses, as follows:

D. The fines and penalties for any violations of the Building Code, Plumbing Code, Electrical Licensing Ordinance, Conveyance Code, Junkyards Code, Stationary Engineers and Refrigeration Operators Licensing Ordinance, New York State Uniform Fire Prevention and Building Code, Multiple Residence Law, Property Conservation Code or Zoning Code, except as provided in Subsections C and E herein, shall be as follows:

(1) Penalties for violations of the Zoning Code may be assessed on the basis of the two categories specified in subsections D(1)(d) and (e) herein. Violations of the other codes and ordinances shall be categorized as low, medium and high in descending order of gravity as immediate hazard, health and safety, and all other violations in accordance with a list established by the Department of Neighborhood and Business Development or the Director of the Neighborhood Service Centers which is approved by City Council and which is on file with the City Clerk, Commissioner of Neighborhood and Business Development and Director of Parking Violations. The following fines shall be assessed for violations referred to the Municipal Code Violations Bureau:

(a) ~~Low~~All other violations. Tickets for unabated ~~low~~ violations may be issued every ~~60~~ 30 days.

<del>Low</del> <u>All other violations</u>	Initial Penalty	Penalty Upon Default
First offense	\$50 <del>\$100</del>	\$100 <del>\$200</del>
Second offense	\$100	\$200
Third and subsequent offense	\$200	\$400

(b) ~~Medium~~Health and safety. Tickets for unabated medium violations may be issued every 30 days.

<del>Medium</del> <u>Health and safety violations</u>	Initial Penalty	Penalty Upon Default
First offense	\$75 <del>\$250</del>	\$150 <del>\$500</del>
Second offense	\$150	\$300
Third and subsequent offense	\$300	\$600

- (c) High Immediate Hazard [except for zoning violations, which fine schedules are set forth in Subsection D(1)(d) and (e) below]. Tickets for unabated high violations may be issued every seven days, except that tickets that are authorized to be issued immediately may be issued every day.

<u>High Immediate Hazard offense</u>	<u>Initial Penalty</u>	<u>Penalty Upon Default</u>
First offense	<del>\$150</del> \$500	<del>\$300</del> \$1,000
Second offense	\$300	\$600
Third and subsequent offense	\$600	\$1,200

Section 2. Chapter 39 of the Municipal Code, Building Code, as amended, is hereby further amended to revise subsection B of §39-225, Penalties for offenses, as follows:

- B. Violations of this chapter may be referred to the Municipal Code Violations Bureau, wherein violators shall be subject to the penalties for high immediate hazard category violations set forth in § 13A-11D(1) of the Municipal Code.

Section 3. Chapter 39 of the Municipal Code, Building Code, as amended, is hereby further amended §39-303, Demolition, as follows:

Prior to the issuance of any building permit for demolition, the applicant must meet, to the satisfaction of the Commissioner, the standards for demolition approval and associated regulations as established in Chapter 47A, Demolition Regulations, of the Municipal Code. Any demolition performed without the required approval shall be subject to a fine of \$5,000.

Section 4. Chapter 90 of the Municipal Code, Property Conservation Code, as amended, is hereby further amended to revise subsection A(1) of § 90-16, Certificates of occupancy, as follows:

- A. When required:
  - (1) No person shall permit the occupancy of a one-family rental dwelling, a building containing two or more dwelling units, or a mixed-occupancy building containing one or more dwelling units unless a valid certificate of occupancy is in effect for said building. If such a building is occupied in violation of this section, a ticket may be served on the owner of the building. The violation shall be considered a high level a health and safety violation for which the penalties set forth in § 13A-11D(1)(c) of the Municipal Code shall apply.

Section 5. Chapter 90 of the Municipal Code, Property Conservation Code, as amended, is hereby further amended to revise subsection D, Responsibilities of owners, as follows:

- D. The hearing examiner may grant an owner an adjournment in contemplation of dismissal, for a period not to exceed four months, on any violation which the owner proves clear and convincing evidence was caused by the lessees or occupants of a specific unit. The violation shall be dismissed if, prior to the expiration of the period of adjournment, the owner provides proof that the violation has been corrected. Notwithstanding such an adjournment, the premises, if vacated by the current lessees or occupants, shall not be reoccupied until all ~~high-level health and safety~~ immediate hazard category violations relating to the unit have been corrected. If, at the expiration of the period of adjournment, the violation has not been corrected, the proceeding shall not be dismissed, and the hearing examiner shall promptly determine the charge.

Section 6. Chapter 90 of the Municipal Code, Property Conservation Code, as amended, is hereby further amended in §90-20, Building owner's registry required, to modify subsection E(5) as follows:

- (5) It shall be a violation of this chapter for an owner to fail to provide the information or to provide inaccurate information required herein for the registry. A ticket may be served on the owner of a building who fails to register, reregister or otherwise comply with the provisions of this section. The violation shall be considered a ~~medium-level health and safety category~~ violation for which the penalties set forth in § 13A-11D(1)(b) of the Municipal Code shall apply.

Section 7. Chapter 52 of the Municipal Code, Enforcement Procedures, as amended, is hereby further amended in §52-3, Penalties for offenses, by adding subsections D and E as follows:

- D. Should it become necessary for the City to bring a legal action due to the failure of a property owner to correct violations of the New York State Uniform Fire Prevention and Building Code and as specified and required under a notice and order and within the deadline specified therein in accordance with New York State Executive Law Section 382(2) and state regulation 19 NYCRR § 1203.5, the Corporation Counsel shall be authorized to seek fines and penalties pursuant to the authorization set forth in that state statute as follows, or in accordance with any subsequent amendment to the state statute:

- (1) for the first 180 days following the expiration of the deadline, a fine of up to \$1,000 per day of violation, or imprisonment not exceeding one year, or both; and  
(2) if the violation remains uncorrected thereafter, then for the next 180 days the violation shall be punishable by a fine of no less than \$25 and not more than \$1,000 per day of the continuing violation or imprisonment not exceeding one year, or both; and  
(3) if the violation remains uncorrected thereafter, it shall be punishable by a fine of no less than \$50 and not more than \$1,000 per day of the continuing violation or imprisonment not exceeding one year, or both.

E. In any legal action or special proceeding commenced in accordance with this section, the City of Rochester shall be entitled to recover reasonable attorney fees as well as all other reasonable costs and expenses incurred.

Section 8. This ordinance shall take effect on August 1, 2023.

Strikeout indicates deleted text, new text is underlined



## INTRODUCTORY NO.

194

Ordinance No.

**Amending Chapter 90 of the Municipal Code, Property Conservation Code, to establish a Vacant Building Registry**

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

Section 1. Chapter 90 of the Municipal Code, Property Conservation Code, as amended, is hereby further amended to revise subsections A and B of § 90-17, Vacant properties, as follows:

§ 90-17. Vacant properties.

A. Purpose and definitions.

- (1) Purpose. In the City of Rochester there are vacant structures which do not possess the protective measures normally provided by legal occupants, making such structures subject to unlawful entry, vandalism and fires. Therefore, these vacant structures present a potential health and safety hazard to the general public, the immediate neighbors and residents and public employees performing municipal duties and services in the area or at the site of the vacant structure.
- (2) Definitions. As used in this section, the following terms shall have the meanings indicated:
 

SECURE — To render inaccessible to unauthorized entry by closing, bolting, repairing, boarding or otherwise fastening all doors, windows and other openings through which unauthorized entry may be gained.

VACANT BUILDING — ~~A building which is not occupied or used or lived in.~~ Any building, commercial or residential, in which no occupant lawfully resides or no tenant is in lawful possession, or any building otherwise not being used for any lawful occupancy.

VACANT LOT — A lot, other than parklands, which is not improved by a structure and is not regularly maintained.

