

**Auburn City Council
Regular Meeting
Thursday, January 12, 2023 5:00 P.M.
City Council Chambers
Memorial City Hall
24 South St.
Auburn, NY 13021**

Minutes

The meeting of the Auburn City Council was called to order at 5:00 p.m. from the City Council Chambers, 24 South St. Auburn, NY by Councilor Giannettino.

ROLL CALL – The City Clerk called the roll. Mayor Quill and Councilor Ginny Kent, Councilor Jimmy Giannettino and Councilor Terry Cuddy were present. Councilor Tim Locastro was excused.

The following City Staff was present for the meeting:

- City Manager, Jeff Dygert
- City Clerk, Chuck Mason
- Corporation Counsel, Stacy Tamburrino
- Police Chief, James Slayton
- Director of Capital Projects and Grants, Christina Selvek
- Grants Coordinator, Onea Kloster
- Director of Planning & Economic Development, Jennifer Haines
- Director of Municipal Utilities, Seth Jensen
- Fire Chief, Mark Fritz
- Civil Engineer, Ken Tanner

Pledge of Allegiance to the Flag – Mayor Quill led the Pledge of Allegiance.

Moment of Silent Prayer or Reflection – Mayor Quill asked for a moment of silent prayer.

Public Announcements –

Ceremonial Presentations –

WHEREAS, Dr. Martin Luther King Jr. devoted his life to advancing equality, social justice, and opportunity for all, and challenged all Americans to participate in the never-ending work of building a more perfect union; and

WHEREAS, Dr. King's teachings can continue to guide and inspire us in addressing challenges in our communities; and

WHEREAS, the King Holiday and Service Act, enacted in 1994, designated the King Holiday as a national day of volunteer service, and charged the Corporation for National and Community Service with leading this effort; and

WHEREAS, since 1994, millions of Americans have been inspired by the life and work of Dr. Martin Luther King Jr. to serve their neighbors and communities on the King Holiday; and

WHEREAS, serving on the King Holiday is an appropriate way to honor Dr. King. Through service we can build more equitable and just communities to underpin racial equity, expand civic opportunities, and foster respect for individual differences; and

WHEREAS, the MLK Day of Service is the only federal holiday commemorated as a National Day of Service, and offers an opportunity for Americans to give back by participating in community service in honor of Dr. King's dream of a ***Beloved Community***, and make an ongoing commitment to service throughout the year; and

WHEREAS, each of us can and must contribute, support, and implement projects that increase economic opportunities, improve education, support veterans and military families, help combat the opioid crisis, and help communities prepare for and recover from disasters.

WHEREAS, citizens of the City of Auburn have the opportunity to participate in events throughout our city on the MLK Day of Service, January 16, 2023, as well as create and implement community service projects where they identify the need;

NOW, THEREFORE, I, Michael D. Quill, Mayor of the City of Auburn, New York, on behalf of the City Council and the citizens of Auburn, do hereby proclaim January 16, 2023, as a Day of Service in honor of

DR. MARTIN LUTHER KING, JR.

in the City of Auburn, and call upon the people of this community to pay tribute to the life and works of Dr. Martin Luther King Jr. through civic, community & service projects on Martin Luther King Day and throughout the year.

**In witness whereof I have hereunto set my hand
and caused the seal of the City of Auburn to be
affixed this Twelfth Day of January 2023.**

Michael D. Quill, Mayor
City of Auburn, New York

Public to be heard: No speakers.

Mayor Quill Opened Two Public Hearings:

1. Public Hearing Re: [Application for Restore NY Grant - Round 7 Special Project](#)

The City intends to apply to Empire State Development (ESD) for funding through the Restore NY Communities Initiatives and is required to hold a Public Hearing to solicit public comment

regarding the Grant application and Property Assessment List. The City is applying for approximately \$10,000,000 in grant funds to assist with the Special Project - redevelopment of 151 Orchard Street (a 15.7-acre commercial site with four structures located in the Central Corridor). The Public Hearing will be held on Thursday, January 12, 2023, 5:00 pm, at the regularly scheduled City Council Meeting, 1st Floor, Memorial City Hall, 24 South Street, Auburn, NY.

