



# Rochester City Council

## Community Development Committee

### MEETING MINUTES

**Elaine Lauterborn, Chair**  
**Donna Bogan, Vice Chair**  
**Tom Abbott**  
**Jeremy Hutchinson**  
**James Gray**

<b>Meeting Date:</b>	Monday, August 12, 2019	
<b>Members Present:</b>	Tom Abbott Donna Bogan Elaine Lauterborn	<b>Members Absent:</b> James Gray Jeremy Hutchinson
<b>Guests/Staff:</b>	Sandra Keans, City Councilor Julian Long, Rochester Community Development Coordinator Michael Scala, Rochester Economic Development Director Jennifer Marsh, Rochester Economic Development Specialist Adam Allain, Great North Property Management	

Councilor Lauterborn called the meeting to order at 7:03 p.m., with the committee convening at 73-77 North Main Street. Motion was made by Councilor Bogan and seconded by Councilor Abbott to approve the July 8, 2019 Community Development Committee minutes. The minutes were approved unanimously.

<b>PUBLIC INPUT</b>	There was no public input.
<b>79E APPLICATION – Review and Site Tour</b>	<p>The Community Development Committee members toured the former Bennett building located at 73-77 North Main Street with Mr. Allain. Mr. Allain stated that Great North Property Management has submitted a 79E application requesting tax relief for the renovation of the property. The plan is to create commercial space on the first floor, most suitable for occupancy by a restaurant and bar, with seven market-rate residential units on the second and third floors. The basement level will remain for storage space. Great North Property Management is requesting 11 years of tax relief under 79E.</p> <p>Mr. Allain stated that the only planned exterior changes to the building will be to replace upper-floor doors with windows. In the interior, the first-floor tin ceilings will remain, but in the upper floors drop ceilings will be added. Existing window panes also will be replaced with more energy efficient glass. Councilor Keans expressed support for the preservation of the tin ceilings but added</p>

	<p>that the Historic District Commission will want to review any proposed exterior changes.</p> <p>Councilor Lauterborn asked Mr. Scala and Ms. Marsh if the Economic Development Office has any recommendations on the 79E application. Ms. Marsh replied that the Economic Development Office is recommending that the full 11 years be approved for the project. Councilor Lauterborn stated that the downtown needs more housing, and Councilor Bogan expressed agreement.</p> <p><b><i>Motion was made by Councilor Bogan and seconded by Councilor Abbott to recommend to the full City Council that an eleven-year tax abatement be granted to Great North Property Management for the proposed renovation project at 73-77 North Main Street.</i></b></p> <p>The motion passed unanimously.</p>
<p><b>FY 2019 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT – Review and Approval</b></p>	<p>Councilor Lauterborn asked if this agenda item could be postponed to the September Community Development Committee meeting. Mr. Long stated that it could. Councilor Lauterborn told the committee members to contact Mr. Long with any questions or concerns with the draft FY 2019 Consolidated Annual Performance and Evaluation Report.</p>
<p><b>PROGRAMS REPORT – CDBG Projects, JOB Loan Program Report, Other Grant Projects</b></p>	<p>Mr. Long provided a brief overview of CDBG activities, including the recently completed site monitoring visit from HUD on August 7<sup>th</sup> and August 8<sup>th</sup>. Mr. Long stated that overall the monitoring went well and, although there will be some official findings, there should not be any required repayment of CDBG funds. Mr. Long added that he should have the full monitoring report from HUD for the September Community Development Committee meeting.</p> <p>Councilor Lauterborn asked that the monitoring visit be added to the September Community Development Committee meeting. Mr. Long said he would do so.</p>
<p><b>OTHER BUSINESS</b></p>	<p>There was no other business.</p>

The meeting was adjourned at 7:41 p.m.

**Next Meeting** – Monday, September 9, 2019 at 7:00 p.m. in Isinglass Conference Room in City Hall Annex (33 Wakefield Street)

**Topics** – Rochester Opera House Summer Music Series, FY 2019 Consolidated Annual Performance and Evaluation Report, August 2019 HUD Site Monitoring, Projects Program Report