B. Owner's duties.

- (1) Vacant buildings. It shall be the duty of every owner of property which has a vacant building thereon:
  - (a) To maintain the building in a safe and sanitary condition and in compliance with this Property Code and Sections 302 and 304 of the Property Maintenance Code of New York State.
  - (b) To secure the building to prevent unauthorized entry.
  - (c) To maintain the yard free of trash and debris, high grass and overgrown weeds.
  - (d) To paint all boarded openings in a neutral or earth-tone color. A "neutral color" is defined as one which is a similar shade to the existing color of the structure.
  - (e) For a building that has been vacant more than sixty days, to register the building on the City's vacant building registry in accordance with § 90-21 of this chapter.
- (2) Vacant lots. It shall be the duty of every owner of a vacant lot to maintain the lot in a safe and sanitary condition and in compliance with the

Property Code. It shall also be the duty of every owner of a vacant lot to maintain the lot free of refuse, high grass and overgrown weeds.

Section 2. Chapter 90 of the Municipal Code, Property Conservation Code, as amended, is hereby further amended in §90-20, Building owner's registry required, to insert a new subsection F and to recodify the existing subsection F as subsection G, as follows:

- F. If the owner is a limited liability company, the following additional information and documentation shall be provided to the building owner's registry:
- (1) A document identifying the names and business addresses of all members, managers, and any other authorized persons, if any, of such limited liability company.
  - (2) If any such member, manager, or authorized person of the limited liability company is itself a limited liability company or any other business entity that is not a publicly traded entity, REIT, a UPREIT, or a mutual fund, the names and addresses of the shareholders, directors, officers, members, managers, and partners of such limited liability company or other business entity shall also be disclosed until full disclosure of ultimate ownership by natural persons is achieved.
  - (3) For the purposes of this subsection F, the terms "members," "managers," "authorized person," "limited liability company" and "other business entity" shall have the same meaning as those are defined in section one-hundred two of the limited liability company law.
  - (4) The identification of such names and addresses shall not be deemed an unwarranted invasion of personal privacy pursuant to article six of the NYS Public Officers Law.

FG. This section shall not apply to buildings that are owner-occupied one-family dwellings or owner-occupied two-family dwellings; buildings owned by federal, state or local government units; hospitals; schools, colleges or universities; or commercial or industrial buildings that maintain operations for 24 hours each day or that have security on site 24 hours each day. A single registration shall be required for all buildings on a property.

Section 3. Chapter 90 of the Municipal Code, Property Conservation Code, as amended, is hereby further amended by adding § 90-21 as follows:

§ 90-21. Vacant building registry required.

- A. Purpose. The City of Rochester faces a growing vacant building crisis. Vacant buildings, by their very nature, impose disproportionate costs on both the City at large and the neighborhoods in which they are located. These include, but are not limited to, increased risk of fire, illegal occupancy, and use for sex trafficking and drug sales. The purpose of this section is to establish a program for identifying and registering vacant buildings in order to incentivize their rehabilitation and improve public safety in concert with other vacant property obligations and remedies set forth in § 90-17 and elsewhere in this chapter.

B. Definitions. As used in this section, the following term shall have the meaning indicated:

VACANT BUILDING — Any building, commercial or residential, in which no occupant lawfully resides or no tenant is in lawful possession, or any building otherwise not being used for any lawful occupancy.

C. Vacant building registration. With the exception of exemptions specified in subsection F herein, the owner or owners of a vacant building (hereinafter referred to individually and collectively as the owner) shall register such building with the Commissioner of Department of Neighborhood and Business Development (Commissioner) no later than 60 days after the building becomes vacant and shall renew the registration on an annual basis thereafter for so long as the building remains vacant.

(1) Initial registration. The initial registration shall be submitted on a form provided by the Commissioner and shall include the following information and documents:

(a) The address of the vacant building.

(b) The name, address, and telephone number of each owner of the building.

(c) A photocopy of a government issued photo identification for each owner.

(d) If the owner is a limited liability corporation (LLC), then the registration shall identify the names and business addresses of all members, managers, and any other authorized persons, if any, of such LLC, and, if any such member, manager, or authorized person of the LLC is itself a LLC, then the registration shall include such additional information and documentation as is required by §90-20F for LLCs enrolling in the building owner's registry.

(e) If the owner is not a natural person, then the registration shall specify the name, street address and business telephone number of a natural person who is designated by the owner as responsible to serve as an agent, manager or principal maintenance person who is in control of the vacant building property.

(f) If the owner resides or is located outside of Monroe County, the registration must include the name, street address, and telephone number of a person or business entity residing or located in Monroe County who shall be responsible for maintaining the vacant building property.

(g) A vacant building management plan in accordance with subsection D herein.

(h) A certificate indicating that the property is insured for the period that the building remains vacant.

(i) Payment of the registration fee in the amount specified herein in subsection 90-21C(3).

(2) Renewed registration. The term for each initial registration and for each renewed registration filed in accordance with this section shall expire on the last day of the 12th month following the filing of the initial or renewed registration. If a subject building remains vacant after the registration term expires, then the owner must file a renewed

registration no later than the expiration date. The renewed registration shall be submitted on a form provided by the Commissioner and shall include an updated version of the information and documents that are required for the initial registration listed in subsection 90-21C(1).

- (3) Registration fee. Each registration, whether it be initial or renewed, shall be accompanied by the payment of a registration fee that is based on the type and the tenure of the vacant building in accordance with the following fee schedule:

<u>Building Type</u>	<u>Year 1: Initial registration</u>	<u>Year 2: First renewed registration</u>	<u>Years ≥ 3: Each subsequent registration</u>
<u>1-3 unit residential</u>	<u>\$250</u>	<u>\$500</u>	<u>\$1,000</u>
<u>4-6 unit residential</u>	<u>\$500</u>	<u>\$1000</u>	<u>\$2,000</u>
<u>7+ unit residential</u>	<u>\$100 per unit</u>	<u>\$200 per unit</u>	<u>\$400 per unit</u>
<u>Commercial: the greater of:</u>	<u>\$1,000 or \$0.05 per square foot</u>	<u>\$2,000 or \$0.10 per square foot</u>	<u>\$4,000 or 0.20 per square foot</u>

provided, however, that the fee shall be \$100, regardless of property type, for every initial registration that is accompanied by a vacant building management plan that provides for either of the demolition or the rehabilitate/reoccupy option compliant with subsection D herein and provided further that if the plan for demolition or rehabilitate/reoccupy is not approved by the Commissioner or is not implemented in accordance with the plan and timeframe specified by the owner, the owner shall be required to pay an additional surcharge fee on the subsequent renewal registration that shall be the initial year 1 registration fee for the pertinent building type, less \$100.

- (4) Transfer of ownership. One owner's filing of a vacant building registration is not transferrable to a subsequent owner. Regardless of whether the prior owner has filed a complete registration, the new owner must submit to the Commissioner its own registration for a vacant building within 60 days of any transfer of ownership interest therein. The registration form must include all the elements, including the fee, that are required for an initial registration.

D. Vacant Building Management Plan. Every vacant building registration shall be accompanied by a vacant building management plan (Management Plan). The Management Plan shall address one or more of the following three management options for the vacant building property:

- (1) Demolition. The plan for this option shall include a time schedule indicating when major phases of the work are to be initiated and completed, including those activities necessary to protect worker

safety, human health and the environment and to satisfy site restoration and design standards as set forth in the City's Demolition Regulations in Chapter 47A of the Municipal Code.

- (2) Rehabilitate and reoccupy. The plan for this option shall include a time schedule of the major phases of repair, renovation and rehabilitation activities to be completed no later than the expiration of the the registration to which it is attached.
- (3) Stabilize and Maintain. If the building is to remain vacant indefinitely or for so long as it will remain vacant prior to the implementation one of the foregoing demolish or rehabilitate/reoccupy options, the plan should include a list and time schedule for all measures necessary to maintain and secure the building in accordance with the owner's duties and standards of safety and sanitation set forth in § 90-17 of this chapter, as well as a statement of the reasons why the building will be left vacant either indefinitely or temporarily prior to implementing one of the demolition or rehabilitate/reoccupy options.

