



DATE: June 15, 2022  
TIME: 6:00 pm  
LOCATION: [City of Ithaca Public Meetings YouTube Channel](#)

# PEDC Meeting

Planning and Economic Development Committee

Pursuant to changes to New York State's Open Meetings Law and in conjunction with the City of Ithaca's Local Law No. 2022-05, the Planning & Economic Development Committee (PEDC) meetings will now be held in person, with an option for presenters and members of the public to participate in the meeting remotely using video conferencing technology (Zoom).

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

## Agenda Items

Item	Voting Item	Presenter	Time Start
1) Call to Order/Agenda Review	No		6:00
2) Public Comment *	No		6:05
3) Announcements, Updates, Reports a) City Economic Development – Update	No	Tom Knipe, Deputy Director for Economic Development	20 mins
4) Review and Approval of Minutes a) May 2022	Yes	All	5 mins
6) Adjournment	Yes	All	

***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 14, 2022.***

## **How to Participate in the meeting**

The number of audience members in Common Council Chambers will be limited for the purpose of decreasing density. Seating will be on a first come, first served basis, and speakers may be rotated in and out of the room to accommodate everyone who attends in person. Presenters, staff, and members of the public may find it more efficient and comfortable to participate in the meeting remotely.

## **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 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\\_RFaFW2IVCnTrDg](https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg)

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](#).

**City of Ithaca**  
**Planning & Economic Development Committee**  
**Wednesday, May 18, 2022 – 6:00 p.m.**  
**Common Council Chambers, City Hall, 108 East Green Street**

**Minutes**

<b>Committee Members Attending:</b>	Laura Lewis, Chair; Cynthia Brock, Phoebe Brown, Rob Gearheart, Patrick Mehler
<b>Committee Members Absent:</b>	None
<b>Other Elected Officials Attending:</b>	
<b>Staff Attending:</b>	Lisa Nicholas, Acting Director, Planning and Development Department; Tom Parsons, IFD Chief; Anisa Mendizabal, IURA; Nels Bohn, IURA Director; and Deborah Grunder, Executive Assistant
<b>Others Attending:</b>	Eric Hathaway, Transportation and Parking Director; and Liddy Bargar and Simone Gatson, Human Services Coalition

Chair Laura Lewis called the meeting to order at 6:00 p.m.

**1) Call to Order/Agenda Review**

Chair Lewis read into the record a letter to which she sent to the Mayor of Buffalo.

No changes were made to the agenda.

**2) Public Comment**

**Chair Lewis** reminded all that comments are limited to three (3) minutes.

Zach Winn, 229 South Geneva Street, spoke on the proposed encampments. He had a chance to read over the plan for dealing with the illegal homeless encampments. He posed the questions: if drugs will be allowed on site, what options will be available to people who wish to get or remain clean and sober?

Will there be two separate camps? If so, how will that affect the viability of the project? If drugs are allowed on site, what will prevent drug dealers from competing to deal drugs to the occupants of the camps?

With crime surrounding drug addiction primarily involves property crime and the violence between rival drug dealers for the opportunity to deal those drugs. He is curious if the viability of providing free or low-cost drugs to drug addicts in a controlled environment, specifically ones not contaminated with fentanyl, could break the economic life cycle of drug addiction and rob the black market of the cash which fuels not only the day-to-day life of an addict but also is such a lucrative trade for drug dealers. We know there are federal laws that would prevent the distribution of some substances to people who do not have legitimate medical need. He believes it would be possible to classify long-term opiate addiction as a medical condition and treat it as such. Also consider the fact that there are meth addicts who are occupying these camps, and they are not particularly known for their rational thinking or ability to be corralled into a controlled environment.

He could see this project leading to other issues if not handled properly. He encouraged the committee to look at the work of a gentleman named Michael Shellenberger. He is running for governor of California and he's examined the similar situation in San Francisco. He suggested to be very cautious moving forward to make sure there aren't unintended side effects to this plan.

Aldersperson Brock thanked Zach for his comments and asked for a hard copy of his comments due to the amount that was spoken.

### **3) Special Order of Business**

#### **a) Public Hearing – 2022 HUD Action Plan**

Aldersperson Mehler moved to open the public hearing; seconded by Aldersperson Gearhart. Carried Unanimously.

No one from the public was present to speak.

Aldersperson Mehler moved to close the public hearing; seconded by Aldersperson Gearhart. Carried Unanimously.

#### **b) Public Hearing – East Hill Fire Station**

Aldersperson Mehler moved to open the public hearing; seconded by Aldersperson Gearhart. Carried 4-0.

No one from the public was present to speak.

Aldersperson Mehler moved to close the public hearing; seconded by Aldersperson Gearhart. Carried 4-0.

#### **4) Announcements, Updates, Reports**

##### **a) Presentation – West End Update – Eric Hathaway**

The PowerPoint presentation is included with these minutes in addition to the discussion below.

