

Int. No. 296 - Authorizing The Sale Of Real Estate, As Amended

Int. No. 297 - Amending Ordinance No. 2004-41 Relating To The Sale Of Real Estate And Amending Ordinance No. 2003-177 Relating To The North Clinton Avenue Revitalization Project, As Amended

Int. No. 298 - Approving The Sublease Of 1495 Lake Avenue

Int. No. 299 - Approving The Lease Of 578 Chili Avenue

Int. No. 300 - Authorizing Necessary Agreements For Site Improvements For The Newcroft Subdivision

Int. No. 301 - Bond Ordinance Of The City Of Rochester, New York, Authorizing The Issuance Of \$70,000 Bonds Of Said City To Finance The Additional Cost Of Construction Of Street Improvements In Connection With The Newcroft Subdivision Project

Int. No. 302 - Bond Ordinance Of The City Of Rochester, New York, Authorizing The Issuance Of \$200,000 Bonds Of Said City To Finance The Additional Cost Of Construction And Reconstruction Of Certain Streets As A Part Of The Brooks Landing Street Improvements Project

Int. No. 303 - Authorizing An Agreement For The Clean & Kennedy Revitalization Project

Int. No. 304 - Determination And Findings Relating To The Acquisition Of 64 North Washington Street

Int. No. 291 - Authorizing The Acquisition By Negotiation Or Condemnation Of 64 North Washington Street To Further The Cascade Area Urban Renewal Plan

Int. No. 292 - Authorizing The Sale Of 64 And 70 North Washington Street To Further The Cascade Area Urban Renewal Plan

Int. No. 293 - Bond Ordinance Of The City Of Rochester, New York, Authorizing The Issuance Of \$236,000 Principal Amount Of Bonds Of Said City To Finance The Cost Of Acquisition Of Realty Within The City's Cascade Urban Renewal Area

Int. No. 329 - Resolution Approving Appointment To The Electrical Examining Board

Int. No. 175 - Authorizing The Sale Of 56 Stutson Street

The Housing & Economic Development Committee recommends for consideration the following entitled legislation:

Int. No. 196A - Amending The 1995-96, 1996-97, And 1997-98 Community Development Programs By Transferring Funds Within The Promoting Economic Stability Allocations, Amending Ordinances, Authorizing Agreements, And Appropriating Funds

The following entitled legislation is being held in committee:

Int. No. 305 - Changing The Zoning Classification Of 753-781 Emerson Street From R-1 Low Density Residential To M-1 Industrial

Respectfully submitted,
Wade S. Norwood
William F. Pritchard
Adam C. McFadden
Gladys Santiago
HOUSING & ECONOMIC DEVELOPMENT COMMITTEE

Received, filed and published.

TO THE COUNCIL
Ladies and Gentlemen:

Ordinance No. 2004-263 And
Ordinance No. 2004-264
Re: Sale of Real Estate

R2010: Campaign 9 - Healthy Urban Neighborhoods

Transmitted herewith for your approval is legislation approving the sale of twelve properties and amending a previously authorized sale. Staff has audited the city records to ensure that purchasers do not own other properties with code violations and delinquent taxes. The records of the Division of Code Enforcement were also audited to ensure that purchasers have not been in contempt of court or fined as a result of an appearance ticket during the past five years.

Sales

The first five properties are single family structures that were sold at the April 6, 2004 Owner Occupant Auction. The purchasers will be required to rehabilitate the properties within 18 months of closing and to occupy them for a minimum of five years.

The next property is a single family structure that was sold for its appraised value through the February 20, 2004 Request for Proposal Sale.

The next five properties are unbuildable vacant lots that are being sold to the adjoining owners for \$1.00. The parcels are considered unbuildable due to their size, with the exception of the portion of 715 LaGrange Avenue. The property located at 715 LaGrange Avenue is considered unbuildable due to the location of the City's main sewage line beneath it.

The last property is a vacant lot that is being sold to Flower City Habitat for Humanity for its appraised value. The parcel will accommodate the construction of a single family house that will be sold to a family with an income less than 80% of the median income of the metropolitan statistical area.