The Management Plan shall be reviewed by the Commissioner and the registration to which it is attached shall not be deemed complete until the Management Plan is approved by the Commissioner. The Management Plan shall be submitted on a form provided by the Commissioner, and upon completing the review, the Commissioner shall notify the owner that the Management Plan is either accepted or rejected and, in the case of a rejection, what additions or modifications are necessary to make the Management Plan acceptable.

E. Violations: The failure to abide by the vacant building registry requirements of this section, including but not limited to, the obligations to submit a complete registration, to submit the correct registration fee, to submit a complete Management Plan, to remedy any deficiencies in the Management Plan identified by the Commissioner, and to implement all the elements of the approved Management Plan on a timely basis, shall constitute a violation of this Property Conservation Code chapter, which shall be subject to the enforcement procedures, notices and orders, and penalties for offenses that are specified or referenced in Chapter 52 of the Municipal Code, Enforcement Remedies. A ticket may be served on the owner of a vacant building who fails to register, renew a reregistration or otherwise comply with the provisions of this section. The violation shall be considered a health and safety category violation for which the penalties set forth for that category in § 13A-11D(1) of the Municipal Code shall apply.

F. Exemptions. The vacant building registration requirements of this section do not apply to:

- (1) Any single-family owner-occupied residential dwelling where the owner departs Rochester for the winter months, provided that:
  - (a) the property is secured in a manner that does not indicate from the exterior that the property is vacant;
  - (b) the property does not have outstanding code violations;
  - (c) the owner will return to Rochester no later than 180 days after departing;

- (d) the owner has arranged for property maintenance, including snow removal, grass-cutting, and other landscaping obligations.
- (2) Any property owned by the Rochester Land Bank Corporation.

Section 4. This ordinance shall take effect on January 1, 2024.

Strikeout indicates deleted text, new text is underlined.

195

Ordinance No.

**Establishing a Landlord-Tenant Bill of Rights and Responsibilities for residential dwellings**

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

Section 1. The Municipal Code of the City of Rochester, as amended, is hereby further amended by adding Chapter 95 as follows:

**Chapter 95 Residential Landlord-Tenant Bill of Rights and Responsibilities****§ 95-1. Purpose.**

The Council and Administration hereby find that educating residential landlords and tenants of their respective rights and responsibilities is an essential step to address pressing housing concerns in the City of Rochester.

**§ 95-2. Bill of Rights and Responsibilities.**

The Commissioner of Neighborhood and Business Development, in consultation with the Corporation Counsel, shall compose a clear and concise document entitled Landlord-Tenant Bill of Rights and Responsibilities (Bill of Rights and Responsibilities), which shall spell out significant rights and responsibilities of both the landlords and tenants of residential rental properties in the city. The Bill of Rights and Responsibilities shall be derived from those sources of law and policy that the Commissioner determines to be pertinent, including but not limited to Federal, State, and City statutes, charter, codes, ordinances, regulations, and policies. The Commissioner and the Corporation Counsel shall revise the Bill of Rights and Responsibilities as they deem appropriate to:

- A. reflect changes to relevant laws and policies; or
- B. address new or previously unforeseen issues that are identified during the City's implementation of its code enforcement, nuisance prevention, affordable housing, human rights, zoning, health and sanitation, and other functions relevant to rental housing.

**§ 95-3. Distribution.**

The Commissioner shall ensure that copies of the Bill of Rights and Responsibilities are distributed to landlords and tenants on a regular basis as follows:

- A. to the tenants of every known residential rental property by mail once per year to the best of the City's ability;
- B. to the landlord of every known residential rental property by mail once per year addressed to:
  - (1) the owner of record on the City's real property tax records; and
  - (2) the local property maintenance person identified in lieu of a principal, partner or owner residing in the Rochester region on the building owner's registry pursuant to § 90-20 of the City's Property Conservation Code;

- C. attached to every Certificate of Occupancy that is issued to a landlord or tenant;  
and.
- D. in other circumstances where code enforcement officers interact with landlords  
and tenants

Section 2. This ordinance shall take effect on August 1, 2023, and the first annual mailing of the Bill of Rights and Responsibilities to landlords and tenants shall occur no later than January 5, 2024.





**City of Rochester**

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**RECREATION & HUMAN  
SERVICES COMMITTEE  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

196

May 2, 2023

DRHS 36

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan- International Plaza-  
IBERO-American Development Corporation

Council Priority: Creating and Sustaining a Culture of  
Vibrancy

Comprehensive Plan 2034 Initiative Area: Fostering  
Prosperity & Opportunity

Transmitted herewith for your approval is legislation related to the activation and operation of the International Plaza event space and marketplace described in the 2023-24 Annual Action Plan. This legislation will:

1. Appropriate \$52,000 of Community Development Block Grant (CDBG) funds from the 2023-24 Annual Action Plan, International Plaza project allocation, for services related to the engagement, operation, and activation of the International Plaza, contingent upon approval of the 2023-24 Annual Action Plan.
2. Establish \$72,000 as maximum compensation for an agreement with the IBERO-American Development Corporation (IBERO) (Eugenio Marlin, Rochester, NY) which will be used to fund a full-time position and the delivery of culturally appropriate entertainment, art, and community events at the International Plaza project site. The term of the agreement will be from July 1, 2023 through June 30, 2024 and the cost of the agreement will be funded from the appropriation made herein, and \$20,000 from the 2023-24 Budget of the Department of Recreation and Human Services (DRHS) contingent upon approval.

The International Plaza provides a community gathering space to build on the tremendous arts and cultural assets of the surrounding neighborhood and a market where entrepreneurs and/or existing businesses can locate and sell their products and services in a flexible environment that is envisioned to become an incubator for neighborhood economic development. The International Plaza is operated by DRHS staff in the Public Market Division with on-site assistance from IBERO.

IBERO was chosen for this agreement based on their long history of community involvement and advocacy in the Northeast Rochester area and their leadership through Project Hope and other initiatives in creating a vision for the area including the International Plaza. The position funded in this item is housed at IBERO and has the primary responsibility for the day-to-day operation and activation of the site. This is the third year that the City has had this agreement with IBERO and a full justification for not issuing a request for proposals is attached. This was last authorized by City Council Ordinance No. 2022-231.

Respectfully submitted,

Malik D. Evans  
Mayor





- **Does the project include multi-year State or Federal funding? Explain why it is in the best interest of the project and the City to continue with the same consultant (e.g. where the design consultant on a project is retained for resident project representation services).**  
No, this project does not include multi-year State or federal funding.

**Compensation Amount: \$72,000**

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

This was determined by negotiation and based on salary requirements and current trends in the cost of entertainment industry.

Funding for position salary was benchmarked against entry-level positions in other area not-for profits. Activation funds must be utilized for compensation for performances and other costs associated with activating the site and be approved by the City.

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

MWBE Officer Initials:

*cmj*

Date:

*3/31/23*

*[Signature]*

*3.31.23*

Signature: Department Head

Date

196

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds and authorizing an agreement for the International Plaza**

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

Section 1. The sum of \$52,000 is hereby appropriated from the International Plaza allocation of the 2023-24 Annual Action Plan (Plan), contingent upon approval of the Plan, to provide services related to the engagement, operation, and activation of the International Plaza at 828 North Clinton Avenue.

Section 2. The Mayor is hereby authorized to enter into a professional services agreement with IBERO-American Development Corporation in a maximum amount of \$72,000 to fund a full-time position and to deliver entertainment, art, and community events at the International Plaza. The maximum amount for the agreement shall be funded in the amounts of \$52,000 from the appropriation in Section 1 herein and \$20,000 from the 2023-24 Budget of the Department of Recreation and Human Services, contingent upon approval. The term of the agreement shall be from July 1, 2023 through June 30, 2024.

Section 3. The agreement shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 4. This ordinance shall take effect immediately.



