

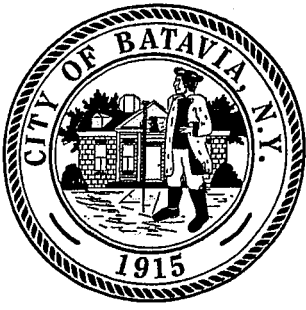
BATAVIA CITY COUNCIL CONFERENCE MEETING

City Hall - Council Board Room
One Batavia City Centre
Monday, December 12, 2022 at 7:00 p.m.

AGENDA

- I. Call to Order
- II. Invocation – Councilmember Bialkowski
- III. Pledge of Allegiance
- IV. Public Comments
- V. Council Response to Public Comments
- VI. Communications
- VII. Council President Report
 - a. Announcement of the next City Council Business Meeting to be held on Monday, January 9, 2023 at 7:00 p.m. at the City Hall Council Board Room, 2nd Floor, City Centre
- VIII. BDC Presentation
- IX. Police Facility Update
- X. Appraisal of City Centre Properties***
- XI. Purchase of Public Safety Vehicles-Use of Reserves***
- XII. Adjournment

***Move to tonight's Business Meeting



City of Batavia

Memorandum

To: Honorable City Council Members

From: Rachael J. Tabelski, MPA, City Manager

Date: December 6, 2022

Subject: Appraisal of City Owned City Centre Properties

In 2017, The City of Batavia entered into a Settlement Agreement with the Batavia City Centre Merchants Association Inc. to address ongoing disputes of ownership, operation, and maintenance fees at the Mall. The City owns the concourse at the Mall, sidewalks, and municipal parking lots. The City retained ownership of the 46,000 sq. ft. concourse for the purpose of repairs, Mall re-development, and pledged to make Capital Improvements to replace the existing roof, silos, and skylights, The merchants agreed to finance, through a property maintenance user fee, maintenance, operations, and general improvements (excluding the roof repairs).

During the negotiations of the Settlement Agreement, the City foreclosed on several Mall properties and has retained ownership in hopes of executing a Mall re-development strategy and bring vibrancy to the Mall. Parcels 2, 35, and 39 were recently rented to the Batavia Players to improve and build a community theater with assistance from the Downtown Revitalization Initiative (DRI). Parcels 11, 11A, 17, 18, 19, and 20 remain under City ownership, and recently we have had an influx of business owners looking to purchase or lease the property.

To prepare these properties for lease or sale, I recommend that the City engage in the appraisal services of Rynne Murphy to determine the market value of the property according to §66-9 Sale of City Owned Property. Video Lottery Terminal (VLT) funds (\$440,789) were received by the City of Batavia after being reinstated by the State Legislature into New York State final budget. For 2023, it is the intention of the City to utilize these funds.

Therefore, I recommend that the City Council of the City of Batavia approve a budget amendment of \$5,400 to use VLT funds for appraisal costs of City owned parcels (2 Batavia City Centre, 11 Batavia City Centre, and 17-20 Batavia City Centre).

#-2022

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BATAVIA
AUTHORIZING THE CITY MANAGER TO AMEND THE FY22/23 BUDGET FOR
APPRAISAL SERVICES OF CITY OWNED CITY CENTRE PROPERTIES**

Motion of Councilmember

WHEREAS, the City Council of the City of Batavia has acquired properties in City Centre through foreclosure; and

WHEREAS, there have been several businesses looking at City owned property in City Centre for potential sale/lease opportunities; and

WHEREAS, the City will need to determine the market value of the property, through appraisal, according to §66-9 Sale of City Owned Property, prior to sale or lease; and

WHEREAS, Video Lottery Terminal (VLT) funds (\$440,789) were received by the City of Batavia after being reinstated by the State Legislature into the New York State final budget; and

WHEREAS, these funds are considered a windfall to the City as they were not budgeted for and should only be used on one-time purchases and to cover end-of year overruns; and

WHEREAS, \$5,400 of VLT funds will be used to cover appraisal costs of City owned parcels (2 Batavia City Centre, 11 Batavia City Centre, and 17-20 Batavia City Centre).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Batavia authorize the City Manager to recognize VLT revenue and amend the FY22/23 budget as follows:

