



**BATAVIA CITY COUNCIL  
SPECIAL BUSINESS MEETING**

**City Hall - Council Board Room  
One Batavia City Centre**

**April 27, 2015**

**Following Conference Meeting**

**AGENDA**

- I. Call to Order**
- II. #36-2015** Resolution requesting that the New York State Legislature introduce Legislation authorizing the exemption for residential redevelopment inhibited property for the City of Batavia, New York
- III. Adjournment**

**#36-2015**

**RESOLUTION REQUESTING THAT THE NEW YORK STATE LEGISLATURE  
INTRODUCE LEGISLATION AUTHORIZING THE EXEMPTION FOR  
RESIDENTIAL REDEVELOPMENT INHIBITED PROPERTY FOR THE CITY OF  
BATAVIA, NEW YORK**

**WHEREAS**, vacant and abandoned properties are an epidemic in New York's municipalities and dealing with these distressed properties can be an expensive, time-consuming task for local officials.

**WHEREAS**, vacant and abandoned properties that are also entangled in mortgage foreclosure present great challenges for the City of Batavia since foreclosures drag on for years, restricting the City's efforts to address the social costs that these blighting properties have on neighboring parcels and the surrounding community as a whole; and

**WHEREAS**, vacant and abandoned properties strain the resources of the City's police, fire and public works departments, depreciate property values, reduce property tax revenue, attract crime and degrade the quality of life of remaining residents; and

**WHEREAS**, the vacant and abandoned properties contribute to the loss of population, loss of businesses, real estate speculation and poverty; and

**WHEREAS**, the City of Batavia has determined that most of the vacant and abandoned properties within the City of Batavia are single family residences and that the annual impact of the properties include, but are not limited to \$25,000 in delinquent property taxes, \$20,000 in lost water and sewer revenue, \$10,000 in City staff time, \$11,300 in unpaid fees and fines per property and over \$500,000 in lost resident retail buying power. In addition, between 2009-2014 the average assessed value for a single family home increased 1.8%, however the average assessed value for a vacant/abandoned home decreased 5.1%; and

**WHEREAS**, the cost to redevelop vacant and abandoned property many times exceeds the market value of the property, creating a disincentive to invest and improve the property; and

**WHEREAS**, legislation has been drafted by the City of Batavia that will create a property tax exemption to encourage the redevelopment of vacant and abandoned single family residences ("Exemption for Residential Redevelopment Inhibited Property") and the City of Batavia wishes to start the process of legislative approval;

**NOW THEREFORE, BE IT RESOLVED**, that the City of Batavia hereby requests that the New York State Legislature commence the process of introduction of legislation authorizing the City of Batavia to create the Exemption for Residential Redevelopment Inhibited Property and containing all other provisions deemed necessary to accomplish these goals; and

**BE IT FURTHER RESOLVED**, that this resolution shall serve as an expression of the intent of the City of Batavia to allow this process to move forward; and

**BE IT FURTHER RESOLVED**, that the City Council the City of Batavia recognizes that, prior to the State Legislature voting on this legislation, a second resolution in the form of a Home Rule Message will be required to be approved by the City Council.