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**RECREATION & HUMAN  
SERVICES COMMITTEE  
INTRODUCTORY NO.**

Malik D. Evans  
Mayor

197

May 2, 2023 DRHS 37

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan Consolidated  
Community Development Plan – STEAM Engine,  
Agreements – David Hochstein Memorial Music  
School Inc.

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

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the STEAM (Science, Technology, Engineering, Arts, and Math) Engine program as described in the 2023-24 Annual Action Plan. This legislation will:

- 1) Appropriate \$25,000 of Community Development Block Grant funds from the 2023-24 Annual Action Plan, STEAM Engine allocation, for the ROCmusic program, contingent upon approval of the 2023-24 Annual Action Plan.
- 2) Authorize \$20,000 as maximum compensation for an agreement with the David Hochstein Memorial Music School Inc. (The Hochstein School) (Hilary Field Respass, President and Executive Director, Rochester, NY) to provide music instructors for the ROCmusic program. The term of the agreement will be for one year and the cost of the agreement will be funded from the appropriation authorized herein.

The remaining \$5,000 will be used for supplies and other programmatic costs such as the repair of musical instruments.

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

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



The ROCmusic program began in 2012 as a partnership between the City, Hochstein School of Music & Dance, University of Rochester Eastman School of Music, Eastman Community Music School, Rochester Philharmonic Orchestra, and the Rochester City School District. The program has served 626 students since its inception. The program was last authorized by City Council Ordinance No. 2022-317 in October 2022.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'M. Evans', with a long horizontal flourish extending to the right.

Malik D. Evans  
Mayor

## NO RFP JUSTIFICATION STATEMENT

### Awarding a Professional Services Agreement Without a Request for Proposals

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

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

---

**Department:** DRHS

**Services(s):** Payment to music instructors including Programmatic costs for the ROCmusic Program

**Vendor/Consultant selected:**  
School)

David Hochstein Memorial School of Music (The Hochstein

**How was the vendor selected?** The Hochstein School is a long-term partner, community facilitator and active collaborative partner for the ROCmusic Program. The Hochstein School was selected based on qualifications and expertise.

#### Why was no RFP issued for this service?

- **Is there previous experience with the vendor? Describe why it is in the City's best interest to continue with them and not solicit others.**  
The Hochstein School has been one of the key collaborative members and helped to create the ROCmusic Program. The Hochstein School has supported and advised for over 15 years. They have been instrumental in the success of ROCmusic over the years. They have a depth of knowledge of the world of music and what it takes to provide high quality music instruction to youth, a passion and commitment the program and the proven ability to perform the services outlined in the PSA. ROCmusic could not succeed without the countless number of volunteer hours provided by the teaching students.
- **Are there unique or emergency circumstances? Describe how an RFP process would jeopardize the success of the project.**  
The ROCmusic program launches each school year beginning in September. An RFP process at this point in the year would jeopardize the success of paying instructors to deliver program and would make it impossible for the City to continue to provide the program to 140 students this school year. The Hochstein School is a staple of the ROCmusic program.
- **Is the service specialized and unique? Is the number of qualified providers limited? Describe the Department's experience with and knowledge of the market and why an RFP would not produce additional qualified consultants.**  
This service is specialized and unique. Other qualified providers in the area might include Eastman School of Music, Rochester Philharmonic Orchestra, Gateways Music Festival or Rochester City School District which are already collaborative partners with the ROCmusic program and all partners have agreed that The Hochstein School take on this role.

- Does the project include multi-year State or Federal funding? Explain why it is in the best interest of the project and the City to continue with the same consultant (e.g. where the design consultant on a project is retained for resident project representation services).  
No, this project does not include multi-year State or federal funding.

**Compensation Amount: \$20,000**

How was this determined? Explain how it is a reasonable and best value for the City.  
This amount was determined by the receipt of \$25,000 in CDBG dollars. Activation funds must be utilized for compensation for music instruction and other costs associated with facilitating the ROCmusic Program.

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

MWBE Officer Initials: *amy*

Date: *4/3/23*

*S. H. Green*  
Signature: Department Head

*4.3.23*  
Date



## INTRODUCTORY NO.

197

Ordinance No.

**Appropriating STEAM Engine funds from the 2023-24 Annual Action Plan and authorizing an agreement for the ROCmusic program**

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

Section 1. The sum of \$25,000 is hereby appropriated from the STEAM Engine project allocation of the 2023-24 Annual Action Plan (Plan) to fund the ROCmusic enrichment program for youth, contingent upon approval of the Plan.

Section 2. The Mayor is hereby authorized to enter into a professional services agreement with the David Hochstein Memorial Music School Inc. to provide music instructors for the ROCmusic program. The maximum compensation for the agreement shall be \$20,000, which shall be funded from the Plan's STEAM Engine allocation appropriated in Section 1 herein. The term of the agreement shall be one year.

Section 3. The agreement shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 4. This ordinance shall take effect immediately.



**City of Rochester**

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**RECREATION & HUMAN  
SERVICES COMMITTEE  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

198

May 2, 2023

DRHS 38

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan- Job Creation and  
Youth Development

Council Priority: Creating and Sustaining a Culture of  
Vibrancy

Comprehensive Plan 2034 Initiative Area:  
Fostering Prosperity and Opportunity

Transmitted herewith for your approval is legislation authorizing the appropriation of \$6,000 of Community Development Block Grant funds from the Job Creation/Youth Development project allocation of the 2023-24 Annual Action Plan for the "Roc Paint Division" Mural Arts project, contingent upon of the 2023-24 Annual Action Plan. The funds will be used for program supplies, artistic training fees, and educational field trip expenses.

The Mural Arts Project, initiated in 2012, in collaboration with the Department of Neighborhood and Business Development, engages Rochester youth to create, develop, and install public art projects to enhance and improve the community. Each year, a "Roc Paint Division" mural arts team is assembled consisting of two lead artists and ten youth workers. As in prior years, the youth hired for the 2023-24 project will receive training in employment soft skills, community art development, leadership, and artistic techniques as well as attend arts-related field trips. Following that training, the team will identify opportunities for mural/arts installations at underserved Rochester parks and green spaces (weather permitting), Rochester Public Library branches and community-based non-profit agencies. The team will determine locations through consultation with youth and adult community stakeholders and create opportunities to engage the public during the design and installation process. Since the program's inception, murals have been installed at the various locations throughout the City including: Adams Street, Avenue D, Carter, Edgerton, Frederick Douglass, Gantt, Jackson, Lightfoot, Roxie Ann Sinkler and Ryan R-Centers, Maplewood and Lincoln Branch Library, and Jones Square Park.

