

# PLANNING AND DEVELOPMENT COMMITTEE MEETING

March 5, 2018

Chairman Tesoriero called the meeting to order at 7:14 p.m. in the 2<sup>nd</sup> floor Common Council Chambers of City Hall.

***MEMBERS PRESENT:*** Councilor Tesoriero, Councilor Corradino and Councilor McBrearty.

***OTHERS PRESENT:*** Councilor DeMassi; Councilor Hill; Councilor Wilmott; Councilor Gosek; William Barlow, Mayor; Kevin Caraccioli, City Attorney; Deborah Coad, City Chamberlain; Justin Rudgick, Director of Community & Economic Development; Randall Griffin, Fire Chief; and Caroline Anderson, Animal Control Officer.

***MEDIA PRESENT:*** Steve Yablonski, Oswego Daily News; Matthew Ritz, Palladium Times.

A motion to approve the minutes of February 20, 2018 was made by Councilor Corradino and seconded by Councilor McBrearty; minutes were approved by a unanimous vote.

***I. OLD BUSINESS:*** There was no old business.

***II. NEW BUSINESS:***

## **Authorization:**

1. Mayor William J. Barlow, Jr., seeks favorable consideration by the Common Council for the review and adoption of Local Law No. 3 of 2018, amending Chapter 224 of the City Code regarding exemption for certain capital improvements to residential buildings. Mayor Barlow said this law was passed in 2015 and needs to be renewed every three years. He said he is asking the Common Council to renew the law and also take out the clause that requires it to be renewed every three years. He said the law is meant to encourage home improvement projects. He said people hesitate because they feel that improving their home will result in their assessment being raised. He said this takes the value of the improvement project and exempts it over eight years from being fully taxed. He said the county has the same law and he would encourage the county to renew the law and also insert the same provision so it doesn't have to be renewed every three years. He said the next item is the business tax exemption which is essentially the same thing. He said the requirements are a bit different. He said he would encourage the county to pass this exemption. He said he would encourage the school district to implement the residential and business exemption. He said it would encourage more people to take advantage of this.

***COMMITTEE DECISION:*** Councilor Corradino made a motion to forward a favorable recommendation to the Full Council authorizing the adoption of Local Law No. 3 of 2018,

amending Chapter 224 of the City Code regarding exemption for certain capital improvements to residential buildings. Councilor McBrearty seconded the motion, unanimous approval.

***THE RESOLUTION THAT WAS PART OF THE MEETING WILL BE FORWARDED TO THE FULL COUNCIL.***

2. Mayor William J. Barlow, Jr., seeks favorable consideration by the Common Council for the review and adoption of Local Law No. 4 of 2018, amending Chapter 224 of the City Code regarding business investment exemption.

**COMMITTEE DECISION:** Councilor McBrearty made a motion to forward a favorable recommendation to the Full Council authorizing the adoption of Local Law No. 4 of 2018, amending Chapter 224 of the City Code regarding business investment exemption. Councilor Corradino seconded the motion, unanimous approval.

***THE RESOLUTION THAT WAS PART OF THE MEETING WILL BE FORWARDED TO THE FULL COUNCIL.***

**Discussion:**

3. Mayor William J. Barlow, Jr. requests discussion regarding changes to Chapter 85, Buildings, Vacant of the City Code in order to institute a Blight Reduction Loan program. Mayor Barlow said in 2016 the city received a \$150,000 Zombie grant to help combat blighted and vacant properties. He said they need to come up with ways to spend this money. He said they are going to update their code software and implement a vacant property registry. He said they would like to have one full-time or two part-time code employees to go around and register the properties. He said the third is the blight reduction loan. He said he is asking for an amendment to Chapter 85 in the city code which talks about vacant and abandoned properties. He said the only two amendments are to establish the revolving loan and increasing the fees associated with vacant and abandoned properties. He said this loan allows the city to do repairs to a home if the home owner is notified through the proper process. He said this is only for vacant and abandoned properties. He said this amendment would establish the revolving loan to go with the law. He said the revolving loan would allow them to tack on a fine. He said the fine would be \$75 for the first time and every violation increases. He said the fine amount would go back into the revolving loan fund to keep it sustainable with no expense to the taxpayers. He said the city would have to put up \$44,000 matching money to get this program started. He said this will not affect snowbirds. He said he would also like to recommend an amendment associated with the registry already required in the city code. He said when a property is deemed vacant or abandoned the property owner needs to pay \$250 and register the property as vacant within 30 days. He said year 2 it goes up to \$500, year 3 it goes up to \$1,000, year 4 it goes up to \$1,500 and year 5 it goes up to \$2,000. He said most of the vacant and abandoned properties are bank owned. He said to discourage people from sitting on abandoned

properties they need to make it more expensive to own abandoned property in the city. He said he would propose to leave the initial \$250 the same but double it every year after that. Councilor DeMassi asked what happens when a house is in foreclosure. Mayor Barlow said the bank is supposed to maintain it. He said they treat the bank just like anyone else. He said usually once you apply some pressure to the bank they act.

A motion to adjourn the meeting was made at 7:36 p.m. by Councilor Corradino. A second was made by Councilor McBrearty, and was unanimously approved.

Respectfully Submitted,

Mary M. Annal  
Recording Secretary