

**SPECIAL BUSINESS MEETING MINUTES  
CITY OF BATAVIA  
APRIL 27, 2015**

The special business meeting of the City Council was held Monday, April 27, 2015 immediately following the conference meeting in the Council Chambers, One Batavia City Centre, Batavia, New York, with Council President Hawley presiding.

Present were Council President Hawley and Councilpersons Pacino, Briggs, Christian, Canale, Doeringer, Deleo, Cipollone and Jankowski.

Council President Hawley called the meeting to order at 7:50 PM.

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**#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**

**Motion of Councilperson Briggs**

**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; and

**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.

**Seconded by Councilperson Deleo and on roll call approved 9-0.**

**Discussion** – Councilperson Jankowski asked if the exemption plan would be part of the schedule. Mr. Molino noted that it would be and would be attached to the resolution. Councilperson Christian made a motion to amend the resolution to have the school and County included. Mr. Molino didn’t know if they could legally take action that covered other jurisdictions. Mr. Van Nest noted that the other jurisdictions had to accept and adopt it on their own. Councilperson Cipollone suggested starting with the City for now and if the school and County wanted to join in then it was a win for everyone. Councilperson Jankowski stated that he wouldn’t want the County or school to be able to force exemptions on the City either. Councilperson Christian withdrew her motion.

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**Meeting adjourned at 7:55.**

**Respectfully submitted,**

**Heidi J. Parker  
Clerk-Treasurer**