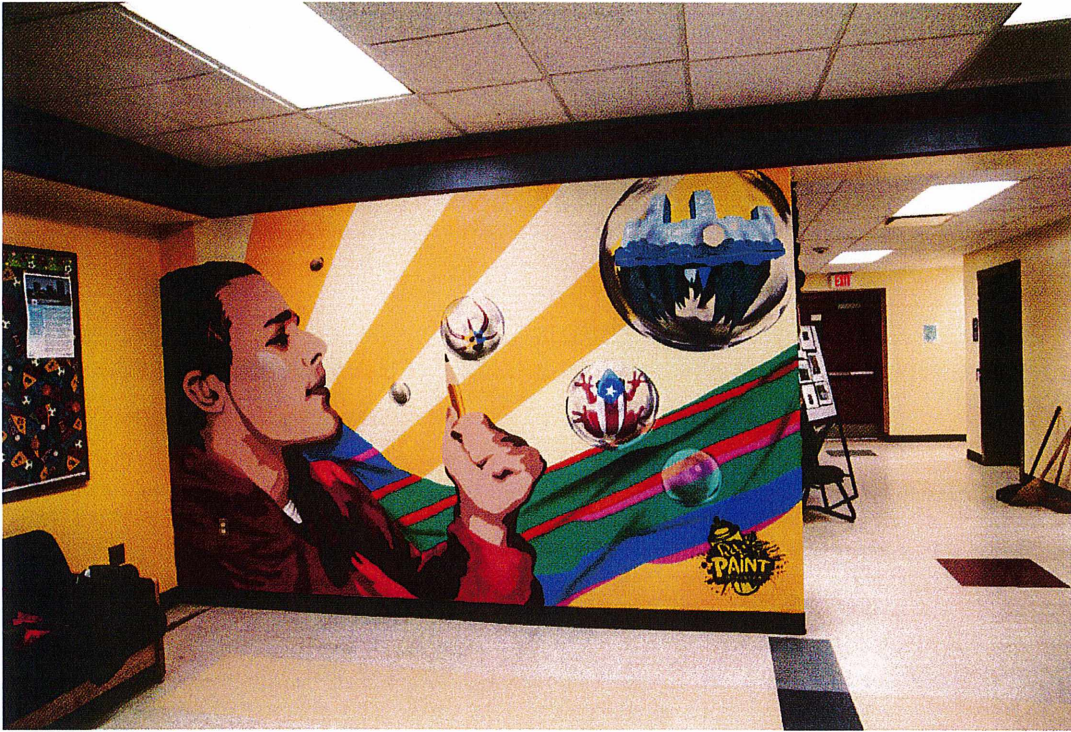
This current phase of the project will begin this summer and conclude by June 30, 2024.

This program was last approved by Council in July 2022 via Ordinance No. 2022-230 and a sampling of photographs from previous years' mural installations are attached.

Respectfully submitted,

Malik D. Evans  
Mayor





Carter Street R-Center



Adams R-Center



Frederick Douglass R-Center



Edgerton R-Center



Gantt R-Center



Marketview Lodge

198

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds for the Roc Paint Division Mural Arts Project**

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

Section 1. The sum of \$6,000 from the Job Creation/Youth Development project allocation of the 2023-24 Annual Action Plan (Plan) is hereby appropriated for the Roc Paint Division Mural Arts project (Project), contingent upon approval of the Plan. The appropriation shall be used for Project supplies, educational field trips, and artistic training.

Section 2. This ordinance shall take effect immediately.



**City of Rochester**

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**PUBLIC SAFETY  
COMMITTEE  
INTRODUCTORY NO.**

199

**Malik D. Evans**  
Mayor

May 2, 2023

RFD 40

TO THE COUNCIL

Ladies and Gentlemen:

Re: 2023-24 Annual Action Plan, Consolidated  
Community Development Plan, Fire Department  
Small Equipment

Council Priority: Public Safety

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation related to the Fire Department Small Equipment – smoke detector and carbon monoxide detectors installation project found in the 2023-24 Annual Action Plan. This legislation will appropriate \$55,000 of Community Development Block Grant (CDBG) funds from the Fire Department Small Equipment allocation of the 2023-2024 Annual Action plan to fund the program, contingent upon approval.

The Rochester Fire Department (RFD) provides and installs free smoke and carbon monoxide detectors to low and moderate income families in residential properties. The RFD coordinates and implements fire prevention and education programs to reach at-risk target populations. During fiscal year 2021-2022, RFD installed 940 smoke detectors and 497 carbon monoxide detectors in residential properties throughout the city. It is anticipated RFD will install 925 smoke detectors and 549 carbon monoxide detectors in residential properties throughout the city through this program in the upcoming year.

Respectfully submitted,

Malik D. Evans  
Mayor



INTRODUCTORY NO.

199

Ordinance No.

**Appropriating 2023-24 Annual Action Plan funds for smoke and carbon monoxide detectors installation program**

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

Section 1. The sum of \$55,000 is hereby appropriated from the Fire Department Small Equipment project allocation of the 2023-24 Annual Action Plan to fund the purchase of smoke and carbon monoxide detectors for the Rochester Fire Department to install in the residences of low and moderate income families.

Section 2. This ordinance shall take effect immediately.





**City of Rochester**

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**PUBLIC SAFETY  
COMMITTEE  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

200

May 2, 2023

POLICE42

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – Rochester Institute of  
Technology Grant

Council Priority: Public Safety

Comprehensive Plan 2034 Initiative Area:  
Reinforcing Strong Neighborhoods

Transmitted herewith for your approval is legislation relating to a Project Safe Neighborhoods – Group Violent Dispute Intervention Program from the Rochester Institute of Technology. This legislation will:

1. Authorize an agreement with Rochester Institute of Technology (RIT) for the Project Safe Neighborhoods - Group Violent Dispute Intervention Program in return for the reimbursement of the City's costs in an amount not to exceed \$100,000. The term of this agreement is October 1, 2022 through September 30, 2025.
2. Amend the 2022-23 Budget by of the Police Department by \$25,000 and Undistributed by \$8,800. The remaining funds will be included in the 2023-24 Budget contingent upon approval.

This award, from the Department of Justice, Bureau of Justice Assistance, will fund a project to reduce gang-related violent disputes. RIT will use funds to provide a student researcher to update an existing Department database with shootings that occurred between 2010 and 2022. Information to be tracked includes data on the victim, suspect, and situational characteristics associated with the incident that will provide a basis for group/dispute selection for the project. The Department will use its funds for police overtime which will be used on efforts to intervene in violent retaliatory gang-involved disputes. Police Department and RIT executives will co-manage the project, with RPD's Deputy Chief of Operations overseeing the Department's component.

This is the first time the City has received these funds.

Respectfully submitted,

Malik D. Evans  
Mayor



## INTRODUCTORY NO.

200

Ordinance No.

**Authorizing an agreement and amending the 2022-23 Budget in relation to a Project Safe Neighborhoods – Group Violent Dispute Intervention 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 Rochester Institute of Technology (RIT) for the City and RIT to cooperate in the design, management and implementation of a Group Violent Dispute Intervention Program in order to reduce violent gang-related disputes (Program) to be funded by the United States Department of Justice's Project Safe Neighborhoods initiative. RIT shall reimburse the City for its costs implementing the Program, in an amount not to exceed \$100,000. The term of the agreement shall extend from October 1, 2022 through September 30, 2025.

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

Section 3. Ordinance No. 2022-157, the 2022-23 Budget of the City of Rochester, as amended, is hereby further amended by increasing the revenue estimates and appropriations to the Budget of the Police Department by \$25,000 and to the Budget of Undistributed Expense by \$8,800, which amounts are hereby appropriated to the Project from anticipated reimbursements of Project expenses authorized in Section 1 herein.

Section 4. This ordinance shall take effect immediately.



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**PUBLIC SAFETY  
COMMITTEE  
INTRODUCTORY NO.**

**Malik D. Evans**  
Mayor

201

April 27, 2023

POLICE 47

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – University of Rochester  
Medical Center UR medicine OAP, Officer  
Assistance program

Council Priority: Public Safety

Transmitted herewith for your approval is legislation establishing \$25,000 as maximum compensation for the first year of an agreement with University of Rochester Medical Center, UR Medicine OAP located at 179 Sully's Trail, Suite 200, Pittsford, 14534, for administration of the Officer Assistance Program (OAP). The term of the agreement will be July 1, 2023 through June 30, 2024 with the option to renew for up to four additional one-year periods. Each renewal will have up to a 3.5% increase. The cost of this agreement will be funded from the 2023-24 and future Budgets of the Police Department, contingent upon approvals.

UR Medicine OAP will administer the Officer Assistance Program by providing confidential employee assistance services to the Rochester Police Department Officers and their families and provide a 24 hours per day, 7 days per week Critical Incident Stress Management Team Program which will include both crisis intervention and stress management services to Police Department members who have experienced a traumatic event or critical incident.

UR Medicine OAP was selected through a request for proposal process, described in the attached summary.