Eric stated he was here several months ago regarding the West End. There were a lot of concerns presented at that time. He provided the developments since then. The project must have the approval from the Department of Transportation (DOT) as well as the City. Currently there is two-way access on Buffalo Street. DOT would like to make the block between Fulton and Meadow Streets one way. More analysis was done, and it was found that by making Buffalo Street one way in that above mentioned block would just move the problem elsewhere. DOT also proposed a change to in the intersection of Buffalo Street and Taughannock Boulevard. The City along with their consultant, Stantec, came up with a recommended summary.

Three things were considered of high importance. DOT is currently reviewing the recommendations. Eric continued with their recommendations near the Purity site area.

Mayor Lewis asked whether there is a timeline that is being followed.

Eric responded that the DOT wants to finish their projects. He does not think the DOT will take too long.

##### **b) Presentation – Tompkins County Homeless Needs Assessment – Liddy Bargar**

Liddy Bargar handed off the presentation to Simone Gatson who went through the slides provided in the agenda packet and included with these minutes.

Simone then passed it back to Liddy Bargar to present their recommendations also outlined in the agenda packet and included with these minutes.

The full report is also available at the following link which was also provided on the agenda:

<http://www.cityofithaca.org/DocumentCenter/View/13915/Homelessness--Housing-Needs-Assessment-for-Tompkins-County-3922>

Mayor Lewis thanked both Liddy and Simone for their thorough presentation. She asked if there are any new units in the pipeline.

Liddy responded that there are a few projects being worked on currently.

Mayor Lewis asked for information on the vouchers.

Liddy stated that there are more people who are available to receive these vouchers.

Mayor Lewis stated that what is needed is a navigator to guide people through the process and all the red tape.

Aldersperson Brown thanked Liddy and Simone for their informational presentation. It is clear how homelessness hits some individuals in our community. Housing costs are very high in Ithaca. How do we get people to a place that they can afford? She doesn't want people to just survive but thrive.

Simone responded about the wrap around services that are available and are seeing great success in this program.

Mayor Lewis stated that the presentation was very valuable and thanked both Liddy and Simone for the work they continue to do.

## **5) Action Items (Voting to send onto Council)**

### **a) 2022 HUD Action Plan**

Mayor Lewis read the revised resolution provided late to the group.

Anisa Mendizabal explained that text and number changes in the resolution were changed since the resolution was created.

Aldersperson Brown stated she is unclear about this process. After listening to Liddy and Simone and HUD, it's unclear why there is still the number of homeless individuals and yet the amount of funds available by HUD.

Aldersperson Gearhart spoke as the new liaison for the IURA. This is a very heavy lift to do what they do. It is important for us to know what their needs are and what else can be done to fund.

Draft 2022 Action Plan: City of Ithaca HUD Entitlement Program

**Moved by Mayor and Chair Lewis; seconded by Alderperson Gearhart. Carried unanimously.**

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 2022 Action Plan identifies a specific list of budgeted community development activities to be funded from the 2022 HUD Entitlement program allocation and associated funds administered by the IURA, and

WHEREAS, as of May 12, 2022, the U.S. Department of Housing and Urban Development (HUD) had not officially notified Entitlement Communities of 2022 CDBG or HOME allocations, and

WHEREAS, funding available to be allocated through the 2022 Action Plan funding process was anticipated to include the following:

\$668,000.00	CDBG 2022 allocation
\$120,000.00	CDBG 2022 projected Program Income
\$ 601.96	CDBG recaptured/unallocated funds
\$330,000.00	HOME 2022 allocation
<u>\$ 13,515.40</u>	HOME recaptured/unallocated funds
<b>\$1,132,117.36</b>	<b>Total, and</b>

WHEREAS, on May 17, 2022, HUD notified the City of Ithaca of its 2022 HUD Entitlement Awards, as follows:

\$633,333.00	CDBG 2022 actual allocation
\$316,825.00	HOME 2022 actual allocation,

resulting in a revised total amount available of **\$1,084,275.36**, and

WHEREAS, the IURA Recommended Action Plan includes contingencies to accommodate the possibility that actual HUD allocations may differ than the anticipated allocations, specifically:

Should the City's 2022 HOME allocation be *greater* than anticipated, funding for the following recommended activities will be increased:

1. Homeowner Rehabilitation Project, Ithaca Neighborhood Housing Services (INHS);
2. Sears Street Development Project, Ithaca Neighborhood Housing Services (INHS).

Should the City's 2022 HOME allocation be *less* than anticipated, funding for the following recommended activities will be decreased according to two priorities, in the following order:

1. Homeowner Rehabilitation Project, Ithaca Neighborhood Housing Services (INHS) — Deduct up to \$24,375.00; and any remaining HOME allocation decrease would be deducted from:
2. Sears Street Development Project, Ithaca Neighborhood Housing Services (INHS).

Should the City's 2022 CDBG allocation be *greater* than anticipated, funding for the following recommended activities will be increased:

1. Bus Stops & Shelters, Tompkins Consolidated Area Transit, Inc. (TCAT) — Funding for fully functional component(s); but not less than \$10,000.00;
2. GIAC Computer Lab, Greater Ithaca Activities Center, Inc. (GIAC, Inc.) — Full funding for additional computer station (subject to Public Services cap);
3. Economic Development Loan Fund (ED-LF).

