** Please refer to the second page of this agenda to learn how to participate either by written comment or joining the meeting to speak **

<table>
<thead>
<tr>
<th>Item</th>
<th>Voting Item</th>
<th>Presenter</th>
<th>Time Start</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Call to Order/Agenda Review</td>
<td>No</td>
<td></td>
<td>6:00</td>
</tr>
<tr>
<td>2) Public Comment</td>
<td>No</td>
<td></td>
<td>6:05</td>
</tr>
<tr>
<td>3) Special Order of Business</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Public Hearing – Proposed Amendment to Off-Street Parking</td>
<td>Yes</td>
<td>Megan Wilson, Dep. Director</td>
<td>6:15</td>
</tr>
<tr>
<td>Parking Requirements in Select B Zones</td>
<td>Yes</td>
<td>Megan Wilson, Dep. Director</td>
<td>6:20</td>
</tr>
<tr>
<td>b) Public Hearing – Proposed Amendments to Off-Street Parking</td>
<td></td>
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<tr>
<td>Requirements in B-2b Zones</td>
<td></td>
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<tr>
<td>4) Announcements, Updates, Reports</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) CCA Overview and Schedule – A Presentation</td>
<td>No</td>
<td>Rebecca Evans, Acting Director of Sustainability</td>
<td>6:25</td>
</tr>
<tr>
<td>5) Action Items (Voting to send to Council)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) B-Zone Amendments</td>
<td>Yes</td>
<td>Megan Wilson, Dep. Director</td>
<td>6:55</td>
</tr>
<tr>
<td>6) Discussion Items &amp; Request to Circulate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Draft Unsanctioned Encampments Policy – Presentation</td>
<td>No</td>
<td>Lisa Nicholas, Director</td>
<td>7:05</td>
</tr>
<tr>
<td>7) Review and Approval of Minutes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) April 2023 and May 2023</td>
<td>Yes</td>
<td>All</td>
<td>7:30</td>
</tr>
<tr>
<td>8) Adjournment</td>
<td>Yes</td>
<td>All</td>
<td>7:35</td>
</tr>
</tbody>
</table>

If you have a disability and require accommodations in order to fully participate, please contact the City Clerk at 274-6570 by 12:00 noon on Tuesday, June 20, 2023.
How to Participate in the meeting:

Register to Speak at the Meeting Via Zoom

At 9:00 am on the day of the PEDC meeting, a link will be opened on the Committee Webpage for people to register to speak at the beginning of the meeting. Registration will close at 3:00 pm the day of the meeting in order to allow staff to prepare and distribute an e-mail with the meeting link to the registered speakers. The first hour of the meeting will be dedicated to public speaking. Based on the total number of speakers, speaking times may be adjusted to fit within the public comment period. In person speakers will be called to speak first in order to decrease density in the room. Remote speakers will be called to speak in the order that they were registered. You must be present in the meeting, however you participate, when it is your turn to speak or you will forfeit your time. Remote speakers may use video or telephone to participate.

Email Common Council Your Comments

Written comments can be submitted to Common Council using this form: PEDC Public Comment Form. Comments should be submitted no later than 5:00 pm the day before the meeting in order to give Committee members time to review them. Comments received after 5:00 pm will be saved for consideration at the next meeting.

Watch the meeting Live

A live stream of the meeting is available on the City’s YouTube Channel: https://www.youtube.com/channel/UC7RtJN1P_RFaFW2lVCnTrDg

Meetings are also archived on this site for on-demand viewings. The agenda and written materials will be posted on the City’s Agenda Center prior to the meeting. Following the meeting, a recording of the proceedings will be posted on the City’s YouTube Channel and minutes will be made available here.
MEMORANDUM

From: Rebecca Evans  
To: Planning & Economic Development Committee  
Date: June 16, 2023  
Subject: Community Choice Aggregation Update

The purpose of this memo is to provide an informational update on the status of a community-wide community choice aggregation (CCA) program proposal. City sustainability staff have been in consultation with Local Power, LLC, a state-approved CCA Administrator, since June 2022. The contract with Local Power requires the consultant to assist with, 1) the drafting of a CCA Enabling Local Law, 2) a customer data protection plan, 3) a CCA administrator agreement, 4) a customer engagement plan, per the order of the Public Service Commission (PSC), 5) prepare a CCA implementation plan for PSC approval, and 6) draft an RFP to select an Energy Supply Company (ESCO). On June 7th, 2023, sustainability staff received the draft implementation plan, consistent with the PSC order. Council members can expect ongoing communication and updates from sustainability staff as we continue to review and edit the implementation plan.

Tompkins Green Energy Network (T-GEN)  
In collaboration with the Town of Ithaca, the CCA program has been named Tompkins Green Energy Network, or T-GEN, in an effort to better describe the program in title and to begin socializing the concept of a CCA program. Moving forward, there will be an effort by staff to begin solely using the Tompkins Green Energy Network name and T-GEN acronym in replacement of CCA to reference the local program.

CCA – A Reminder  
Community Choice Aggregation programs enable a local municipality to procure energy on behalf of residents in an effort to decrease costs and increase access to carbon-free electricity like solar and wind. Ithaca’s proposed program, T-GEN, aims to procure 100% renewable electricity, in addition to natural gas, on behalf of residents on an opt-out basis. This means residents will not have to do anything to be a customer in the program, but still have the option to disenroll if they choose. The T-GEN model then takes traditional CCA one step further by offering customers the opportunity to voluntarily invest in the development of local renewable energy projects, either by owning a project or by off-taking the production of energy from a project (e.g. community solar). Details on these processes will be described at a future PEDC meeting, likely in August 2023.

T-GEN Timeline & What to Expect  
As previously mentioned, the draft T-GEN implementation plan was received by city staff on June 7th, 2023. Staff continue to review and make amendments to the plan, and will present the plan in its entirety for circulation in July. For now, this memo and the June PEDC presentation will detail progress to date, future timeline, and what to expect from the plan.
**Timeline**

PEDC is expected to receive the T-GEN implementation plan for circulation in July 2023 and ask for a vote to continue for a full Council vote in August and September 2023. Once approved, the Public Service Commission (PSC) has strict regulations regarding the roll out of CCA programs in New York State. The remaining timeline complies with the PSC regulations.

After PEDC approves of the T-GEN plan, city staff will release a Request for Proposals (RFP) for a CCA Administrator who will be tasked with managing the T-GEN program. Staff will review proposals and select an administrator based on qualifications and alignment with the Ithaca Green New Deal and T-GEN vision. Once Council approves the plan in September, RFPs will be released by the Administrator to select an Energy Supply Company (ESCO) who will provide energy to Ithaca customers. Council will ultimately need to approve the selection and contract with any ESCO.

The PSC also has strict rules regulating public outreach. The city will be required to participate in a 90-day outreach process to educate customers about the T-GEN program, inform residents of their options (including default NYSEG pricing), and answer questions about the details of the T-GEN offerings. We anticipate this outreach will take place late June through October 2023. Opt-out notifications will be sent to prospective customers in May 2024, followed by customer enrollment in June 2024.

**Elements of the T-GEN Plan**

CCA program implementation plans are technically complex and dictate how a program will function. Elements of sections of the plan Council can expect include:

1. A detailed description of the voluntary investment program and its associated processes.
2. A regulatory plan that includes a schedule of engagement with the Department of Public Service, Public Service Commission, and Energy Supply Companies.
3. A community engagement and education plan.
4. Various party responsibilities, including the role of the CCA Administrator, the City of Ithaca, and the Town of Ithaca.

Rebecca Evans will be present at the June 21st meeting of the Planning and Economic Development Committee to provide any additional context that may be needed and to answer any questions. In the meantime, please do not hesitate to reach out via email at revans@cityofithaca.org
"THE POWER OF COMMUNITY"
What Is
Community Choice Aggregation?

ELECTRICITY
CCA procures clean energy sources

DELIVERY
Investor-owned utility delivers energy and maintains the grid

CUSTOMER
Gets cleaner energy, local control and competitive rates
Ithaca CCA

Progress & Timeline

CCA Implementation Plan

- 6/23: Initial contract with Local Power
- 6/23: DPS announces changes coming to CCA regulations
- 5/23: DPS releases final CCA regulations
- 7/23: Circulation & public comment
- 8/23: PEDC
- 8/23: Administrator RFP & contract
- 9/23: Common Council
- 7-10/23: Public outreach
- 5/24: Opt-out notification
- 6/24: Customer enrollment

- 9/23: PEDC
- 1/24: Council approval of ESCO contract

- 6/22: Council adopts CCA-enabling Local Law
- 10/22: Council adopts CCA regulations
- 5/23: DPS releases final CCA regulations
- 7/23: Circulation & public comment
- 8/23: Administrator RFP & contract
- 9/23: Common Council
- 7-10/23: Public outreach
- 5/24: Opt-out notification
- 6/24: Customer enrollment
Tompkins Green Energy Network & Distributed Energy Resources (DERs)

DERs are local renewable energy or decarbonization resources that help us reach our carbon neutrality goal.

T-GEN facilitates customer voluntary investment in DERs.