Respectfully submitted,

Malik D. Evans  
Mayor



## Vendor / Consultant Selection Process Summary

**Department** Rochester Police Department  
**Project / Service Title:** Officer Assistance Program  
**Consultant Selected:** UR Medicine OAP  
**Method of selection:**  Request for Proposal [Complete 1-7]  
 Request for Qualifications [Complete 1-7]  
 From the NY State Department of Transportation list of pre-approved regional engineering firms [Complete 4-7]

**1. Date RFP / RFQ issued** (and posted on City web site) February 10, 2023

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

Associates in Employee Assistance – Fairport, NY  
 EAP Workforce Solutions, LLC – Rochester, 14616  
 eni – Vestal, NY  
 UR Medicine OAP – Pittsford, NY

**3. Proposals were received from**

<u>FIRM</u>	<u>City/ST</u> [ <i>if Rochester, include ZIP instead of ST</i> ]
eni	Vestal, NY
UR Medicine OAP	Pittsford, NY

**4. Evaluation criteria**

<u>Criteria</u>	<u>Weighting Points possible</u>	<u>Points received by FIRM</u>
Professional qualifications	15	12
Experience w/employee assistance & crisis intervention services to law enforcement in NYS	15	9
Experience w/employee assistance & crisis intervention services to law enforcement of similar size	10	6
Knowledge and approach to employee assistance and crisis intervention to law enforcement	15	12
Demonstration of knowledge of RPD needs	10	6
Ability to provide services with adequate staff & resources	15	12
Experience providing personnel to respond immediately to critical incidents	15	12
Location of services	10	8
Proposal completeness	5	3
References	5	3
Cost	10	4
<b>SUBTOTAL</b>	<b>125</b>	<b>87</b>

<b>Bonus Points</b>		
City Business	.10	0
Prime is an MWBE	.10	0
Prime uses 10% to 20% MWBE subs	.05	0
Prime uses 20%+ MWBE subs	.10	0
BONUS POINTS SUBTOTAL		0
<b>TOTAL POINTS RECEIVED</b>		
		87

5. Review team included staff from: RPD/Administration – 4, RPD/Operations – 1

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

7. MWBE Officer has reviewed the recommended firm's proposal for MWBE and Workforce goals. MWBE Officer Initials: **S.J.S. (SMD)** Date: **4/26/2023**

Form date 1/4/19

**INTRODUCTORY NO.**

**201**

Ordinance No.

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**Authorizing an agreement for an Officer Assistance Program for the Police Department**

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 with the University of Rochester Medical Center to administer an Officer Assistance Program that provides counseling and critical incident stress management services to Police Department officers and their families. The term of the agreement shall be one year with the option to extend for up to four additional one-year periods. The maximum compensation for the initial term shall be \$25,000, which shall be funded from the 2023-24 Budget of the Police Department, contingent upon approval. The maximum compensation for each optional one-year extension may be increased by up to 3.5% and shall be funded from a subsequent year's Budget of the Police Department, contingent upon approval.

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

Section 3. This ordinance shall take effect immediately.



**City of Rochester**

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**FINANCE  
INTRODUCTORY NO.**

**202**

**Malik D. Evans**  
Mayor

May 2, 2023      FINANCE 34

**TO THE COUNCIL:**

Ladies and Gentlemen:

Re: Apportionment of Taxes and Charges

City Council Priority: Deficit Reduction and Long  
Term Financial Stability

Transmitted herewith for your approval is legislation authorizing the apportionment of taxes and charges for 47 properties. This apportionment has been certified by the Assessor and is authorized by §6-78 of the City Charter.

The apportionment consists of City and School taxes and special district charges on properties subdivided or combined in 2022-2023. These taxes and charges, which total \$116,329.10, will be added to the new accounts established by the subdivisions or combinations of the former accounts.

If the proposed apportionment is approved, the taxes and charges will be added to the July 2023 tax bills of the new accounts. Owners of the subdivided or combined properties will be notified in writing of the potential charges in May 2023.

Respectfully submitted,

Malik Evans  
Mayor



INTRODUCTORY NO.

202

Ordinance No.

**Approving the apportionment of taxes and charges**

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

Section 1. The Council hereby approves the apportionment of taxes and charges upon 47 parcels of land as certified by the Assessor of the City of Rochester, pursuant to Section 6-78 of the Charter of the City of Rochester, in accordance with the list which is available in the Office of the City Clerk.

Section 2. This ordinance shall take effect immediately.





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**FINANCE  
INTRODUCTORY NO.**

203, 204, 205

Malik D. Evans  
Mayor

May 2, 2023 FINANCE 35

TO THE COUNCIL

Ladies and Gentlemen:

Re: LIO Continuing Assessments and Agreements for  
Special District Parking Lots

Council Priority: Jobs and Economic Development

Transmitted herewith for your approval is legislation providing for the continued operation and maintenance of the city's six special assessment district parking lots for 2023-24. The first ordinance sets the 2023-24 budget and costs to be assessed for each district. The second and third ordinances extend by ten years the operating term for each of the Woodside/Goodwill and Mt. Hope districts, which are set to expire. The legislation authorizes a total of \$70,403 in anticipated costs for 2023-24 to be assessed on the 2023 City property tax bills of the benefited properties that make up each district. The anticipated 2023-24 budget and assessment for each parking lot district is as follows.

Lot Name	23/24 Budget	22/23 Budget	Variance	Reason	Consultant/Contractor
Lyell Avenue	\$10,462.00	\$10,462.00	\$0.00	N/A	Quality Home Furnishings, LLC Thomas Sullivan
Monroe/Oxford	\$16,991.00	\$18,700.00	\$-1,709.00	Reduction in landscaping, and cleaning	Goodman Properties Management LLC Andrew Tickle
Woodside/Goodwill	\$16,000.00	\$16,250.00	\$-250.00	Reduction in street sweeping and beautification rates	Woodside Goodwill Parking Lot LLC Dominic C. Zicari
Culver/Merchants	\$14,250.00	\$13,750.00	\$500.00	Increase in snow removal, cleaning, and insurance rates	Culver Merchants Business Association, Inc. Ann Page
North Street	\$11,700.00	\$11,700.00	\$0.00	N/A	Domicello Enterprises, LLC Phillip Domicello
Mt Hope	\$1,000.00	\$1,000.00	\$0.00	N/A	1400 Mt. Hope Ave LLC David L. Gandell
<b>Total Budgets</b>	<b>\$70,403.00</b>	<b>\$71,862.00</b>	<b>\$-1,459.00</b>		
<b>Rollover Untaxed</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
<b>Total Assessments</b>	<b>\$70,403.00</b>	<b>\$71,862.00</b>	<b>\$-1,459.00</b>		

The City Council first authorized the establishment of Special Assessment District parking lots in 1979 in Resolution Nos. 79-15 and 79-16. The authorized districts currently are: Lyell Avenue, Monroe Avenue/Oxford Square, Woodside/Goodwill, Culver/Merchants, and Mt. Hope, in the College town district. Annual operating and maintenance costs of the areas are assessed against all properties within the district according to their respective parking space requirements.

The assessments fund snow plowing, cleaning, landscaping, maintenance, lighting and parking enforcement. These services are provided either by City personnel, by private companies under contract to the City, or by the property owners themselves. It is impractical to go out to bid due to the direct involvement of each contractor to each respective lot.



A public hearing is required for these local improvements.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Malik Evans', with a long horizontal flourish extending to the right.

Malik Evans,  
Mayor

## INTRODUCTORY NO.

203

Local Improvement Ordinance No.