For the purpose of abiding by the regulations outlined in the Restore NY Grant application, the City is obligated to publish the Property Assessment List that will be submitted as part of the grant application. The following is that list:

Property Assessment List - 151 Orchard Street, Auburn, NY; approx. 232,000 Sq.Ft.; Industrial, Redevelopment, Vacant.

2. Public Hearing, Re: [Application for Restore NY Grant Round 7](#)

The City intends to apply to Empire State Development (ESD) for funding through the Restore NY Communities Initiatives and is required to hold a Public Hearing to solicit public comment regarding the Grant application and Property Assessment List. The City is applying for approximately \$2,000,000 in grant funds to assist with the rehabilitation of 120 Genesee Street (a 3-story commercial structure located in the Auburn BID). The Public Hearing will be held on Thursday, January 12, 2023, 5:00 pm, at the regularly scheduled City Council Meeting, 1st Floor, Memorial City Hall, 24 South Street, Auburn, NY.

For the purpose of abiding by the regulations outlined in the Restore NY Grant application, the City is obligated to publish the Property Assessment List that will be submitted as part of the grant application. The following is that list:

Property Assessment List - 120 Genesee Street, Auburn, NY; approx. 36,000 Sq.Ft.; Commercial & Residential, Rehabilitation, Vacant.

Christina Selvek, Director of Capital Improvement Program and Grants and Onea Kloster, Grants Coordinator made a presentation on the Restore NY program and the two project applications being considered. (Presentation slides attached)

Christina Selvek read a statement from a representative of the owners of 151 Orchard Street. "Alstom greatly appreciates the City of Auburn's leadership in applying for a Restore NY Communities Initiative municipal grant and looks forward to continuing to work together to return the 151 Orchard Street property to productive use." Cliff Cole, Communications Manager, Americas, Alstom

The following individuals spoke during the public hearings:

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- Arlene Ryan, of 36 Orchard Street and Chairperson of the Orchard Street Neighborhood Association. Spoke to support the grant application for 151 Orchard Street and hopes that this will be a big plus to the neighborhood she calls home.
- Maureen Reister, Economic Development Specialist for the Cayuga County Economic Development Agency (CEDA) read a letter of support for the two grant applications from Michael Miller, Executive Director of CEDA. (Letter attached.)
- Zachary Bucklin spoke to support the 151 Orchard Street application and suggested a good future use for the property, because of its proximity to the railroad tracks, may be the rail yard proposed by Finger Lakes Railway, a project they currently have proposed to locate in Geneva, New York.
- Caitlin Rosenkrans, Owner of Rosenkrans Local Market at 35 Columbus Street spoke to support the 151 Orchard Street grant application. Her business is across the street from the Alstom owned property and businesses would benefit from a project that would supply employees, a community park, or any project that would be better than what exists at the site right now.
- Brian Muldrow, Madison Avenue. Mr. Muldrow is the Cayuga County Legislator for District 15 which includes the 151 Orchard Street property. Spoke to support the grant application for 151 Orchard Street and thinks it would be a great asset to the west end of Auburn.
- Jennifer Haines, Director of Planning & Economic Development for the City read a letter of support from Housing Visions, “This letter is to express our strong support for the City of Auburn’s Special Project Application for the Restore New York Communities Initiative Round 7. As a property owner on Orchard Street as well as an organization that focuses on neighborhood revitalization, we understand the importance of investing in strategic properties and bringing them to their full potential. Not only will the redevelopment of 151 Orchard Street provide a catalyst to the surrounding neighborhood, it will have profound impacts on not only the City of Auburn but the entire region. This proposal has our full support. Thank you.” Christopher D. Trevisani, Vice President, Business Development
- Mike Palumbo, representing with Flaum Management Co. Inc. who manage the 120 Genesee Street property for the owners, Phillipe and Cathryn Martin. He thanked the Council for the consideration and spoke about the work they have done with City staff to prepare the project application. He introduced Mark Rivitch of Beardsley Architects & Engineers who also spoke. Mr. Rivitch discussed the concept plans for the renovation of 120 Genesee Street and provided the Council with some additional artist renderings of proposals for the building. (see attachments).
- David Stiegerwald of 452 N. Seward Avenue discussed that New York State is abandoning natural gas as an energy source and mandating the future use of electric and recommends that such impacts be factored in to the project costs of these potential projects.