**Owner & Co-Owner (Opt-Up)**
Equity-maintained ownership and operation of DERs.

**User or Offtaker (Opt-With)**
Groups purchasing locally-generated energy or products.
What to Expect in the Implementation Plan

**DER Plan**
Detailed description of the DER program and processes.

**Regulatory Plan**
Schedule of engagement plans with DPS & ESCOs.

**Community Plan**
Plan for community engagement and education outreach.

**Party Responsibilities**
Responsibilities for the CCA Administrator and municipalities.
TOMPKINS GREEN ENERGY NETWORK

"THE POWER OF COMMUNITY"
# IGND Key Terms

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
<th>Program Tags</th>
</tr>
</thead>
<tbody>
<tr>
<td>🌍 Carbon Neutrality</td>
<td>The balance of emitting and capturing or eliminating carbon to reach net-zero emissions.</td>
<td>All IGND</td>
</tr>
<tr>
<td>☐ Circular Economy</td>
<td>A regenerative economic model that shifts production from linear, single-use to circular reuse. The model aims to eliminate waste and treats resources as finite.</td>
<td>Buildings, Waste</td>
</tr>
<tr>
<td>⚭ Climate Justice</td>
<td>The acknowledgement that climate change disproportionately impacts people of different demographic and socioeconomic groups, and the redirection of climate action benefits toward these groups.</td>
<td>All IGND</td>
</tr>
<tr>
<td>☭ CO2e</td>
<td>Carbon Dioxide equivalents, a metric used to represent carbon dioxide and other greenhouse gases. Each individual gas is standardized to the impact of one ton of carbon dioxide using what is referred to as its global warming potential (GWP).</td>
<td>All IGND</td>
</tr>
<tr>
<td>☞ Community Choice Aggregation (CCA)</td>
<td>Programs that enable local governments to procure power on behalf of residents, businesses, and municipal accounts while still receiving transmission and distribution services from the existing utility provider.</td>
<td>CCA</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
<td>Program Tags</td>
</tr>
<tr>
<td>------</td>
<td>------------</td>
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</tr>
<tr>
<td><strong>🔌 Department of Public Service (DPS)</strong></td>
<td>The state department tasked with ensuring access to safe, reliable, and affordable utility service.</td>
<td>CCA, Renewables</td>
</tr>
<tr>
<td><strong>🌞 Distributed Energy Resources (DERs)</strong></td>
<td>Small-scale electricity supply or demand resources that may or may not be connected to the electric grid.</td>
<td>CCA, Renewables</td>
</tr>
<tr>
<td><strong>⚡ Electrification &amp; Decarbonization</strong></td>
<td>The removal and replacement of fossil fuel systems with electric alternatives.</td>
<td>Buildings, Transportation</td>
</tr>
<tr>
<td><strong>📚 Energy Democracy</strong></td>
<td>The restoration of power for communities to decide how to govern, share, and use energy. Energy democracy seeks to resist utility monopolies.</td>
<td>CCA, Renewables</td>
</tr>
<tr>
<td><strong>💡 Energy Efficiency</strong></td>
<td>Using less energy to achieve the same tasks.</td>
<td>Buildings</td>
</tr>
<tr>
<td><strong>📊 Energy Intensity</strong></td>
<td>A way of measuring energy efficiency across an entire economy.</td>
<td>Buildings, Transportation</td>
</tr>
<tr>
<td><strong>🌡️ GHGs</strong></td>
<td>Greenhouse gases, or atmospheric gases most responsible for trapping the Earth's heat and the leading cause of climate change.</td>
<td>All IGND</td>
</tr>
<tr>
<td><strong>🚗 Micro-Transit</strong></td>
<td>Small-scale, on-demand transportation systems that do not have fixed routes and service low-trafficked or off-peak-need areas. Services are flexible, efficient, inclusive, and cost-effective.</td>
<td>Transportation</td>
</tr>
<tr>
<td><strong>⚡ Nanogrids &amp; Microgrids</strong></td>
<td>Groups of interconnected distributed energy resources that act as a single local, controllable electrical grid.</td>
<td>Buildings, CCA, Renewables, Transportation</td>
</tr>
<tr>
<td><strong>HeaderText</strong></td>
<td>Members appointed by the governor to regulate electric, gas, steam, telecommunications, and water utilities across NY State.</td>
<td>CCA, Renewables</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
<td>Program Tags</td>
</tr>
<tr>
<td>------</td>
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</tr>
<tr>
<td><strong>Tompkins Green Energy Network (T-GEN)</strong></td>
<td>Ithaca’s CCA program.</td>
<td>CCA</td>
</tr>
<tr>
<td>🚗 <strong>V2B, V2G, V2X</strong></td>
<td>Acronyms representing Vehicle-to-building, grid, or everything. V2X technology allows you to leverage the battery in electric vehicles to support buildings and the grid when additional power is needed most.</td>
<td>Buildings, Transportation</td>
</tr>
</tbody>
</table>
TO: Laura Lewis, Mayor
     Planning and Development Board
Common Council
Aaron Lavine, City Attorney
Victor Kessler, Assistant City Attorney
Shaniqua Lewis, Deputy City Clerk
Mike Thorne, Superintendent of Public Works
Alan Karasin, Acting Director, Public Information & Technology
City of Ithaca Department of Planning and Development
Katie Borgella, Tompkins County Commissioner of Planning and Sustainability

FROM: Megan Wilson, Deputy Director of Planning & Development

DATE: May 30, 2023

RE: Proposed Amendment to Off-Street Parking Requirements in Select B Zones

The City has several business districts, commonly referred to as “B zones”, that allow commercial uses at a lower density than a Central Business District (CBD) or Mixed Use (MU) zone. The specific uses permitted vary by subdistrict and range from quieter uses such as small-scale retail and professional offices to busier uses such as theaters, gas stations, and certain light industries. With the exception of the B-1b, all of these zones have off-street parking requirements.

In recent years, several property owners have expressed concerns over the off-street parking requirements in the B zones. Property owners have either been unable to provide required parking on-site or have not had a demand for the required parking and wish to use the land for other purposes. While some of these property owners have sought area variances, the repeat requests prompted staff to review off-street parking requirements for these districts. Based on an analysis of the locations of these zones and existing development in these areas, staff proposes an amendment to the Zoning Ordinance to eliminate all off-street parking requirements in the B-1a, B-4, and B-5 zones. Maps of the locations of these zones are attached for your review. These districts are typically located near the downtown area or along a major road. They are walkable locations with access to on-street parking, shared off-street parking, and bus service. Many of these properties already provide at least some off-street parking, and businesses and residential property owners may continue to provide parking to meet their demands.

There is currently no off-street parking requirement in the B-1b district. No changes to the B-1b district are proposed. Additionally, the B-2 districts are not included in this proposal. The B-2a and B-2d districts are typically located in closer proximity to residential neighborhoods and further study is needed before any changes are proposed.

The Planning and Economic Development Committee will hold a public hearing and consider this proposal at its meeting on Wednesday, June 21, 2023. Your comments are respectfully requested prior to this meeting. Please feel free to contact me at mwilson@cityofithaca.org with any questions prior to the meeting.
Draft Ordinance
6/21/23

An Ordinance Amending The Municipal Code Of The City Of Ithaca, Chapter 325, Entitled “Zoning” To Amend the Off-Street Parking Requirements in the B-1a, B-4, and B-5 Zoning Districts

ORDINANCE NO.

BE IT ORDAINED AND ENACTED by the City of Ithaca Common Council that Chapter 325, Zoning, of the City Municipal Code be amended as follows:

Section 1.
Chapter 325-8, District Regulations, is hereby amended to removal all minimum off-street parking requirements in the B-1a, B-4, and B-5 zoning districts.

Section 2.
The City Planning and Development Board, the City Clerk and the Planning Department shall amend the district regulations chart in accordance with the amendments made herewith.

Section 3.
Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this ordinance.

Section 4.
Effective Date. This Ordinance shall take effect immediately and in accordance with law after publication of notice as provided in the Ithaca City Charter.
Data contained on this map was provided or derived from data developed or compiled by the City of Ithaca, and is the best available to date. The originators do not warrant the accuracy or completeness of the information portrayed by the data.
Data contained on this map was provided or derived from data developed or compiled by the City of Ithaca, and is the best available to date. The originators do not warrant the accuracy or completeness of the information portrayed by the data.
Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

### Part 1 – Project and Sponsor Information

**Name of Action or Project:**
Proposal to Eliminate Off-Street Parking Requirements in the B-1a, B-4, and B-5 Districts

**Project Location (describe, and attach a location map):**
Multiple locations; Clustered around the downtown area, Old Elmira Road, and Rt. 13

**Brief Description of Proposed Action:**
The proposed action is a zoning amendment that will eliminate off-street parking requirements for all uses in the B-1a, B-4, and B-5 districts.