**Local Improvement Ordinance - Establishing the operating and maintenance costs of neighborhood commercial and residential parking areas for 2023-24**

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

Section 1. The 2023-24 assessment for operation and maintenance of the special assessment district parking lots listed below shall be \$70,403. The assessment amounts are hereby authorized and appropriated and shall be allocated and levied against the properties benefited by the special assessment district parking lots that were established and continued by the Local Improvement Ordinances (LIOs) specified, as follows:

<b>Lot Name</b>	<b>Establishing and latest LIO No.</b>	<b>2023-24 Assessment</b>
Lyell Avenue	1548/1704	\$10,462
Monroe/Oxford	1289/1770	\$16,991
Woodside/Goodwill	1517/*	\$16,000
Culver/Merchants	1534/1688	\$14,250
North Street	1258/1771	\$11,700
Mt. Hope	1651/**	\$ 1,000

*[Upon adoption, the Clerk's Office shall replace \* with the LIO number assigned to Finance #35A and replace \*\* with the LIO number assigned to Finance #35b.]*

Section 2. The 2023-24 budget for the operation and maintenance of the special assessment district parking lots shall be \$70,403 comprised of the assessed amounts specified in Section 1 herein.

Section 3. It is hereby determined that it is impracticable to have the operation and maintenance work provided for herein done by competitive contract. Therefore, contracts for the work may be awarded to such qualified persons, companies or neighborhood associations as may be selected from those located in or adjacent to the aforementioned special assessment districts.

Section 4. This ordinance shall take effect on July 1, 2023.

INTRODUCTORY NO.  
204

Local Improvement Ordinance No.

**Continuation of Local Improvement Ordinance No. 1517 relating to the Woodside/Goodwill Neighborhood Commercial Parking Lot**

WHEREAS, by Local Improvement Ordinance No. 1517 adopted in 2003, the City provided for the levying of local improvement assessments to fund the cost of special work and services related to the Woodside/Goodwill Neighborhood Commercial Parking Lot; and

WHEREAS, said Local Improvement Ordinance was extended for a subsequent term of ten years by Local Improvement Ordinance No. 1665, and the Council desires to continue said Local Improvement Ordinance for an additional period of ten years.

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

Section 1. Local Improvement Ordinance No. 1517, relating to the levying of local improvement assessments to fund the cost of special work and services for the Woodside/Goodwill Neighborhood Commercial Parking Lot, as extended by Local Improvement Ordinance No. 1665, is hereby re-enacted for an additional period of ten years, commencing on July 1, 2023 and continuing through June 30, 2033.

Section 2. This ordinance shall take effect immediately.

INTRODUCTORY NO.

205

Local Improvement Ordinance No.

**Continuation of Local Improvement Ordinance No. 1651 relating to the Mt. Hope Avenue Neighborhood Commercial Parking Lot**

WHEREAS, by Local Improvement Ordinance No. 1651 adopted in 2012, the City provided for the levying of local improvement assessments to fund the cost of special work and services related to the Mt. Hope Avenue Neighborhood Commercial Parking Lot for a term of ten years; and

WHEREAS, the Council desires to continue said Local Improvement Ordinance for an additional period of ten years.

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

Section 1. Local Improvement Ordinance No. 1651, relating to the levying of local improvement assessments to fund the cost of special work and services for the Mt. Hope Avenue Neighborhood Commercial Parking Lot, is hereby re-enacted for an additional period of ten years, commencing on July 1, 2022 and continuing through June 30, 2032.

Section 2. This ordinance shall take effect immediately.



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**FINANCE  
INTRODUCTORY NO.  
206**

**Malik D. Evans**  
Mayor

May 2, 2023 IT/911 39

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement Amendment- Verint Americas Inc.

Council Priority: Deficit Reduction and Long Term  
Financial Stability

Comprehensive Plan 2034 Initiative Area: Fostering  
Prosperity and Opportunity

Transmitted herewith for your approval is legislation authorizing an amendatory agreement with Verint Americas Inc. to provide additional services related to upgrading the 311 Call Center program. The original agreement, authorized in October, 2022 established maximum compensation of \$626,430 for a term of three years. This amendment will increase the compensation by \$21,741.52 to a maximum total of \$648,171.52, with no change to the term. This additional cost will be funded from the 2022-23 Budget of Information Technology.

The additional services required include migrating citizen data and case data from the current, on-premises Verint solution to the cloud-based, modern Verint solution. This will allow ECD agents to view historical data in the new system, allowing the City to remove the data and previous Verint software from legacy servers.

The initial agreement was authorized in October 2022 via Ord. 2022-295.

Respectfully submitted,

Malik D. Evans  
Mayor

206

Ordinance No.

**Authorizing an amendatory agreement for upgrades to the 311 Call Center system**

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 Verint Americas Inc. to upgrade the 311 Call Center system. The amendatory agreement shall amend the existing agreement that was authorized by Ordinance No. 2022-295 to provide for migrating citizen and case data to a modern, cloud-based solution and to increase the maximum compensation by \$21,741.52 to a new total of \$648,171.52. The amendatory compensation shall be funded from the 2022-23 Budget of Information Technology.

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

Section 3. This ordinance shall take effect immediately.



## City of Rochester

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Malik D. Evans  
Mayor

### FINANCE INTRODUCTORY NO.

207

May 2, 2023    MAYOR 41

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – Luz Flores Lee, DBA of  
Loving All of You, Change Management  
Training for the Project Management Office  
(PMO)

Transmitted herewith for your approval is legislation authorizing an amendatory agreement with Luz Flores Lee, DBA of Loving All of You (Luz F. Lee, Owner, Rochester, NY), related to change management training services for the PMO. The original agreement, authorized in March 2023 was for \$10,000 with a term of one year and did not require Council authorization. This amendment will increase the compensation by \$20,000 to a maximum total of \$30,000. The cost of the amended amount will be funded from the 2022-23 Budget of the Mayor's Office and the term will remain one year.

The PMO is currently managing the Mainframe Replacement Program to replace 10 key applications running on an extremely outdated mainframe solution, and 13 applications running in an outdated Microsoft Access environment. Moving these 23 legacy applications to more modern technology will result in many changes to business processes across the enterprise. To ensure a successful project implementation, PMO project managers require formal training directed towards managing a large-scale change while concurrently facilitating improvements to city business processes.

In March 2023, the City of Rochester entered into an agreement with Loving All of You to conduct Beginner Change Management training sessions for PMO staff. During these training sessions, the vendor demonstrated an exceptional set of skills and experience around change management, project management, and business process analysis. PMO staff would like to enter into a new agreement with the vendor to receive customized training designed around the project management components of replacing the city's legacy systems on the Mainframe. We strongly believe that the vendor is uniquely qualified to perform this critical training for our PMO staff. A full justification for not issuing a request for proposals is attached.

Respectfully submitted,

Malik D. Evans  
Mayor





## NO RFP JUSTIFICATION STATEMENT

### Awarding a Professional Services Agreement Without a Request for Proposals

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

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

-----  
**Department:** ADM - PMO

**Services(s):**

**Vendor/Consultant selected:** Loving All of You

**How was the vendor selected?** This vendor was selected after an extensive search for a local project management coach who could fulfill the needs of the PMO, namely the ability to provide onsite training; develop lessons narrowly tailored to our organizational processes; and could demonstrate years of experiential knowledge in the field of project management and process improvements.

As a result of this search, Loving All of You (Luz F. Lee, Owner, Rochester, NY), was selected due to her more than two decades of experience in process improvement, leadership, facilitation, and project management in the corporate and non-profit sectors, including manufacturing, supply chain, health care, and academia. Luz's track record as a proven leader and facilitator who can bring cross-functional, diverse groups of people together to achieve success, made her the ideal vendor to facilitate our training.

Additionally, Luz is a certified Lean Six Sigma Master Black Belt, certified Project Management Professional (PMP), and leadership coach. She also serves as adjunct faculty in statistics, data analytics, project management, and leadership courses at the Whitman School of Management, Syracuse University, and Brandeis University.

Luz's M/WBE certification is pending.

#### **Why was no RFP issued for this service?**

No RFP was issued for this service due to the vendor's initial contract with the City of Rochester costing less than \$10,000, thus not requiring an RFP. After attending beginner Change Management training sessions hosted by the vendor, follow-up discussions with PMO staff revealed the need for more advanced training. During these initial training sessions, the vendor demonstrated an exceptional set of skills and experience around change management, project management, and business process analysis. As a result of our ongoing relationship with the vendor, coupled with her exceptional ability to deliver training in a practical and easily consumable manner, the decision to continue with this vendor and not issue a new RFP was made.