Approval of Meeting Minutes –

January 5, 2023 Council Meeting Minutes

Motion to approve the January 5, 2023 minutes by Councilor Giannettino, seconded by Councilor Kent.
Motion to approve carried 4-0.

Reports of City Officials

City Manager's Report –

The City of Auburn would like to make a point of clarification regarding the sampling location testing points used to collect drinking water samples used for the required testing for disinfection byproducts. The testing location at 33 York Street is owned by NUCOR, the City has a long standing partnership with NUCOR that they allow us to take a drinking water sample from their drinking water pipes for this required testing. The water is supplied by the City of Auburn and the City is completely responsible for the water that is obtained for the testing due to the fact that we are the suppliers of the public water supply. The owner of the site where the sample is taken, in this case NUCOR, does not have anything to do with contributing to the water product as tested, they are simply a consumer and we appreciate their cooperation with allowing us to use their site for the required testing which ultimately allows the City of Auburn to routinely report to the public on the quality of our public drinking water supply.

Reports from members of Council –

- Councilor Kent reported that the The Nature Conservancy in New York is announced the transfer of a 161-acre property in the Town of Sempronius to the Owasco Lake Watershed Management Council (OLWMC). The Nature Conservancy acquired the property in 2021 to help protect clean drinking water and reduce contributors to harmful algal blooms. The project was made possible through grants from the New York State Environmental Protection Fund and Water Infrastructure Improvement Act. The transfer of this property makes OLWMC, an inter-municipal council dedicated to the protection of Owasco Lake, a land-owning entity for the first time.
- Councilor Cuddy reported that on Monday, January 9, 2023 he attended the joint City-County Micron preparation subcommittee meeting on workforce development, it was the subcommittee's second meeting.
- Councilor Giannettino reported that on Monday, January 9, 2023 he attended the joint City-County Micron preparation subcommittee meeting on housing, it was the subcommittee's second meeting. One development in this process is that the Onondaga County Executive will be holding monthly meetings with the greater Syracuse Real estate Association and those meetings will include representation from Auburn and Cayuga County.
- Councilor Kent reported that on Monday, January 9, 2023 she attended the joint City-County Micron preparation subcommittee meeting on land use and site identification, it was the subcommittee's second meeting.

Matters to Come Before Council

A. State Environmental Quality Review Act Resolutions (SEQR) - none

B. Ordinances – none

C. Local Laws – none

D. Resolutions – none

E. Staff or Vendor Presentations – none

TABLED ITEMS - none

OTHER BUSINESS –

City Council discussion on proposed Council Resolution to communicate to the Governor and State elected representatives regarding current matters pertaining to the health of Owasco Lake and the proposed Owasco Lake Watershed Rules and Regulations. Council discussed and the City Clerk and Corporation Counsel will work on resolutions to present for Council consideration at the January 19, 2023 City Council meeting.

Second Public to be Heard.

- Arlene Ryan discussed concerns she has with the new design of the N. Division Street Bridge at the intersection of Clark Street.
- Tim Lattimore of 63 South Street spoke regarding Owasco Lake.

Executive Session: Councilor Kent made a motion to enter Executive Session, seconded by Councilor Cuddy. Council voted to enter an executive session regarding the following matters:

- One matter made confidential under attorney client privilege.

The motion to enter executive session carried 5-0. The Council entered Executive Session at 6:28 p.m. Executive session adjourned at 7:18 p.m.

ADJOURNMENT: By unanimous vote the Council adjourned the meeting. The meeting was adjourned at 7:19 p.m..

Minutes submitted by: Chuck Mason, City Clerk

Empire State Development



**Restore New York
Communities Initiative
Grant Program**

Round 7

NYS ESD Restore Program

▶ 2022 Program

- ▶ 6th and 7th Rounds of funding for total of \$250 M
- ▶ Round 5- the Schines Theater was awarded \$1 Million

▶ NYS ESD Objective

- ▶ “...is to provide municipalities with financial assistance for revitalization of commercial and residential properties. The goal of the NYS program is to encourage community development and neighborhood growth through the elimination and redevelopment of blighted structures.”