**Name of Applicant or Sponsor:**
City of Ithaca

**Telephone:** (607) 274-6560

**E-Mail:** mwilson@cityofithaca.org

**Address:**
108 E. Green Street

**City/PO:**
Ithaca

**State:**
NY

**Zip Code:**
14850

1. **Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?**
   - If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

2. **Does the proposed action require a permit, approval or funding from any other government Agency?**
   - If Yes, list agency(s) name and permit or approval:

3. a. **Total acreage of the site of the proposed action?**
   - _______ acres

   b. **Total acreage to be physically disturbed?**
   - _______ acres

   c. **Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?**
   - _______ acres

4. **Check all land uses that occur on, are adjoining or near the proposed action:**
   - [ ] Urban  [ ] Rural (non-agriculture)  [ ] Industrial  [ ] Commercial  [ ] Residential (suburban)
   - [ ] Forest  [ ] Agriculture  [ ] Aquatic  [ ] Other(Specify):
   - [ ] Parkland
5. Is the proposed action,
   a. A permitted use under the zoning regulations?  
      | NO | YES | N/A |
      |    |    |     |
   b. Consistent with the adopted comprehensive plan?  
      | NO | YES | N/A |
      |    |    |     |

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  
   | NO | YES |
   |    |     |

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
   If Yes, identify:  
   | NO | YES |
   |    |     |

8. a. Will the proposed action result in a substantial increase in traffic above present levels?  
      | NO | YES |
      |    |     |
   b. Are public transportation services available at or near the site of the proposed action?  
      | NO | YES |
      |    |     |
   c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?  
      | NO | YES |
      |    |     |

9. Does the proposed action meet or exceed the state energy code requirements?  
   If the proposed action will exceed requirements, describe design features and technologies:  
   | NO | YES |
   |    |     |

10. Will the proposed action connect to an existing public/private water supply?  
    If No, describe method for providing potable water:  
    | NO | YES |
    |    |     |

11. Will the proposed action connect to existing wastewater utilities?  
    If No, describe method for providing wastewater treatment:  
    | NO | YES |
    |    |     |

12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  
      | NO | YES |
      |    |     |
   b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  
      | NO | YES |
      |    |     |

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  
      | NO | YES |
      |    |     |
   b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
      | NO | YES |
      |    |     |

    If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:  
    | NO | YES |
    |    |     |
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- [ ] Shoreline
- [ ] Forest
- [ ] Agricultural/grasslands
- [ ] Early mid-successional
- [ ] Wetland
- [ ] Urban
- [ ] Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

- [ ] NO
- [ ] YES

16. Is the project site located in the 100-year flood plan?

- [ ] NO
- [ ] YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
   If Yes,
   a. Will storm water discharges flow to adjacent properties?
   - [ ] NO
   - [ ] YES
   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
   - [ ] NO
   - [ ] YES
   If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
   If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
   If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
   If Yes, describe:

---

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: City of Ithaca

Signature: Megan Wilson

Date: 5/30/23

Title: Deputy Director of Planning
Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>✔</td>
<td>❌</td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>✔</td>
<td>❌</td>
</tr>
<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>✔</td>
<td>❌</td>
</tr>
<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>✔</td>
<td>❌</td>
</tr>
<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>✔</td>
<td>❌</td>
</tr>
<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>✔</td>
<td>❌</td>
</tr>
<tr>
<td>7. Will the proposed action impact existing:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. public / private water supplies?</td>
<td>✔</td>
<td>❌</td>
</tr>
<tr>
<td>b. public / private wastewater treatment utilities?</td>
<td>✔</td>
<td>❌</td>
</tr>
<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>✔</td>
<td>❌</td>
</tr>
<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>✔</td>
<td>❌</td>
</tr>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>✔</td>
<td>❌</td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td>✔</td>
<td>❌</td>
</tr>
</tbody>
</table>
Short Environmental Assessment Form  
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed action will eliminate all required off-street parking in the B-1a, B-4, and B-5 zoning districts. These districts are typically located near the downtown area or along a major transportation corridor. They are walkable locations with access to on-street parking, shared off-street parking, and bus service. Many of these properties already provide at least some off-street parking, and businesses and residential property owners may continue to provide parking to meet their demands. Adverse environmental impacts are not anticipated.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Ithaca Common Council

Laura Lewis

Mayor

Signature of Lead Agency

5/30/23

Date

Signature of Responsible Officer in Lead Agency

Mayor

Signature of Preparer (if different from Responsible Officer)
Data contained on this map was provided or derived from data developed or compiled by the City of Ithaca, and is the best available to date. The originators do not warrant the accuracy or completeness of the information portrayed by the data.
An Ordinance to Amend The Municipal Code Of The City Of Ithaca, Chapter 325, Entitled "Zoning" To Amend the Off-Street Parking Requirements in the B-1a, B-4, and B-5 Zoning Districts - Declaration of Lead Agency

WHEREAS, State Law and Section 176-6 of the City Code require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS, State Law specifies that, for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS, the proposed zoning amendment is an "Unlisted" Action pursuant to the City Environmental Quality Review (CEQR) Ordinance, which requires environmental review under CEQR; now, therefore, be it

RESOLVED, that the Common Council of the City of Ithaca does hereby declare itself lead agency for the environmental review of the proposal to amending the Municipal Code of the City of Ithaca, Chapter 325, Entitled "Zoning," to amend the off-street parking requirements in the B-1a, B-4, and B-5 zoning districts.
An Ordinance to Amend The Municipal Code Of The City Of Ithaca, Chapter 325, Entitled “Zoning” To Amend the Off-Street Parking Requirements in the B-1a, B-4, and B-5 Zoning Districts - Declaration of Environmental Significance

WHEREAS, The Common Council is considering a proposal to amend the Municipal Code of the City Of Ithaca, Chapter 325, Entitled “Zoning,” to amend the off-street parking requirements in the B-1a, B-4, and B-5 zoning districts, and

WHEREAS, the appropriate environmental review has been conducted, including the preparation of a Short Environmental Assessment Form (SEAF), dated May 30, 2023, and

WHEREAS, the proposed action is an “Unlisted” Action under the City Environmental Quality Review Ordinance, and

WHEREAS, the Common Council of the City of Ithaca, acting as lead agency, has reviewed the SEAF prepared by planning staff; now, therefore, be it

RESOLVED, that this Common Council, as lead agency in this matter, hereby adopts as its own the findings and conclusions more fully set forth on the Full Environmental Assessment Form, dated May 30, 2023, and be it further

RESOLVED, that this Common Council, as lead agency in this matter, hereby determines that the proposed action at issue will not have a significant effect on the environment, and that further environmental review is unnecessary, and be it further

RESOLVED, that this resolution constitutes notice of this negative declaration and that the City Clerk is hereby directed to file a copy of the same, together with any attachments, in the City Clerk’s Office, and forward the same to any other parties as required by law.
TO: Laura Lewis, Mayor Planning and Development Board  
    Common Council Board of Zoning Appeals  
    Aaron Lavine, City Attorney Victor Kessler, Assistant City Attorney  
    Shaniqua Lewis, Deputy City Clerk  
    Mike Thorne, Superintendent of Public Works  
    Alan Karasin, Acting Director, Public Information & Technology  
    City of Ithaca Department of Planning and Development  
    Katie Borgella, Tompkins County Commissioner of Planning and Sustainability

FROM: Megan Wilson, Deputy Director of Planning & Development

DATE: May 30, 2023

RE: Proposed Amendment to Off-Street Parking Requirements in Select B Zones

The City is considering an amendment to the zoning designation of four properties currently zoned B-2b to Mixed Use 2 (MU-2).

As staff was analyzing the locations and existing conditions of the City’s business zones, it was discovered that there are only four properties that are zoned B-2b. The majority of central Collegetown was zoned B-2b prior to the adoption of the Collegetown Area Form Districts in 2014. With the adoption of the form districts, these four properties on the west side of Eddy Street’s 400-block became the only remaining B-2b district in the City.

The City has a large number of zoning districts, and staff tries to identify ways to consolidate districts while still implementing broader planning objectives. The area regulations for the B-2b and MU-2 districts are nearly identical, with the most notable exception being off-street parking. The B-2b district does require off-street parking while the MU-2 does not. All four of the properties are locally designated historic properties that are currently deficient in their required parking. They are also located near central Collegetown, the City’s Dryden Road Parking Garage, and multiple TCAT bus routes. No adverse impacts from the removal of the parking requirements are anticipated.

The Planning and Economic Development Committee will hold a public hearing and consider this proposal at its meeting on Wednesday, June 21, 2023. Your comments are respectfully requested prior to this meeting. Please feel free to contact me at mwilson@cityofithaca.org with any questions prior to the meeting.
An Ordinance Amending The Municipal Code Of The City Of Ithaca,
Chapter 325, Entitled “Zoning” To Amend the Zoning District Boundaries
of the Mixed Use 2 (MU-2) District

ORDINANCE NO.

BE IT ORDAINED AND ENACTED by the City of Ithaca Common Council
that Chapter 325, Zoning, of the City Municipal Code be amended as
follows:

Section 1.
The Official Zoning Map of the City of Ithaca is hereby amended to
change the designation from B-2b to MU-2 for the following tax
parcels: 63.-8-11, 63.-8-12, 63.-8-13, and 63.-8-14. The boundaries
are shown on the attached map entitled “Proposed Mixed Use 2 (MU-2)

Section 2.
The City Planning and Development Board, the City Clerk and the
Planning Department shall amend the official zoning map in accordance
with the amendments made herewith.

Section 3.
Severability. If any section, subsection, sentence, clause, phrase
or portion of this ordinance is held to be invalid or unconstitutional
by a court of competent jurisdiction, then that decision shall not
affect the validity of the remaining portions of this ordinance.