Amendment

Amendment of Ordinance 2004-41 (February 24, 2004) authorizing a reduction of the sale price in an amount not to exceed \$23,000, for 420 South Avenue to 390 South Avenue LLC, based on the actual cost of environmental remediation. The original sale price was \$25,000. The purchaser, who is developing the adjoining Downtown Motor Lodge site, included a contingency in the accepted proposal that made the sale subject to an acceptable Phase I and Phase II environmental audit. The purchaser hired Construction Lending Services, Inc. to investigate the site and a tank containing petroleum and sludge was found. The estimated cost of remediation was \$23,000. The quantities of product to be removed and soil to be added to the site are estimated. DES/DEQ reviewed the estimates and concurred with the action plan for the remediation, but the reduction in sales price will

be based on their verification of the actual costs.

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 this ordinance because either the City has agreed to convey the properties free of City tax liens and other charges, or these charges have been included in the purchase price.

Respectfully submitted,
William A. Johnson, Jr.
Mayor

Attachment No. AD-101

Ordinance No. 2004-263
(Int. No. 296, As Amended)

Authorizing The Sale Of Real Estate

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

Section 1. The Council hereby approves the sale of the following parcels of improved property by owner occupant auction:

Address S.B.L.#	Legal Use Purchaser	Price
63 Austin St. 105.57-2-8	1 Family Salim Abduljelil	\$ 8,700
35 Cutler St. 091.69-1-65	1 Family Duchess Burden	7,900
15 Lynchford Pk. B 120.41-1-43	1 Family Mary Ann Snipes	18,300
83 Mason St. 090.82-3-91	1 Family Betty Lynch	9,000
74 Millbank St. 135.26-3-40	1 Family Gretchen Gorman	9,000

Section 2. The Council hereby further approves the sale of the following parcel of improved property by request for proposal sale:

Address: 10 King St.
S.B.L.#: 120.36-2-33
Legal Use: 1 Family
Price: \$ 2,500
Purchaser: Marlene Sutliff

Section 3. The Council hereby further approves the sale of the following parcels of unbuildable vacant land for the sum of \$1.00:

Address S.B.L.#	Sq. Ft. Purchaser
26 Bock St. 107.46-1-52	3417± Christine Martins
135-135.5 Hazelwood Ter. 107.54-2-4	3890± Jeannemarie Longchamps
1297 Jay St. 105.79-3-7	4250 <u>Pinoak Properties, LLC</u> Officers: Robert J. Merkel & Joseph E. Merkel
Pt. Of 715 LaGrange Av. Pt of 090.31-1-10.2	3812± Billy R. & Elma T. Green
324 Roycroft Dr. 091.82-1-43	3795± Stephen R. Tubiolo

Section 4. The Council hereby further approves the negotiated sale of the following parcel of vacant land:

Address: 6 N. Madison Pk.
S.B.L.#: 106.39-1-9
Price: \$450
Purchaser: Flower City Habitat For Humanity*

*Officers: Arthur Woodward, Dick Sprenkle

Section 5. City taxes and other City charges, except water charges, against said properties are hereby canceled up to the first day of the month following the date of adoption of this ordinance for the reason that the City has agreed to convey said properties free of City tax liens and other charges or because these charges have been included in the purchase price.

Section 6. This ordinance shall take effect immediately.

Underlined material added.

Passed unanimously.

Ordinance No. 2004-264
(Int. No. 297, As Amended)

Amending Ordinance No. 2004-41 Relating To The Sale Of Real Estate And Amending Ordinance No. 2003-177 Relating To The North Clinton Avenue Revitalization Project

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

Section 1. Ordinance No. 2004-41, relating to the sale of real estate, as amended, is hereby further amended by authorizing the Director of Real Estate to approve a reduction in the sale price of 420 South Avenue in an amount not to exceed \$23,000 from the original price of \$25,000 as approved in Section 8, based on the actual cost of environmental remediation.

Section 2. Ordinance No. 2003-177, relating to the acquisition of real estate for the North Clinton Avenue Revitalization Project, is hereby amended by increasing the acquisition price for 830 North Clinton Avenue, SBL No. 106.39-1-82, from \$13,000 to \$18,000. Said amount shall be funded from Bond Ordinance No. 2003-178.

Section 3. This ordinance shall take effect immediately.

Underlined material added.

Passed unanimously.

TO THE COUNCIL
Ladies and Gentlemen:

Ordinance No. 2004-265
Re: Sub Lease - 1495 Lake Avenue

R2010: Campaign 1 - Involved Citizens
Campaign 6 - Economic Vitality
Campaign 9 - Healthy Urban Neighborhoods

Transmitted herewith for your approval is legislation authorizing an agreement between the City and Bergmann Associates for the sub-lease of approximately 1,700 square feet of office space at 1495 Lake Avenue. This office space was previously occupied by the Rochester Police Department's Lake Section.