▶ Requirements

- ▶ Applicants: Municipalities Only
- ▶ End Users: Private or Non-Profits- no municipal buildings
- ▶ Project Uses: Demo, Deconstruct, Rehab, Reconstruct
- ▶ Project Purpose: Address vacant, abandoned, condemned properties and related site development needs

Round 7 Projects

▶ 2 New Applications

- ▶ Traditional Project Category- Max \$2M
- ▶ Special Project Category- Max \$10M

▶ Criteria:

- ✓ Commercial or Residential Uses
- ✓ Revitalize urban center, disadvantaged community and increase tax base
- ✓ Supported by City Plans (Comp/ BOA/ DRI)
- ✓ Leverage other state or federal redevelopment programs or funding
- ✓ Enhances infrastructure and/ or other facilities to attract, create and sustain employment

How Restore NY Funds Work?

- ▶ Applications to NYS ESD Due January 2023
- ▶ NYS ESD & REDC Review- Several Months
- ▶ Award Announcements late 1st Q or early 2nd Q 2023
- ▶ Awarded Municipalities have 2 years to sub grant funds to property owners or developers responsible for completing the Restore NY project
- ▶ Subgrantees are responsible for all project financing, costs, permitting and construction
- ▶ Subgrantees submit for reimbursement at project completion
- ▶ Restore NY Program funds are authorized by NYS Budget- no local funds are part of grant program

Special Project- 151 Orchard St

- ▶ Owner: Alstom
- ▶ Size: 15.7 acres
- ▶ Buildings: 232,000 sq. ft.
- ▶ Type: Vacant, underutilized
- ▶ Project Category: Commercial/ Lt. Manufacturing
- ▶ Positive Catalyst: Westend Redevelopment and Orchard St. Neighborhood



Project- 120 Genesee St

- ▶ Owner: Filipe and Katherine Martin
- ▶ Size: 0.21 acres
- ▶ Buildings: approx. 36,000 sq.ft.
- ▶ Type: Vacant, underutilized
- ▶ Project Category: Residential/Commercial
- ▶ Positive Catalyst: Midblock to Auburn BID Central Business District





City of Auburn Proposed Restore- NY Projects Public Hearing

More Info: <https://esd.ny.gov/restore-new-york>



January 11th, 2023

Auburn City Council
Memorial City Hall
24 South St
Auburn, NY 13021

Re: 151 Orchard Street and 120 Genesee Street Restore NY Grant Applications

Dear Auburn City Council,

I'm writing to you today to voice my support of the Restore NY Grant Applications for the 151 Orchard Street and 120 Genesee Street properties in Auburn, NY.

The objective for the Restore NY Grant is to provide financial assistance to municipalities in revitalizing commercial and residential properties. Specifically, this is focused on redeveloping blighted structures to encourage community growth and development. Each of the properties in question are excellent candidates for this program, specifically for economic development opportunities.

The 120 Genesee Street neo-classical building, which opened its doors in 1927 and most recently housed Chemung Canal Trust Co. and Bank of America, has been uninhabited since 2017. Though the building has recently undergone some repair work to ensure the safety of the public, additional improvements are required for greater safety and marketability. The building's location sits in the downtown district of Auburn, a highly desirable section of any community, which enjoys high foot traffic, visibility, and access for commercial business.

The 151 Orchard Street property has sat uninhabited for the last 17 years. In 2006, Bombardier discontinued operations which resulted in 160 employees losing their jobs. This not only impacted those employees and their families, but area businesses that depended on those jobs to support their own businesses and families. Since its closure, the building has fallen into the current state as we know it today. The property is just over 15 acres with the facility itself being 232,000 square feet. These are particularly notable and important figures that companies consider when selecting ideal sites for expansion, which typically employs well over 100 employees for a facility of this size.

There has been and continues to be viable demand for these type of properties, but that hinges on necessary improvements. The Restore NY Grant will undoubtedly enhance the marketability of these properties to new or expanding businesses, ultimately resulting in new job creation and increased support of surrounding businesses. This continues the positive and impactful revitalization of Auburn, directly fulfilling the objective of the grant.

I would like to re-iterate my strong support for these applications and their unquestionable economic opportunity for the community.

Sincerely,

Michael Miller
Executive Director