Section 4.
Effective Date. This Ordinance shall take effect immediately and
in accordance with law after publication of notice as provided in
the Ithaca City Charter.
Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Proposal to Amend the Boundaries of the Mixed Use 2 (MU-2) Zoning District

Project Location (describe, and attach a location map):
City Tax Parcels 63.-8-11, 63.-8-12, 63.-8-13, and 63.-8-14

Brief Description of Proposed Action:
The proposed zoning amendment will change the designation of the four parcels from B-2b to MU-2. The zoning regulations of the two districts are very similar, with the greatest exception being off-street parking. The B-2b district requires off-street parking, and the MU-2 district does not. These four parcels are currently deficient in off-street parking and are located adjacent to other properties zoned MU-2. The properties are also located in the City’s East Hill Historic District.

Name of Applicant or Sponsor:
City of Ithaca

Telephone: (607) 274-6550
E-Mail: mwilson@cityofithaca.org

Address:
108 E. Green Street

City/PO: Ithaca State: NY Zip Code: 14850

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

   NO   YES

2. Does the proposed action require a permit, approval or funding from any other government Agency?
   If Yes, list agency(s) name and permit or approval:

   NO   YES

3. a. Total acreage of the site of the proposed action? _________ acres
   b. Total acreage to be physically disturbed? _________ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _________ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

   □ Urban    □ Rural (non-agriculture)    □ Industrial    □ Commercial    □ Residential (suburban)
   □ Forest    □ Agriculture    □ Aquatic    □ Other(Specify):
   □ Parkland
<table>
<thead>
<tr>
<th>Question</th>
<th>NO</th>
<th>YES</th>
<th>N/A</th>
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<tbody>
<tr>
<td>5. Is the proposed action,</td>
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<td>a. A permitted use under the zoning regulations?</td>
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<td>b. Consistent with the adopted comprehensive plan?</td>
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<td>6. Is the proposed action consistent with the predominant character of</td>
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<td>the existing built or natural landscape?</td>
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<td>7. Is the site of the proposed action located in, or does it adjoin, a</td>
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<td>state listed Critical Environmental Area?</td>
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<td>If Yes, identify:</td>
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<td>8. a. Will the proposed action result in a substantial increase in</td>
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<td>traffic above present levels?</td>
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<td>b. Are public transportation services available at or near the site of</td>
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<td>the proposed action?</td>
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<tr>
<td>c. Are any pedestrian accommodations or bicycle routes available on or</td>
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<td>near the site of the proposed action?</td>
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<td>9. Does the proposed action meet or exceed the state energy code</td>
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<td>requirements?</td>
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<td>If the proposed action will exceed requirements, describe design</td>
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<td>features and technologies:</td>
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<td>10. Will the proposed action connect to an existing public/private water</td>
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<tr>
<td>supply?</td>
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<td>If No, describe method for providing potable water:</td>
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<tr>
<td>11. Will the proposed action connect to existing wastewater utilities?</td>
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<td>If No, describe method for providing wastewater treatment:</td>
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<tr>
<td>12. a. Does the project site contain, or is it substantially contiguous</td>
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<td>to, a building, archaeological site, or district which is listed on the</td>
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<tr>
<td>National or State Register of Historic Places, or that has been</td>
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<td>determined by the Commissioner of the NYS Office of Parks, Recreation</td>
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<td>and Historic Preservation to be eligible for listing on the State</td>
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<tr>
<td>Register of Historic Places?</td>
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<tr>
<td>b. Is the project site, or any portion of it, located in or adjacent to</td>
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<tr>
<td>an area designated as sensitive for archaeological sites on the NY</td>
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<td>State Historic Preservation Office (SHPO) archaeological site</td>
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<tr>
<td>inventory?</td>
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<tr>
<td>13. a. Does any portion of the site of the proposed action, or lands</td>
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<tr>
<td>adjoining the proposed action, contain wetlands or other waterbodies</td>
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<td>regulated by a federal, state or local agency?</td>
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<td>b. Would the proposed action physically alter, or encroach into, any</td>
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<td>existing wetland or waterbody?</td>
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<tr>
<td>If Yes, identify the wetland or waterbody and extent of alterations in</td>
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<td>square feet or acres:</td>
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</tbody>
</table>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- [ ] Shoreline
- [ ] Forest
- [ ] Agricultural/grasslands
- [ ] Early mid-successional
- [ ] Wetland
- [ ] Urban
- [ ] Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

- [ ] NO
- [ ] YES

16. Is the project site located in the 100-year flood plan?

- [ ] NO
- [ ] YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?

- [ ] NO
- [ ] YES

   a. Will storm water discharges flow to adjacent properties?

   - [ ] NO
   - [ ] YES

   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

   - [ ] NO
   - [ ] YES

   If Yes, briefly describe:

   ______________________________________________________
   ______________________________________________________

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

- [ ] NO
- [ ] YES

If Yes, explain the purpose and size of the impoundment:

______________________________________________________________________________________________
______________________________________________________________________________________________

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

- [ ] NO
- [ ] YES

If Yes, describe:

______________________________________________________________________________________________
______________________________________________________________________________________________

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

- [ ] NO
- [ ] YES

If Yes, describe:

______________________________________________________________________________________________
______________________________________________________________________________________________

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: City of Ithaca

Date: May 30, 2023

Signature: Megan Wilson

Title: Deputy Director of Planning & Development
**Short Environmental Assessment Form**

**Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>7. Will the proposed action impact existing:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. public / private water supplies?</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>b. public / private wastewater treatment utilities?</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td>✓</td>
<td>✗</td>
</tr>
</tbody>
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Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposal will rezone four parcels in Collegetown from B-2b to MU-2. The zoning regulations for the two districts are very similar, with the largest difference being off-street parking requirements. The proposed action will eliminate off-street parking requirements for these four parcels. The parcels are already deficient in the required off-street parking. No adverse environmental impacts are anticipated as a result of this action.
An Ordinance to Amend The Municipal Code Of The City Of Ithaca, Chapter 325, Entitled “Zoning” To Amend the Zoning District Boundaries of the Mixed Use 2 (MU-2) District - Declaration of Lead Agency

WHEREAS, State Law and Section 176-6 of the City Code require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS, State Law specifies that, for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS, the proposed zoning amendment is an “Unlisted” Action pursuant to the City Environmental Quality Review (CEQR) Ordinance, which requires environmental review under CEQR; now, therefore, be it

RESOLVED, that the Common Council of the City of Ithaca does hereby declare itself lead agency for the environmental review of the proposal to amending the Municipal Code of the City of Ithaca, Chapter 325, Entitled “Zoning,” to amend the zoning district boundaries of the Mixed Use 2 (MU-2) District.
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WHEREAS, The Common Council is considering a proposal to amend the Municipal Code of the City Of Ithaca, Chapter 325, Entitled “Zoning,” to amend the zoning district boundaries of the Mixed Use 2 (MU-2) District, and

WHEREAS, the appropriate environmental review has been conducted, including the preparation of a Short Environmental Assessment Form (SEAF), dated May 30, 2023, and

WHEREAS, the proposed action is an “Unlisted” Action under the City Environmental Quality Review Ordinance, and

WHEREAS, the Common Council of the City of Ithaca, acting as lead agency, has reviewed the SEAF prepared by planning staff; now, therefore, be it

RESOLVED, that this Common Council, as lead agency in this matter, hereby adopts as its own the findings and conclusions more fully set forth on the Full Environmental Assessment Form, dated May 30, 2023, and be it further

RESOLVED, that this Common Council, as lead agency in this matter, hereby determines that the proposed action at issue will not have a significant effect on the environment, and that further environmental review is unnecessary, and be it further

RESOLVED, that this resolution constitutes notice of this negative declaration and that the City Clerk is hereby directed to file a copy of the same, together with any attachments, in the City Clerk’s Office, and forward the same to any other parties as required by law.
To: Planning & Economic Development Committee  
From: Lisa Nicholas, Director of Planning & Development on Behalf of the Working Group for Unsanctioned Encampments.  
Date: June 16, 2023  
Re: Draft Pilot Administrative Policy - Unsanctioned Encampments on City Property

At the June 23rd PEDC meeting, members of the Working Group for Unsanctioned Encampments will present the final draft of the attached Pilot Administrative Policy - Unsanctioned Encampments on City Property, ask for the Committee’s input on some key decision points and request that the policy be circulated for comments.

The working group developed this policy to address one aspect of their charge, namely, “to develop a draft City policy regarding unsanctioned encampments on City-owned property, including a recommended methodology for policy enforcement given competing demands for limited City resources and a desire not to criminalize homelessness”.

Although it is not within the jurisdiction of the city to provide social services, it is taking several actions to address the needs of those experiencing unsheltered homelessness (see list below). However, that is not the primary focus of this policy. Its goal is to establish consistent guidelines when the presence of an encampment conflicts with the needed use of public land or in situations that present an imminent threat to public health, safety, general welfare, or environmental conditions. Key aims are avoiding the need for relocation to the maximum extent possible, establishing a protocol designed to achieve voluntary relocation when necessary and providing basic hygiene facilities in an area where camping is allowed. This policy is restricted to camping only. No proposed changes are suggested to emergency response for medical emergencies, fires or criminal activity.