**Compensation:**

INTRODUCTORY NO.

207

Ordinance No.

**Authorizing an amendatory agreement for change management training for the Project Management Office**

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 Luz Flores Lee, doing business as Loving All of You, to continue to provide change management training to the City's Project Management Office (PMO), including elements customized to the PMO's management of replacements and upgrades to the City's legacy mainframe systems. The amendatory agreement shall amend the existing agreement that was authorized in March 2023 to account for the additional training and to increase the maximum compensation by \$20,000 to a new total of \$30,000. The amendatory compensation shall be funded from the 2022-23 Budget of the Office of the Mayor. The term of the amendatory agreement shall remain one year.

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

Section 3. This ordinance shall take effect immediately.



**City of Rochester**

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**FINANCE  
INTRODUCTORY NO.**

**208**

**Malik D. Evans**  
Mayor

May 2, 2023

POLICE43

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – Law Offices of Pullano &  
Farrow PLLC, Conflict Counsel

Council Priority: Public Safety

Transmitted herewith for your approval is legislation establishing \$82,500 as annual maximum compensation for an agreement with the Law Offices of Pullano & Farrow PLLC (Managing Partner: Brett Farrow) located at 69 Cascade Drive, Rochester, 14614, to provide legal services as Conflict Counsel for Rochester Police Department Disciplinary Hearings. The term of the agreement will be June 18, 2023 through June 30, 2024, with the option to renew for up to four additional one-year periods, and will be funded from the 2022-23 Budget of the Police Department, and future Budgets of the Police Department contingent upon approval.

The Law Offices of Pullano & Farrow, PLLC will represent the Rochester Police Department in employee disciplinary hearings conducted pursuant to New York Civil Service Law Section 75 and the City's collective bargaining agreement with the police union, where the Chief of Police has sustained allegations of misconduct against a police officer or other Rochester Police Department employee, and where the City Law Department has a conflict of interest.

Attached is a No RFP Justification statement.

Respectfully submitted,

Malik D. Evans  
Mayor



## NO RFP JUSTIFICATION STATEMENT

### Awarding a Professional Services Agreement Without a Request for Proposals

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

1. To City Council as an attachment to the transmittal letter for any PSA that exceeds \$20,000, and
2. To the contract record when entered in Munis.

-----  
**Department:** Rochester Police Department

**Services(s):** Conflict Counsel Representation

**Vendor/Consultant selected:** Law Offices of Pullano & Farrow, PLLC

**How was the vendor selected?** Pullano & Farrow was selected from an RFP process conducted in January 2018.

#### Why was no RFP issued for this service?

(Your rationale should include the following information when applicable)

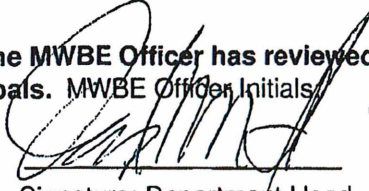
- Is there **previous experience** with the vendor? Describe why it is in the City's best interest to continue with them and not solicit others. *Pullano & Farrow has served the City as Conflict Counsel Representation since 2018. The experience and lessons learned throughout those years of partnership would take just as long, if not longer, to replace.*
- Are there unique or **emergency circumstances**? Describe how an RFP process would jeopardize the success of the project. *Pullano & Farrow currently represent the City in multiple high-profile disciplinary matters that are yet to be heard by a hearing Officer. These matters are of significant public interest that would be jeopardized with a loss of Pullano & Farrow's expertise.*
- Is the service **specialized and unique**? Is the number of **qualified providers limited**? Describe the Department's experience with and knowledge of the market and why an RFP would not produce additional qualified consultants. *The role of Conflict Counsel is incredibly specialized in not only working with the minutiae of Civil Service Law, but also navigating those laws in concert with Rochester Police Department Policies/Procedures and the Locust Club Collective Bargaining Agreement. These are unique challenges to this role, which has been held since inception by Pullano & Farrow. No other provider has had the opportunity or ability to gain this invaluable experience and knowledge.*
- Does the project include **multi-year State or Federal funding**? Explain why it is in the best interest of the project and the City to continue with the same consultant (e.g. where the design consultant on a project is retained for resident project representation services). *No, there is no State or Federal funding for this agreement. Pullano & Farrow has worked with the Law Department and RPD since 2018, giving them the knowledge, experience, and a good working relationship with the City making them the best selection for the continuation of this agreement.*

Compensation

Amount: up to \$82,500 annually

How was this determined? Explain how it is a reasonable and best value for the City. *This is the current maximum amount of the agreement and RPD does not believe future years will cost more than this amount.*

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

  
Signature: Department Head

Date: 4/3/23

                      
Date

208

Ordinance No.

**Authorizing an agreement for conflict counsel services for Police Department disciplinary hearings**

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 with the Law Offices of Pullano & Farrow PLLC to provide legal services as conflict counsel for Police Department disciplinary hearings in those circumstance in which the Law Department has a conflict of interest. The maximum annual compensation for those services shall be \$82,500. The term of the agreement shall be from June 18, 2023 through June 30, 2024, with the option to extend for up to four additional one-year periods. The compensation for the initial term shall be funded from the 2022-23 Budget of the Police Department, and the compensation for any extended terms shall be funded from future years' Budgets of the Police Department contingent upon approval.

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

Section 3. This ordinance shall take effect immediately.



**City of Rochester**

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

**FINANCE  
INTRODUCTORY NO.**

209

**Malik D. Evans**  
Mayor

May 2, 2023      OMB 44

TO THE COUNCIL

Ladies and Gentlemen:

Re: Committing Tax Relief and Retirement Reserves

Council Priority: Deficit Reduction and Long Tern Financial Stability

Comprehensive Plan 2034 Initiative Area: Fostering Prosperity & Opportunity

Transmitted herewith for your approval is legislation authorizing the commitment of previously assigned funds for Property Tax Relief and Retirement Costs in accordance with Governmental Accounting Standards Board (GASB) Statement 54 Fund Balance Reporting and Government Fund Type Definitions.

From the surplus available at the end of fiscal year 2021-22, the Director of Finance, as authorized in the City Charter, assigned \$12,889,400 to Property Tax Relief and \$7,931,000 to Retirement Costs. In order to change the classification from assigned to committed, City Council action is required. The commitment of these balances would bring the total General Fund Balance committed for Property Tax Relief to \$38,163,400 and for Retirement Costs to \$37,360,000. These balances are further reduced by the budgeted appropriations of fund balance for 2022-23 which are \$16,693,300 for Property Tax Relief and \$5,638,800 for Retirement Costs.

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by the action of City Council. Specifically, funds committed for Property Tax Relief (formerly the Tax Relief Reserve) can only be used to address future projected budget deficits; and funds committed to Retirement Costs (formerly the Retirement Reserve) will be used to manage future retirement costs.

These additional funds are available as a result of favorable 2021-22 year-end revenue variances attributable to higher sales tax distributions as well as favorable expenditure variances resulting from personnel and fringe benefit savings from vacancies and other miscellaneous expense.

Respectfully submitted,

Malik D. Evans  
Mayor



## INTRODUCTORY NO.

209

Ordinance No.

**Approving the commitment of tax relief and retirement reserves**

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

Section 1. The Council hereby approves the commitment of \$12,889,400 for the purpose of property tax relief to assist in addressing future projected budget deficits. The Council hereby further approves the commitment of \$7,931,000 for the purpose of retirement to assist in managing future retirement costs

Section 2. The funds to be committed shall be funded from the surpluses available from the 2021-22 Budget of the City of Rochester, said funds having previously been assigned to the purpose of property tax relief and to the purpose of retirement by the Director of Finance pursuant to the authority provided by the City Charter.

Section 3. This ordinance shall take effect immediately.