

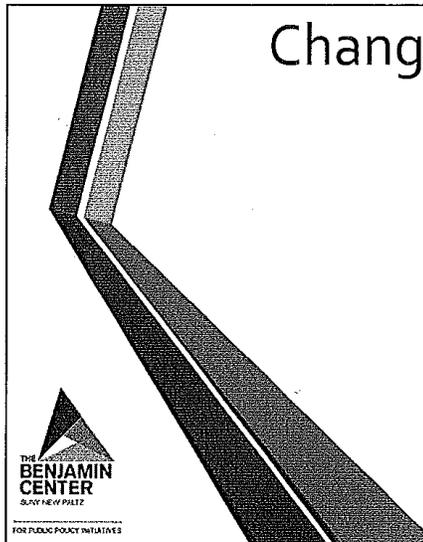


**THE CITY OF POUGHKEEPSIE
NEW YORK**

**COMMON COUNCIL MEETING
MINUTES**

Monday, July 11, 2016 2016 6:30 p.m.

City Hall

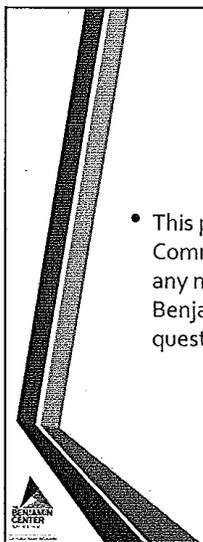


Changing the City Charter

Presentation to the Common Council and People of the
City of Poughkeepsie



THE BENJAMIN CENTER
SCHOOL OF POLICY
FOR PUBLIC POLICY INITIATIVES



Preliminary Charter Revisions

- This presentation will explain the preliminary decisions the Charter Review Commission has made, and to solicit feedback. Please feel free to contact any member of the Charter Review Commission, or Joshua Simons at the Benjamin Center: (845) 257-2901, simonsj@newpaltz.edu, with any further questions or comments.



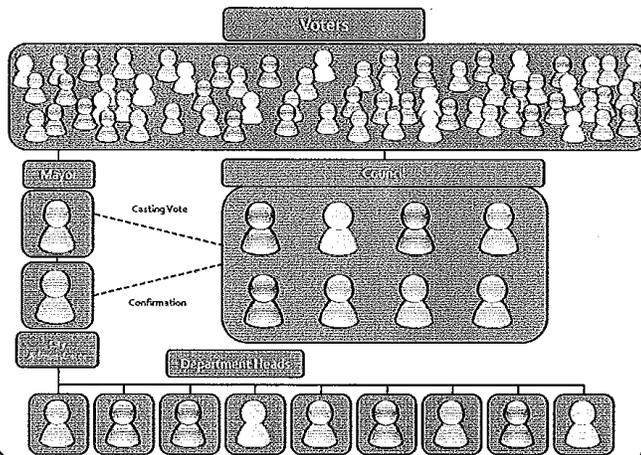
THE BENJAMIN CENTER
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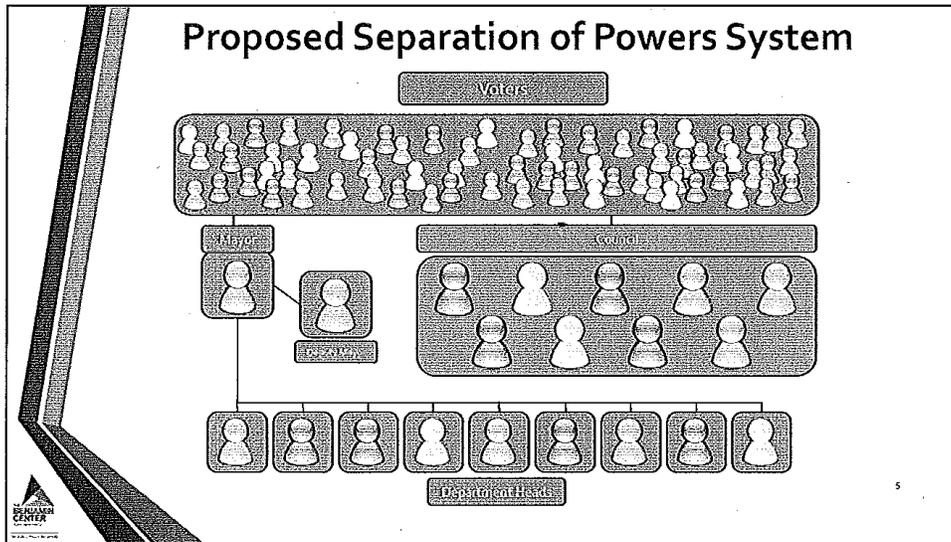
Preliminary Charter Revisions

- The primary change is structural. It will change the City's government from a hybrid Mayor / Administrator system of government to Separation of Powers system of government, similar to our Federal Government. It will concentrate the executive powers with the mayor, and the legislative powers with the Council.