The policy’s two main aspects work together to allow camping in areas of no conflict with public use, discourage the establishment of encampments in areas of conflict with public use, and outline a system of response and enforcement. The two main aspects of the policy are:

1. The proposed classification of city lands into three categories (see attached Draft Camping Limits Map):
   a) Green Zone: camping allowed.  
   b) Red Zone: camping not allowed with enforcement.  
   c) Amber Zone: camping not allowed, enforcement triggered for individual campsites in specific situations. (Note that no properties shown on the draft map are currently listed in this zone)

2. A proposed enforcement protocol that aims to achieve voluntary relocation.

Expected benefits of this policy:

- Providing clarity for campers and service providers about where camping is allowed.
- Providing a consistent and coordinated response across City Departments.
- Establishing a system of communication and tracking to evaluate future actions.
- Establishing and testing a protocol for humane relocation, when needed.
- Supporting the reprogramming of land for public use when desirable or needed.
- Piloting the provision of basic hygiene facilities in the allowed camping area.
Activities the City is currently undertaking to address the needs of those experiencing unsheltered homelessness:

- Receipt of $1.2 Million Home ARP Allocation to support a housing surge and prevent a return to homelessness for vulnerable individuals.
- Creation of a homeless outreach coordinator funded in the 2023 budget (position in development)
- Allocation of $100,000 in the 2023 Budget to address homelessness.
- May 2023 Council Endorsement of the Continuum of Care’s Home Together: Tompkins plan
- Collaboration with and support of agencies seeking to develop permanent supportive housing.
- Annual contribution to the Community Housing Development Fund that provides financial support for the creation of permanently affordable housing.

Please feel free to contact me at lnicholas@cityofithaca.org with any questions prior to the meeting.
GREEN: Camping allowed in areas not currently in use for a public purpose such as the dewatering facility, materials storage and placement, utility easements, access roads, etc.

RED: No Camping
Also includes the following:
- City parks, sidewalks, and parking lots
- All or any portion of a City-owned parcel currently in use or a public purpose (e.g. storage areas, public works facilities, etc.).

NY State Plane, Central GRS 80 Datum
Data Source: Tompkins County, City of Ithaca, 2023
Map Prepared by: GIS Program, City of Ithaca, NY, 16 June 2023
City of Ithaca
Pilot Administrative Policy - Unsanctioned Encampments on City Property

1. Statement of Problem

Like many communities around the nation, the City of Ithaca and Tompkins County are facing crisis levels for individuals experiencing homelessness. During the winter of 2022-23, a record number of people, up to 240 on some nights, received emergency cold-weather shelter. A growing number of unauthorized campsites on public property in the City poses safety and health concerns for people living in and around them, and create challenges related to human waste, garbage, exposure to communicable diseases, exposure to violence and other human health concerns.

2. Purpose

Manage City properties in a way that reduces negative impacts and balances competing needs of vulnerable unsheltered persons with the City’s obligation to maintain public health, safety, general welfare and protection of environmental resources consistent with the following guidelines:

- Homelessness is not a crime.
- Treat persons experiencing homelessness with respect, dignity and compassion.
- Identify City property where camping is temporarily allowed in recognition of a lack of practical access to shelter and housing for every person experiencing homelessness.
- Identify City property where camping is most inappropriate.
- Ensure that any necessary relocation intervention is accompanied by an option for shelter, housing, and/or a relocation site.
• Maximize use of interventions seeking voluntary compliance with the policy and minimize police interaction with persons experiencing unsheltered homelessness.

3. Classification of City Properties

City properties are classified along a spectrum of properties where camping is temporarily allowed, due to the lack of shelter options for each person who is experiencing unsheltered homelessness, to where camping is strictly prohibited as follows:

A. **Green Zone – Camping Temporarily Allowed**
   Lands classified in the Green Zone are areas where camping by persons experiencing homelessness is temporarily allowed. The City will provide basic hygiene and sanitation services on a trial basis at a Green Zone area.

   The following City property is classified in the Green Zone:
   • Area behind Walmart and Lowes – The 66-acre City-owned parcel formerly known as Southwest Park (comprised of tax parcels #100.-3-1 and #119.-1-2), excluding areas of active or imminent use by the Department of Public Works (DPW) such as for material storage, active spoils disposal, and the dewatering facility and any other fenced off area.

B. **Amber Zone – Camping Prohibited but Lower Priority for Enforcement**
   Lands classified in the Amber Zone prohibit camping but enforcement is triggered by specific negative impacts of particular campsites rather than mere presence of a campsite in an area classified in an Amber Zone.

   The following City property is classified in the Amber Zone:
   • All City property not classified in either the Green or Red zones.

C. **Red Zone – No Camping Area**
   Lands classified in the Red Zone are areas where camping is strictly prohibited. The City will prioritize land management and enforcement resources to keep lands in Red Zones free from encampments.

   The following City property is classified in the Red Zone:
   • Area between Cecil A. Malone Drive and Taber Street – The 4.3 acre, City-owned 119 Brindley Street parcel (tax parcel #73.-8-1);
   • Any areas under active City use for public or municipal functions including but not limited to parks, road rights-of-way, sidewalks and adjacent tree lawns, multi-use trail corridors, The Commons, and public parking

See the attached color-coded map of selected City-owned properties.
4. Intervention Framework

Approaches to City intervention and enforcement will differ by zone as follows:

A. Green Zone – The City will provide basic hygiene and sanitation services on a trial basis at the Green Zone to support the needs of persons experiencing homelessness. Law enforcement is instructed to take a non-involvement approach with respect to enforcing the citywide prohibition on camping in the Green Zone unless an emergency response is warranted. Law enforcement shall respond and investigate alleged crimes committed at encampments consistent with laws and policies that govern other criminal investigations, irrespective of location or whether the victim or suspect is sheltered or unsheltered.

B. Amber Zone – While camping is not allowed in the amber zone, enforcement of the prohibition is only prioritized when triggered by negative impacts of a particular campsite to the public health and safety, general welfare and protection of the environment. City Intervention shall be considered based on the cumulative impact of one or more of the following factors:
   - quantities of garbage, debris, salvage materials, or waste
   - presence of vermin or biological vector hazards and evidence of infestation
   - presence of a bonfire or uncontrolled fires
   - presence of hard wall structures
   - verified reports or observable evidence of violence or criminal activity other than camping
   - complaints from neighbors
   - restriction of authorized construction or maintenance activities
   - damage to the natural environment, including cutting down of trees

Encampments in the Amber Zone that remain civil, safe and sanitary will not be prioritized for enforcement. Voluntary efforts to relocate and/or mitigate negative impacts are encouraged before other enforcement methods are deployed.

C. Red Zone – City interventions and enforcement resources are prioritized to keep the Red Zone free of encampments. City interventions on lands in the Red Zone may include erection of fencing, vegetation clearing and mowing and conversion to inclusive public spaces for use by all persons, including those experiencing homelessness.

5. Response Due to Emergency or Hazards

The City reserves the right to seek immediate closure and/or removal of any campsite on City property in the event of an emergency or hazard condition.
6. Enforcement

A. Enforcement Prioritization - Enforcement to relocate noncompliant campsites is prioritized in the following rank order:
   (1) Emergency condition and obstruction campsites
   (2) Campsites in Red Zones
   (3) Campsites in Amber Zones

B. Enforcement Protocol –

   (1) General - The preferred approach to enforcement is for outreach workers to visit the unauthorized encampment and successfully convince the camper to voluntarily relocate to housing, shelter or an authorized camping location without any involvement by City staff or law enforcement personnel. Failing that, the general approach to enforce this policy is to repeatedly seek voluntary compliance prior to consideration of escalated enforcement mechanisms. In no case is a physical “sweep” of encampments authorized by this policy.

   (2) Shared Encampment Incident Database – The City shall establish a database tracking unauthorized encampments and steps taken to bring the campsite into compliance. The database shall be shared with the Continuum of Care, the Enhanced Street Outreach Team (ESOT), the Tompkins County Homeless Services Coordinator, Ithaca Fire Department, Ithaca Police Departments, and other appropriate parties, and maintained by the City of Ithaca Homeless Coordinator.

   (3) Initial Incident Report - A wide variety of different persons may observe or receive notice of a campsite not in compliance with this policy. The initial incident shall be logged into the shared database or reported to the City of Ithaca Homeless Coordinator for logging. A member of the ESOT, who is funded in whole or part by the City or County, is contacted by the City to request they act as an agent for the City to make a site visit(s) to (a) inform the camper of this City policy, (b) determine compliance with this policy and (c) provide the camper with information how to gain shelter, housing, or identify an alternate location where camping is allowed. The contact should be logged into the shared database with relevant information. ESOT members are encouraged to make site visits as a team of two persons.

   (4) Enforcement Protocol - In a case where a campsite is located within a Red Zone that is also actively managed by dedicated City staff, such as parks, managed natural areas, public buildings, or public parking facilities, City staff may make the initial site visit and may request removal of the campsite. In such cases, a “no camping” notice shall be prominently posted at the campsite by City staff requiring removal of the campsite within a reasonable specified amount of time to be posted on the signage, but in no case less than 24 hours. Additionally, the City facility manager shall log the incident in the shared encampment incident database.
In all other cases, unless there is an Emergency Condition or Obstruction, enforcement shall include the following minimum week-by-week steps to seek compliance:
(a) First Site Visit – provide the person with a brief summary of the City policy including the location where camping is allowed and verbally request to bring the camp into compliance.
(b) Second Site Visit – if the person fails to comply with the first verbal request, provide a second verbal notice of noncompliance and request compliance. If the person is not available at the site, post a “no camping” sign at the site that no camping is allowed and the camp is in violation of city policy.
(c) Third Site Visit – if the person continues to fail to comply, inform the person that failure to comply will lead to repeated visits to seek compliance and may lead to involvement of police. Repost the “no camping” sign if it does not remain visible at the site.
(d) Police Verbal Notice – officer verbally notifies the person they are in violation of the encampment policy and must comply by removing the campsite.
(e) Police Written Notice – officer issues a written notice to the person they are violation of the city policy and trespassing on City property in violation of the city encampment policy and must comply or possibly face a charge.
(f) Police Citation – officer issues a citation to enforce the policy. No issuance of a citation shall occur unless verbal and written notices have been delivered to the person.