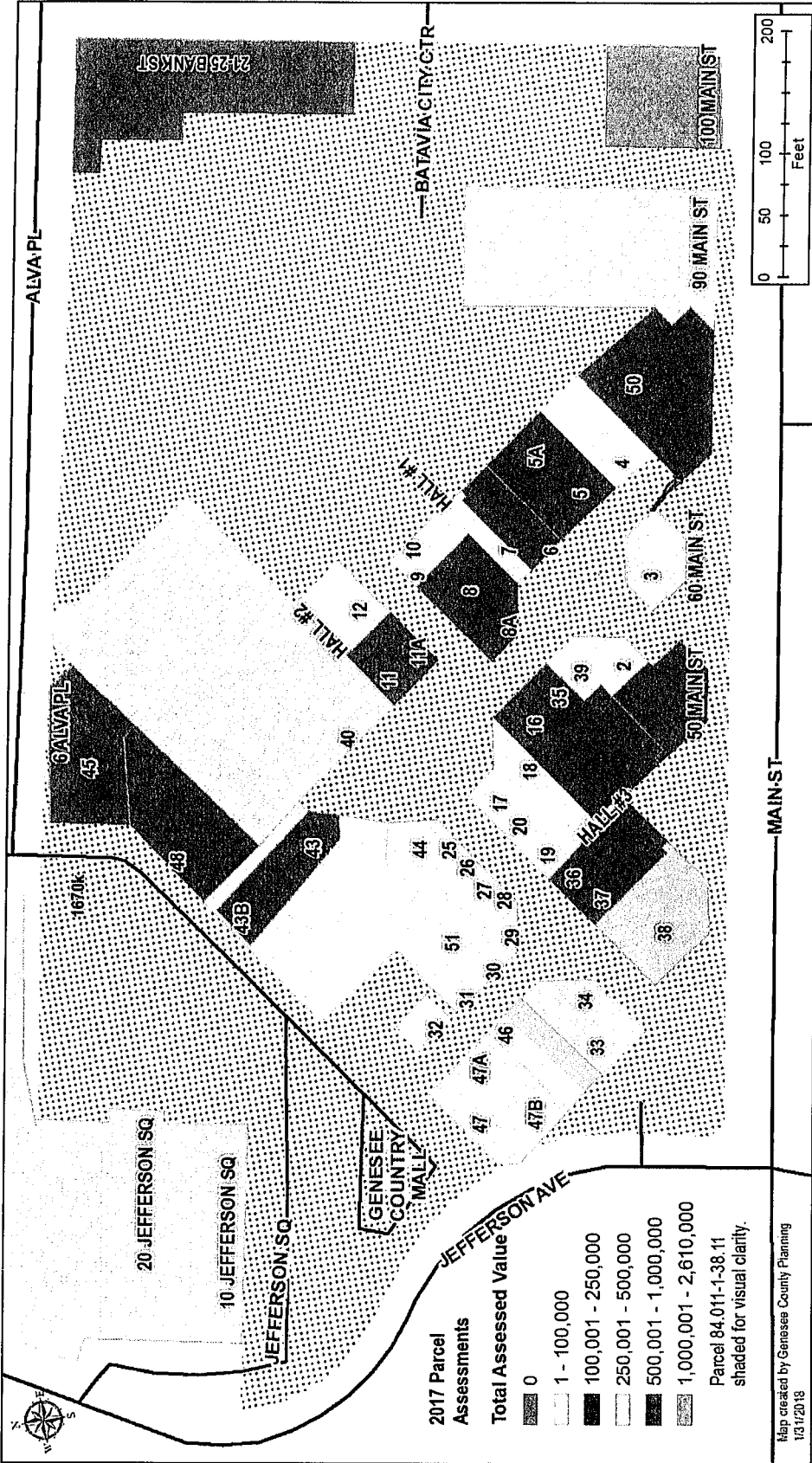
Increase Revenue:

A.00.0000.0000 3014 State Aid, VLT/Tribal Compact Monies \$5,400

Increase Expense:

A.01.6460.423 Community Development \$5,400

**Seconded by Councilmember
and on the roll call**



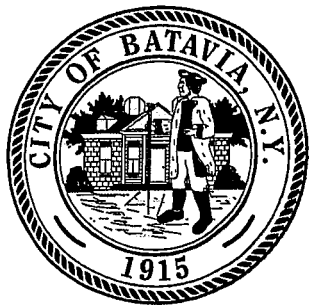
2017 Parcel Assessments

Total Assessed Value

0
1 - 100,000
100,001 - 250,000
250,001 - 500,000
500,001 - 1,000,000
1,000,001 - 2,610,000

Parcel 84.0111-38.11 shaded for visual clarity.

Map created by Genesee County Planning
10/17/2018



City of Batavia

Memorandum

To: Rachael Tabelski, City Manager

From: Shawn Heubusch, Police Chief

Date: December 6, 2022

Subject: Police Car purchases

Due to on-going supply chain issues associated with vehicles the Department needs to be able to purchase police cars that we normally would purchase in 2023 before the end of the year to avoid extreme delays in taking delivery.

The Department has been informed that if vehicles are not secured via purchase order before the end of the current calendar year we would experience delays in delivery, meaning vehicles ordered after the City's fiscal begins in April of 2023 likely will not actually be delivered until early 2024, or later. This obviously put stress on the already aging fleet, escalates repair costs to those vehicles and affects their overall reliability. As you recall the Department pushed off the replacement of police cars in response to the COVID-19 pandemic expense cuts in 2021-2022, extending the fleets replacement schedule.

I request that the Police Department be able to utilize reserve funding to authorize the purchase of police cars in December 2022.

Police Department
10 Main Street
Batavia, New York 14020



Phone: 585-345-6350
Fax: 585-344-1878
Records: 585-345-6303
Detective Bureau: 585-345-6370
www.batavianewyork.com

#-2022

**A RESOLUTION TO USE POLICE DEPARTMENT RESERVE FUNDS TO PURCHASE
POLICE DEPARTMENT VEHICLES AND AMEND THE 22/23 BUDGET**

Motion of Councilmember

WHEREAS, pursuant to General Municipal Law 6-c, the City of Batavia has an established a Police Department Reserve Fund; and

WHEREAS, the Police Department Reserve Fund has a current balance of approximately \$207,705; and

WHEREAS, the Police Department is in need of purchasing new police vehicles; and

WHEREAS, due to market conditions the Police Department must purchase them prior to the next fiscal year; and

WHEREAS, these were not budgeted items for this fiscal year. It is requested that the funds come from the Police Department Reserve account.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Batavia that the City Manager is hereby authorized the utilize Police Department Reserves of \$125,000 and to amend the FY 22/23 budget by increasing the accounts as follows:

Revenue			
A.00.0000.0000	511-2100	Police Department Reserves Appropriation	\$125,000
Expense			
A.04.3120.3120	200-2100	Police Department Equipment Reserves	\$125,000

**Seconded by Councilmember
And on the roll call**