Poughkeepsie's Current Hybrid System





- ### The Separation of Power System
- Modeled on national and state government
 - Voters elect an executive, the mayor, and vest him or her with "executive" powers
 - Voters elect a Council, and vest it with legislative powers
 - Executive has no vote in the legislature
 - System of "checks and balances"
- 6

The Executive Branch

The Executive Branch of the City Government will be substantially the same as it is today. The Mayor will be in charge of the Executive Branch and is solely accountable for its performance. The City Administrator Position will be changed to a Deputy Mayor position. The Deputy Mayor will be appointed by the Mayor, and be a professionally qualified administrator.

The Mayor

- Will be a full-time position with a full-time salary
- The Mayor will present a budget, and quarterly financial reports to the Council
- The State of the City Address will occur no later than March 31st
- The Mayor will have a line-item veto
- The Mayor will have the authority to call a special session of the Common Council for a specific purpose

The Deputy Mayor

- Will be professionally qualified and appointed by the Mayor and serve at the Mayor's pleasure
- The Deputy Mayor will exercise the Mayor's authority at the Mayor's discretion
- The Deputy Mayor will serve in the temporary absence of the Mayor
- The length of time in which residency must be obtained after being appointed will increase from 90 days to 120 days



The Legislative Branch

Because the Mayor will no longer have a casting vote on the City Council, it is preferable to have an odd number of City Council Members. In order to accomplish this, the Commission recommends the creation of a 9th At-Large member of the Council who will be elected by and represent the entire city, and will serve as the presiding officer of the Council. In addition to this:

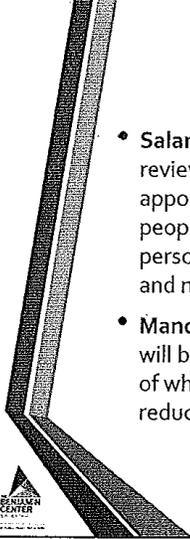
The Council

- Will have three primary functions:
 - Financial / Budgetary Responsibility
 - Passing Laws, Ordinance, and Resolutions
 - Oversight of the Executive Branch
- The veto override will be changed from $\frac{3}{4}$ of the membership to $\frac{2}{3}$ of the membership

The At-Large Member of the Council

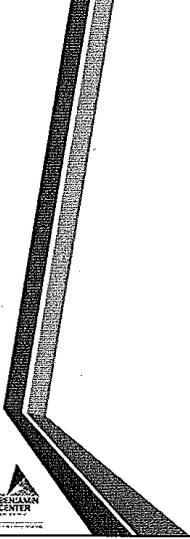
- Will:
 - Be the Presiding Officer
 - Have the power to constitute committees, including but not limited to a financial committee
 - Have the power to set the agenda of the Common Council
 - Receive a rate of pay 1.5 times that of the other council members.





Both Branches

- **Salary Review Commission:** Every 4 years a commission will be created to review the salaries of the Mayor and Council members. The Mayor will appoint three people to the commission, the Council will appoint three people to the commission, and those six people will choose a seventh person. They will review the compensation for the Mayor and the Council, and make a recommendation to the Council.
- **Mandatory Training:** The Mayor and the Members of the Common Council will be required to take 16 hours of continuing training each year the nature of which will be determined by the Council. Failure to do so will result in a reduction of salary.



Questions? Comments?



I. PLEDGE OF ALLEGIANCE:

ROLL CALL

All Present

II. REVIEW OF MINUTES:

III. PUBLIC PARTICIPATION: Three (3) minutes per person up to 45 minutes of public comment on any agenda and non-agenda items.

Constantine Kazolias 47 Noxon Street

TO WHOM IT MAY CONCERN!!!