Each step of the process shall be logged into the shared encampment incidents database.

The preferred people to conduct site visits are teams of outreach workers. If they are unable or unwilling to make site visits, the City’s Homeless Outreach Coordinator, or their designee, in conjunction with another City or County employee familiar with the site in question, is authorized to conduct site visits if they feel safe making the site visit. If the Homeless Outreach Coordinator is also unavailable, a member of the Ithaca Police Department may be requested to conduct site visits.

7. Coordination with other Municipalities
The City shall work in close coordination with Tompkins County and adjacent municipalities in administration and implementation of this pilot policy and explore collaborative approaches to reduce unsheltered homelessness.

8. Evaluation
The City shall regularly review of this pilot policy for revision and improvement, including review of the adequacy of the size of the Green Zone to safely accommodate those people lacking access to shelter.
9. Definitions

**Campsite/Encampment**: one or more tent, lean-to, structure, tarpaulin, pallet, or makeshift structure used for purposes of habitation or active occupation located in an identifiable area within the City of Ithaca. Habitation is evidenced by the presence of bedding materials, campfires, cooking materials, storage of clothing and other personal belongings or items, gathered in a manner where it appears to a reasonable person that the site is being used for habitation or active occupation purposes. Campsites do not include sites a reasonable person would conclude are no longer in use, because any remaining materials are garbage, debris, or waste.

**Citation**: a police-issued order to appear in court and answer an alleged violation charge. Issuance of a citation is an alternative to an arrest and does not require an individual to be booked, fingerprinted or risk detention. A less formal term for a citation is an “appearance ticket.”

**Enhanced Street Outreach Team (ESOT)**: a coalition of approximately 15-20 professionals and volunteers who work in a coordinated fashion to address the needs of unsheltered and vulnerable persons in Tompkins County by building trusting relationships and providing access to resources and services to meet basic needs. The ESOT is administratively supported by the Continuum of Care and includes members from a variety of community-based organizations and government. Members of the outreach team are trained professionals with years of experience working with people experiencing homelessness. The ESOT is not an enforcement entity.

**Emergency Condition**: a campsite where people camping outdoors are at risk of serious injury or death beyond that caused by increased exposure to the elements, or their presence creates a risk of serious injury or death to others, or damage to neighboring property. Immediate hazard campsites include but are not limited to areas where site conditions present an immediate threat to public health or the environment and/or the lack of sanitation facilities results in human solid or liquid waste being discharged therein.

**Obstruction**: people, tents, makeshift structures, personal property, debris and other objects related to a campsite that interfere with ADA access or a public right-of-way; or interfere with areas that are necessary or essential to the intended use or maintenance of a public property or a public facility.
Committee Members Attending: Rob Gearhart, Chair; Alderpersons Cynthia Brock, Phoebe Brown, and Ducson Nguyen

Committee Members Absent: Alderperson Tiffany Kumar

Other Elected Officials Attending: Mayor Laura Lewis; Alderperson George McGonigal

Staff Attending: Lisa Nicholas, Director, Planning and Development Department; Nikki Cerra, Planning and Development Department; Jeanne Grace, City Forester; Nels Bohn, Director, IURA; Anisa Mendizabal, IURA; Bryan McCracken, Planning and Development; Megan Wilson, Deputy Director; and Deborah Grunder, Executive Assistant

Others Attending: Caleb Thomas, Ithaca Murals; Laura Mattos, Visum Chief Operating Officer; Liddy Barger, Director of Housing Initiatives

1) Call to Order/Agenda Review

Chair Gearhart read the emergency evacuation procedures and then called the meeting to order at 6:04 p.m. There were no changes to the agenda.

2) Public Comment/Written Comments

Theresa Alt, 206 Eddy Street, worried about the voting items on the agenda. She supports Continuum of Care.

Joe McMahon, camping does a lot to natural areas. Does not agree with the Breeze overlook project. Chain-link fences keep the view of the overlook hidden.

Zach Winn, spoke against the encampments proposals. Fencing is not the answer. Ithaca should be known as if you continue to camp on City land you will be helped.

David Cutter, Planning Office, CU, spoke in favor of the proposed private tree ordinance.

Response to public speakers:

Alderperson Brown thanked Theresa Alt for her comments
3) Special Tree Ordinance – Presentation

Nikki Cerra, Environmental and Landscape Planner provided the presentation to the group.

You may access the presentation at the following link:  . https://cityofithaca-my.sharepoint.com/:b:/g/personal/ncerra_cityofithaca_org/EePV0mBI-JICqhxT6HSLLIBrLuMwPIY4D8xxWozzLv6-A

Jeanne Grace, City Forester, also commented that the City will work with homeowners before they cut a tree down. There may be other options.

Alderperson Brown also asked about the trees that have been taken down. Are the property owners notified? City Forester Grace responded they do notify them, but the property owners don’t have any say in what they’re doing.

Grace stated that most trees being cut down are because they are interfering with the power lines.

Alderperson Nguyen stated he is very much in support of this. In fact, he and another colleague brought this forward a few years back.

It was decided that Nikki and Jeanne will continue working on this and bring it back to this committee.

4) Announcements, Updates, Reports

a) Smokestack Public Outreach Results and Next Steps

Two key questions were asked:

Should the smokestack be preserved? And should the City help pay for it?

There were also 100s of comments sent in addition to the survey.

Alderperson Brown stated she is disheartened by the results. History is important. We must remember that this facility did produce guns and given the current state of the world is in with mass shootings, etc.

Alderperson Brock agreed with Brown. She further stated that when the factory was taken down there wasn’t any concern or nostalgia at that time, but there is to the smokestack. The City has many more things to pay for and hopes that people will be willing to help with the cost of its preservation.

Alderperson McGonigal stated that the guns made at Ithaca Gun were not assault weapons. They were tools for farmers, hunters, etc.

This will be returned next month for a vote on whether the City should help preserve it.

b) FEMA Open House

FEMA will be in Ithaca on April 26 and 27 to discuss the proposed new flood maps and insurance
5) Discussion

a) Breeze Overlook – Design Update

Visum provided more updates to their proposal after receiving additional feedback from the Committee.

Director Nicholas stated that a site visit was done. They came up from the bottom. Giving all the limitations of that site we thought it would be better to confine them to a small area.

Alderperson Brock stated this proposal makes her very uncomfortable.

Mayor Lewis stated more City staff, i.e., the attorney’s office will review this thoroughly. McGonigal suggested the fire department should also be included in the review.

b) Unsanctioned Encampments on City Property: Approval of Draft Policy Concept

Director Nicholas provided a summary of the reason behind this proposed policy. She stated that this policy looks at the use of City property. It does not review the homelessness issue here in Ithaca and elsewhere.

Nels Bohn reviewed the different areas of this policy.

Mayor Lewis thanked all who have worked on this very important and challenging topic. The City will continue to work with professionals to help make these areas safer and healthier for this group of people.

Alderperson Brown also thanked the group. She asked whether the law would be changed to allow camping without fear of prosecution? She hopes this isn’t an “out-of-site out-of-mind” situation.

Alderperson McGonigal stated the fence is not the solution. It’s a temporary thing. It has nothing to do with the Chamber of Commerce. It’s meant to keep that area free of vandalism, theft, etc. The purpose of the fence is to give the City time to clean the area up. There are also the homeless who just want to be left alone.

6) Voting Items (To Council)

a) Authorization for Funds from 2023 Restricted Contingency

Moved by Alderperson Brock; seconded by Alderperson Nguyen. Carried 4-0.
WHEREAS, as part of the 2023 Authorized City Budget, Common Council included $100,000 in restricted contingency funding to address homelessness, and staff is requesting that up to $73,700 be released for the following purposes:

1) $60,000 to lease or rent one two-station portable toilet and shower. The units will be transported to the City-owned southwest property on a yet-to-be-determined regular weekly schedule for the purpose of providing basic hygiene facilities to those experiencing homelessness. (Rental = approx. $6,000/ month for 10 months = $60,000).

2) $5,000 to place and maintain a dumpster on the City-owned southwest property for the purpose of providing basic sanitation facilities. ($500/ month for 10 months)

3) $8,700 to purchase fencing materials to be erected on the city-owned Brindley St property. The purpose of the fencing is to limit access to the property and prevent re-establishment of campsites on this sensitive site during 2023. Staff will strive to develop a design and program for site restoration and public use; now, therefore be it

RESOLVED, That Common Council hereby releases up to $73,700 from Account A1990 Restricted Contingency and transfers the funds to the appropriate account for the purpose of funding these activities in for 2023.