Should the City's 2022 CDBG allocation be *less* than anticipated, funding for the following recommended activities will be decreased according to three priorities, in the following order:

1. Catholic Charities Building, Ithaca Neighborhood Housing Services, Inc. (INHS) — Deduct 85% of the project funding decrease from this project;
2. Latino Multicultural Center, No Más Lágrimas — Deduct up to \$1,400.00 of the project funding decrease from this project;
3. GIAC Computer Lab, Greater Ithaca Activities Center, Inc. (GIAC) — \$1,896.00/station — Deduct any further project funding decrease from this project.



WHEREAS, the IURA used an open and competitive project selection process for development of the 2022 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 18, 2022; now, therefore, be it

**RESOLVED**, the Common Council hereby adopts City's 2022 HUD Entitlement Annual Action Plan, including the attached summary table titled "IURA Recommended Draft 2022 Action Plan, City of Ithaca, NY," dated March 24<sup>th</sup>, 2022, and revised on May 18<sup>th</sup>, 2022, for allocation of the City's 2022 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 2022 Action Plan.

**b) East Hill Fire Station Relocation – Authorize Transfer of Property and Assignment of Option to IURA**

**East Hill Fire Station Relocation - Authorize Transfer of Property and Assignment of Option to IURA**

**Moved by Mayor Lewis; seconded by Alderperson Gearhart. Carried unanimously.**

WHEREAS, the City of Ithaca Common Council ("Common Council") desires to relocate the East Hill Fire Station, also known as Fire Station #2, currently located at 309 College Avenue, and

WHEREAS, in connection with the relocation and to raise funds for the construction of the new station, the City intends to sell the existing 309 College Avenue parcel, which will be decommissioned as a fire station following the relocation, and

WHEREAS, the City issued Requests For Expressions of Interest ("RFEI") regarding the 309 College Avenue site on July 12, 2018, and February 5, 2021, and

WHEREAS, the City received and reviewed responses submitted to the RFEIs, and

WHEREAS, 311 CA Associates, LLC ("Developer") expressed interest through the RFEI process in acquiring the existing 309 College Avenue site in exchange for cash consideration and an alternative site for the East Hill Fire Station, and

WHEREAS, the City entered into an option agreement with Developer dated February 22, 2022 (“Option Agreement”) that permits, but does not require, the City to sell 309 College Avenue to Developer in exchange for two parcels located at 403 Elmwood Avenue and 408 Dryden Road in addition to cash consideration of \$5.1 million dollars to be paid to the City on the terms contained within the Option Agreement, and

WHEREAS, Section 507 of General Municipal Law authorizes disposition of real property without auction or sealed bid via an urban renewal process, and

WHEREAS, the Common Council requests the Ithaca Urban Renewal Agency (“IURA”) review the terms of the proposed Option Agreement and structure a proposed disposition agreement to relocate the East Hill Fire Station; now, therefore, be it

**RESOLVED**, that the Acting Mayor, subject to review by the City Attorney, is hereby authorized to (1) transfer the 309 College Avenue site to IURA via a City/IURA option agreement, (2) assign the Option Agreement to IURA, and (3) execute any other such documents as may be necessary to enable IURA to undertake an urban renewal procedure that authorizes a negotiated acquisition and sales agreement, and be it further

**RESOLVED**, that the option with the Developer shall not be exercised by IURA on behalf of the City, nor shall IURA authorize the transfer of the 309 College Avenue parcel, without further approval of the Common Council, and be it further

**RESOLVED**, that IURA is authorized and requested to act on behalf of the City with respect to negotiating and structuring the acquisition and sale processes contemplated above, subject to final approval of the Common Council, and be it further

**RESOLVED**, that IURA shall be reimbursed for all reasonable costs incurred to structure the proposed acquisition and sale agreement.

**c) Proposed Policy Regarding Encampments on City Property**

**Proposed Policy Regarding Encampments on City Property**

**Moved by Chair Lewis; seconded by Alderperson Mehler. Carried unanimously.**

WHEREAS, former Mayor Myrick requested Ithaca Urban Renewal Agency staff develop a draft policy regarding encampments on city property for consideration by Common Council, and

WHEREAS, an initial draft was developed and presented for input from the Ithaca/Tompkins County Continuum of Care, community outreach workers, and the TIDES working group, and

WHEREAS, several modifications have been incorporated into the final proposed policy, and

WHEREAS, Common Council procedures allow for reports to be “accepted,” “endorsed,” or “adopted”, now, therefore, be it

**RESOLVED**, that the Common Council for the City of Ithaca hereby accepts the “Proposed Policy Regarding Encampments on City Property,” dated May 2022.

**6) Review and Approval of Minutes**

a) No minutes to approve

**7) Adjournment**

Moved by Alderperson Mehler; seconded by Alderperson Gearhart. Carried unanimously. The meeting was adjourned at 9:00 p.m.