Alderperson Brock asked if City staff will oversee these areas or will there be an RFP. Bohn stated it will be on site and removed to be cleaned, etc. and returned by City staff.

b) Ithaca/Tompkins County Continuum of Care Plan to Address Unsheltered Homelessness

Liddy Barger and Simone Gatson from Ithaca Housing Initiatives joined the group for this discussion.

Liddy went through the slide show that was available in the agenda packet. The slide show is also included with these minutes.

Endorsement of “Home, Together: Tompkins” Plan to Address Unsheltered Homelessness

Moved by Chair Gearhart; seconded by Brock. Carried 4-0

WHEREAS, the City of Ithaca is a member of the Ithaca/Tompkins County Continuum of Care (CoC), the local planning organization charged with coordinating the local homeless response system, and

WHEREAS, the CoC commissioned the Homeless and Housing Needs Assessment for Tompkins County, completed in March 2022, that concluded a shortage of permanent supportive housing units and affordable rental housing units creates a bottleneck to move unhoused persons to housing in a timely manner, and

WHEREAS, in December 2022, the CoC adopted a community-wide action plan to reduce unsheltered homelessness titled Home, Together: Tompkins (HTT Plan), and
WHEREAS, the HTT plan recommends the following strategies to reduce unsheltered homelessness:

- Build 100 units of permanent supportive housing units
- Expand emergency shelter capacity
- Organize and implement a “housing surge” to move unsheltered persons to housing
- Enhance and coordinate housing navigation services, and

WHEREAS, the CoC recognizes the HTT Plan will only be effective if municipalities, non-profits, housing developers, and other stakeholders work collaboratively to implement the plan, and

WHEREAS, unsheltered homelessness is a persistent and growing challenge in the community, and

WHEREAS, endorsement of the HTT Plan will strengthen the competitiveness of funding applications seeking to implement strategies contained in the plan, and

WHEREAS, under its Rules of Procedure, the Common Council is authorized to “accept,” “endorse,” or “adopt” a plan, where “acceptance” acknowledges receipt and thanks its author, “endorsement” is defined to mean it concurs in the plan’s findings and/or recommendations, and “adoption” is defined to mean it commits itself to implementing the plan’s recommendations, and

WHEREAS, on March 23, 2023, the Ithaca Urban Renewal Agency (IURA) endorsed the HTT Plan and recommended Common Council endorse the HTT plan; now, therefore, be it

RESOLVED, on recommendation of the IURA, that the City of Ithaca Common Council hereby endorses the Ithaca/Tompkins Continuum of Care’s Home, Together: Tompkins plan to reduce unsheltered homelessness, and be it further

RESOLVED, this endorsement shall not constitute an obligation of the Common Council to fund any specific initiative or project contained in the plan.

c) HOME-ARP Allocation Plan – HUD Entitlement Grant

Anisa Mendizabal explained the allocation plan.

Moved by Alderperson Gearhart; seconded by Alderperson Brown. Carried 4-0.

WHEREAS, the City of Ithaca (City) is eligible to receive an annual formula allocation of funds to address community development needs through the U.S. Department of Housing & Urban Development (HUD) Entitlement program from the Community Development Block Grant (CDBG) program and the HOME Investment Partnerships (HOME) program funding sources, and
WHEREAS, the City has contracted with the Ithaca Urban Renewal Agency (IURA) to plan, administer, implement and monitor the City’s HUD Entitlement program in compliance with all applicable regulations, and

WHEREAS, The American Rescue Plan (ARP) Act of 2021 provides a special $5 billion appropriation of HUD’s HOME funds to alleviate homelessness and housing instability in the aftermath of the COVID-19 pandemic through a special program known as HOME-ARP, and

WHEREAS, the City, as a HUD Entitlement Community, is eligible to receive a one-time allocation of $1,211,000 in HOME-ARP funds upon submission of a satisfactory HOME-ARP Allocation Plan, and

WHEREAS, the IURA staff developed a draft HOME-ARP Allocation Plan in compliance with mandated consultation and public participation procedures and all applicable regulations, and

WHEREAS, at their March 23, 2023, meeting, the IURA adopted the draft HOME-ARP Allocation Plan and submitted it to HUD for review prior to the March 31, 2023, deadline, and

WHEREAS, as a final step to access grant funds, the HOME-ARP Allocation Plan must be approved by the Common Council as a substantial amendment to the 2021 HUD Action Plan; now, therefore, be it

RESOLVED, the City of Ithaca Common Council hereby approves the “City of Ithaca HOME-ARP Allocation Plan,” dated March 23, 2023, as a substantial amendment to the 2021 HUD Entitlement Action Plan, and be it further

RESOLVED, that the Mayor, in consultation with the IURA Chair, is authorized to make minor modifications and clarifications to the allocation plan to address any issues raised by HUD.

d) Electrical Boxes

Caleb Thomas, Ithaca Murals explained the process for selecting the artwork chosen for the electrical boxes throughout the City.

Resolution to Select Artwork for City-Owned Electrical Boxes
Moved by Alderperson Brock; seconded by Alderperson Nguyen. Carried 4-0.

WHEREAS, in 2012 the City’s Public Art Commission launched a project to beautify 21 municipal electrical boxes through the creation of mini-murals, and subsequent rounds of the project were completed in 2014, 2016, and 2017 and

WHEREAS, Ithaca Murals and Get Your GreenBack (GYGB) Tompkins have proposed a new project to install murals on 15 electrical boxes throughout the City, and

WHEREAS, the project, titled Thriving Futures, focuses on the theme of building a future where all people and living environments thrives, and
WHEREAS, the Board of Public Works approved several locations for future murals and street art, including municipal electrical boxes throughout the city, by resolution on May 19, 2010, and all of the proposed locations are included in this approval, and

WHEREAS, Ithaca Murals and GYGB Tompkins issued a call for proposals, and their review committee selected 15 proposals for the project,

WHEREAS, the project will be privately funded and will be budget-neutral to the City; now, therefore, be it

RESOLVED, that the City of Ithaca Common Council selects the submissions of the following artists for Thriving Futures: Bethany Parisi; Cruz Newman; Joshua Swartwood; Karolina Piorko, Maya Kamaeva, and Ami Mehta; Muhamed Kafedzic Muha; Kel Swensen; Rachel Feirman; Stacia Humby; Vivinne Williams; Susan Eschbach; Emily Hoyt; Isaac Sharp; Samarra Khaja; Dorothy Lovelace; 2023 Be Mitzvah class at Tikvun v’Or Reform Temple; (as shown in “Thriving Futures Mural Proposals (2023)’’); and be it further

RESOLVED, that the selected artists may proceed with the installation of their murals on their appointed electrical box upon the execution of an agreement with the City (as reviewed by the City Attorney).

7) Vote to Circulate

a) B-Zone Off-Street Parking

Megan Wilson explained the proposal. No ordinance has been proposed. Once feedback is received the draft ordinance will be proposed and circulated.

Alderperson Brock stated this should be circulated. She further stated that a table that states the lot coverage and existing parking requirements would be very helpful.

Vote to circulate moved by Alderperson Gearhart; seconded by Alderperson Brock. Carried 4-0.

b) B-2b Rezoning

This zone includes only four properties.

Vote to circulate moved by Brock; seconded by Alderperson Nguyen. Carried 4-0.

8) Review and Approval of Minutes

a) March 2023

Moved by Alderperson Nguyen; seconded by Alderperson Brock. Passed unanimously.
9) Adjournment

Alderperson Nguyen moved to adjourn the meeting; seconded by Alderperson Brock. The meeting adjourned at 9:58 p.m.
Committee Members Attending: Rob Gearhart, Chair; Alderpersons Cynthia Brock, Phoebe Brown, and Ducson Nguyen, Tiffany Kumar

Committee MembersAbsent: None

Other Elected Officials Attending: Alderperson Jorge DeFendini

Staff Attending: Lisa Nicholas, Director, Planning and Development Department; Jeanne Grace, City Forester; Nels Bohn, Director, IURA; Anisa Mendizabal, IURA; Bryan McCracken, Planning and Development;

Others Attending: Laura Mattos, Visum Chief Operating Officer and Julia Bucho

1) Call to Order/Agenda Review

Chair Gearhart read the emergency evacuation procedures and then called the meeting to order at 6:04p.m. There were no changes to the agenda.

2) Public Comment/Written Comments

Katie Sims, 104 Lake Avenue – Opposes the creation of a city policy that criminalizes homelessness and encourages the creation of home for the unhoused, unsanctioned encampments.

Sophie Israelson, 429 N. Geneva Street, housing crisis

Miles Weatherington, Ward 2, 327 W. Court Street -- Opposes the creation of an unsanctioned encampment policy that criminalizes homelessness and encourages council to create a policy that creates housing for the unhoused.

Angel Devivo, Ward 2, 110 N. Geneva Street -- Opposes the creation of the unsanctioned encampment policy that criminalizes homelessness.

Leo Brissco, (sp?) 114 Monroe Street – The city needs to address homelessness

Natalya Cowilich, 812 N Cayuga, Leader of two outreach teams, one rural and in the city. Attended the meeting to relay her experiences working with the unhoused populations to Common Council and encourage to changes to the Unsanctioned Encampment Policy that address the needs of the unhoused. The solution to homelessness is more affordable housing

Teres Alt, 206 Eddy St – Spoke in opposition to the Unsanctioned Encampments Policy and
shared fears about the police forces residents to relocate out of the Jungle

Susan Holland, ED of Historic Ithaca, 212 Center Street – Spoke in favor of the City partnering with the Developer of the Breeze apartment to commission an existing conditions survey.

Jean Michel Matore, (sp?) 308 University Avenue, #6 – Spoke in opposition to the Unsanctioned Encampment Policy and requested the end of the camping ban.

Katrina, 333 Center Street -- Spoke in opposition to the Unsanctioned Encampment Policy, noting that is was cruel and inhumane.

Jason Villarreal (sp?), 142 Program Horse Drive – Spoke in opposition of the Unsanctioned Encampment, noting that the policy dehumanizes the unhoused population

Jane Glaubman -- Spoke in opposition to the Unsanctioned Encampments Policy, in remembrance of Jordan Neally, and in fear of society moving toward Fascism.

Ian Schlon, 120 Irving Place – Spoke in opposition to the Unsanctioned Encampment Policy, specifically stating that the policy is about property and not people

Maya Soto -- Spoke in opposition to the Unsanctioned Encampments Policy

Nathan Sitaraman -- Spoke in opposition to the Unsanctioned Encampments Policy.

Response to public speakers:

Alderperson Phoebe Brown thanked everyone for coming out to speak on the Unsanctioned Encampments Policy but asked where the speakers were during the Reimagining Public Safety discussions. Brown also expressed her interest in examining the Smokestack topic more closely and developing a strategy for its treatment that addresses all perspectives.

Alderperson Cynthia Brock thanked the members of the public for attending the meeting to speak about homelessness and explained the limitations of the elected officials and City government. The Unsanctioned Encampments Policy is the City’s initial attempt to address a need in the community and the start of a conversation with the community partners to get the target population the services they need.

Alderperson Jorge DeFendini thanked the members of the public for attending and addressed their concerns regarding police enforcement of the City existing camping prohibition policy.

3) Special Order of Business

a) Public Hearing – 2023 HUD Entitlement Action Plan

Alderperson Tiffany motioned to open public hearing, seconded by Alderperson Ducson. Carried 5-0.

Teresa Alt, Eddy Street – Spoke in opposition to funding the Habitat for Humanity project due to the organization’s recent eviction proceedings.
Natalya Cowilich -- Spoke in support of funding for the dry shelter but encouraged the exploration of options for individuals that are still using.

Alderperson Brock motioned to close the public hearing; seconded by Alderperson Kumar. Carried 5-0.

b) Public Hearing – Amendment to HUD Citizen Participation Plan

Alderperson Brock motioned to open the public hearing; seconded by Alderperson Brown. Carried 5-0.

No one from the public was present to speak.

Alderperson Brock motioned to close the public hearing; seconded by Alderperson Ducson. Carried 5-0.

4) Announcements, Updates, Reports

a) Plus One ADU Funding

Delia Yarrow presented information on the Plus One ADU Funding program, noting that funding will be used to upgrade apartment units that need repair that are owned by low to moderate income individuals. The intention of the program is to meet a need in the community that has not been addressed through other funding opportunities.

Alderperson Brock questioned the impact of the grant-funded investments on the assessed values of the properties and how this valuation changes the long-term affordability of the property.

Yarrow stated that INHS will be working with grant applicants to help them apply for property tax abatements for the improvements that do result in an increase in assessed value.

b) Working Group on Unsanctioned Encampments – Update

Director Nicholas reported that the City is still working on the policy, specifically noting the work on the operationalization of the mobile shower and restroom facilities. A revised policy should be available for review by Council soon.

c) STR Update – Timeline Update

Director Nicholas reported that City staff will be presenting information on the cost of implementing the STR legislation and requesting additional information on policy provisions at the July PEDC meeting.
5) Voting Items (To Council)

   a) 2023 HUD Entitlement Action Plan

   Draft 2023 Action Plan: City of Ithaca — HUD Entitlement Program
   Moved by Alderperson Brock; seconded by Alderperson Nguyen. Carried 5-0.

WHEREAS, the City of Ithaca (City) is eligible to receive an annual formula allocation of funds to address community development needs through the U.S. Department of Housing & Urban Development (HUD) Entitlement program from the Community Development Block Grant (CDBG) program and the HOME Investment Partnerships (HOME) program funding sources, and

WHEREAS, the City has contracted with the Ithaca Urban Renewal Agency (IURA) to administer, implement and monitor the City’s HUD Entitlement program in compliance with all applicable regulations, and

WHEREAS, on an annual basis, an Action Plan must be submitted to HUD to access HUD Entitlement Program funding allocated to the City, and

WHEREAS, the 2023 Action Plan identifies a specific list of budgeted community development activities to be funded from the 2023 HUD Entitlement Program allocation and associated funds administered by the IURA, and

WHEREAS, the IURA employed an open and competitive project selection process for development of the 2023 Action Plan in accordance with the City’s Citizen Participation Plan, and

WHEREAS, a two-part Public Hearing to review 2023 Annual Action Plan proposals was held on February 23, 2023 and March 2, 2023, and

WHEREAS, on March 8, 2023, the U.S. Department of Housing and Urban Development (HUD) released the 2023 CDBG and HOME funding allocations for the City, and

WHEREAS, available funds to be allocated through the 2023 Action Plan funding process include the following:

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>$637,714.00</td>
<td>2023 Allocation</td>
</tr>
<tr>
<td></td>
<td>$140,000.00</td>
<td>2023 Projected Program Income</td>
</tr>
<tr>
<td>CDBG</td>
<td>$ 15,333.20</td>
<td>Recaptured/Unallocated Funds</td>
</tr>
<tr>
<td>HOME</td>
<td>$333,264.00</td>
<td>2023 Allocation</td>
</tr>
<tr>
<td>HOME</td>
<td>$ 11,124.00</td>
<td>Recaptured/Unallocated Funds</td>
</tr>
<tr>
<td></td>
<td>$1,137,435.20</td>
<td>Total, and</td>
</tr>
</tbody>
</table>

WHEREAS, the IURA used an open and competitive project selection process for development of the 2023 Action Plan in accordance with the City of Ithaca’s Citizen Participation Plan, and

WHEREAS, a Public Hearing on the draft Action Plan was held on May 17, 2023; now, therefore, be it

RESOLVED, that the Common Council hereby adopts the City’s 2023 HUD Entitlement Action Plan, including the attached summary table titled “IURA Recommended Draft 2023 Action Plan, City of Ithaca, NY,” dated March 23, 2023, for allocation of the 2023 HUD Entitlement Program award, along with associated funds listed above, and be it further
RESOLVED, that the Urban Renewal Plan shall be amended to include activities funded in the adopted 2023 Action Plan.

Alderperson Nguyen inquired about any advancement in the establishment of a wet shelter in the community. A. Mendizabal reported that the topic has been extensively discussed with community partners, but a funding request was not brought forward during this year’s round of HUD-funded programs proposals.

b) Amendment to HUD Citizen Participation Plan

5th Amendment to HUD Entitlement Citizen Participation Plan:
- HUD Approval for Substantial Amendments
- Anonymous Public Comments

Moved by Alderperson Nguyen; seconded by Alderperson Brock. Carried 5-0.

WHEREAS, the Citizen Participation Plan (CPP) establishes the City of Ithaca’s procedures for involving the public in development and implementation of the U.S. Department of Housing and Urban Development (HUD) Entitlement Program, and

WHEREAS, the City has contracted with the Ithaca Urban Renewal Agency (IURA) to administer, implement and monitor the City’s HUD Entitlement program in compliance with all applicable regulations, and

WHEREAS, the IURA considered two issues for clarification in the CPP:
1. HUD approval of substantial amendments to a 1-year Action Plan or 5-year Consolidated Plan, and
2. Treatment of anonymous comments received, and

WHEREAS, at their February 23, 2023, meeting the IURA recommended adoption of the proposed 5th Amendment to the CPP; now, therefore, be it

RESOLVED, that the Common Council for the City of Ithaca hereby adopts the 5th amendment to the City of Ithaca HUD Entitlement Citizen Participation Plan, dated January 27, 2023, to clarify:

1. that a proposed substantial amendment to a Consolidated Plan or Action Plan requires approval from the U.S. Department of Housing & Urban Development (HUD), and
2. that anonymous public comments received will be accepted and treated on a case-by-case basis regarding the specific circumstances involved.

6) Voting to Circulate
a) Private Tree Ordinance

Director Nicholas reported that staff felt more input from the public was needed on the draft Private Tree Ordinance before it is circulated more widely in the community. Jeanne Grace shared that staff were developing questionnaires to garner feedback from the community. Additionally, staff plans to create summary documents that outline the impacts of the ordinance on different populations in the community and will distribute these documents throughout the community to get feedback.

Alderperson Brock questioned how the ordinance would be enforced and by whom. J. Grace responded that

b) Smokestack – Resolution to Approve Condition Assessment

Alderperson Nguyen; seconded by Alderperson Brown vote to circulate. Carried 3-2.

7) Review and Approval of Minutes

None

8) Adjournment

Alderperson Brown moved to adjourn the meeting; seconded by Alderperson Brock. The meeting adjourned at 9:58 p.m.