BEING THERE HAS NOT BEEN A HANDOUT AND THE POJO DID NOT PUBLISH THE PRELIMINARY FINDINGS OF THE CHARTER COMMISSION, WRITING MY POSITIONS IN THE DARK, ON SEVERAL CHARTER CHANGES THAT CONCERNS ME, I WILL LIST THEM AND GO INTO DETAIL .THE ITEMS ARE: [1] THE MAYOR'S VETOE WHETHER 8OR 9 COUNCIL MEMBERS, THE MAYORS VETOE SHOULD BE OVERIDING WITH A SIMPLE MAJORITY COUNCIL VOTE!! FIVE!! NOT A 2/3 OR 3/4 VOTE THAT HAS BEEN DICUSSED. IN THE LAST MAYORALITY ELECTION 2015 THE SOUTH SIDE 'UPITY WARDS' WITH ITS 10:1 VOTING REPUBLICAN WHICH ARE REGISTERED PREDOMINATELY 3:1 DEMOCRAT, WOULD IN EFFECT HAVE AT LARGE VOTING WIPING OUT THE NORTH SIDE MINORITY VOTE, WHICH IS UNCONSTITUTIONAL [2] THE CITY JUDGES SHOULD BE ELECTED NOT APPOINTED TO AVOID POLITICAL CRONISM. THE 12 YEAR TERM SHOULD BE CUT TO FOUR OR EIGHT AND RUN CONCURRENTLY WITH THE MAYOR'S ELECTION. [3] EXTENDING THE TERM FOR COUNCILMEN FROM TWO TO FOUR WOULD BE MOST BENEFICIAL FOR COUSILMEN BECAUSE IN THE LAST ELECTION ,I DID NOT KNOW NOR SEEN MY SECOND WARD COUNCILMAN ONLY ONCE, THAT WAS WHEN HE WAS SITTED AS THE SECOND WARD COUNCILMAN. CAN YOU IMAGINE EVERY FOUR YEARS? THE CHARTER DOES NOT HAVE A RECALL PROVISION, SO, THE PARTY BOSSES PETS WOULD BE SITTED, WITH NO RECOURSE. AN ELECTION EVERY TWO YEARS, IS MOST DEMOCRATIC/ REPRESENTATIVE FOR CITY'S CONSTUTENTS. THE D.C. LEGISLATURE HAS TWO YEAR TERMS SO DOES THE US HOUSE OF REPRESENTIVES. EVERY TWO YEARS VOTER WOULD KNOW WHO HIS COUCLMAN IS!!!

Constantine Kazolias
CONSTANTINE P. KAZOLIAS

47 NOXON STREET, POUGHKEEPSIE, N.Y.12601 07/08/16 (3:45) 452-6539
P.S TERM LIMITS - NOT DISCUSSON? FOR MAYOR/C.C.
NEED CITY ADMINISTRATOR - WHOSE PRACTICES WITH TOWNSHIP RUNNERS
CITY - NOT A POLITICAL HACK

Arnie Serotsky
Harvey Flaad 115 Academy Street
Laurie Sandow South Grand Avenue

Laurie Sandow comments, Common Council meeting July 11, 2016 — Pg1 of 2

This past Friday evening, July 8, 2016, I had the privilege of attending Councilwoman Ann Perry's Ward meeting, where many City residents spoke with great passion about their concerns and hopes for the City of Poughkeepsie. These City residents spoke at length from their hearts; not one of them forced to contain their comments to three minutes.

Could they have done the same at a Common Council meeting? No.

Would they have gotten answers to their questions and comments? Or even attempted answers? No.

Which might begin to explain why there's ^{generally} so little public attendance at Common Council meetings.

At the last Common Council meeting, there was talk about involving anchor institutions in Council meetings. But tonight, the Dutchess County Human Rights Commission, and the Northern Dutchess NAACP, scheduled a community gathering at the Family Partnership, entirely unaware that their meeting would conflict with the Common Council meeting. Would it have been too much for the Family Partnership, in its role as "critical and strategic community resource," to suggest an alternate meeting date to avoid tonight's meeting conflict.

REGARDING THE HASTE WITH WHICH CERTAIN COUNCIL MEMBERS SEEK TO LIMIT PUBLIC COMMENTS-
Martin Niemöller, the German Lutheran pastor and theologian, spent the early part of his career as an anti-communist and supporter of Hitler's rise to power.

Eventually, Niemöller became disillusioned and led a group of German clergymen opposed to Hitler. In 1937 he was arrested, remaining in a concentration camp until

Laurie Sandow comments, Common Council meeting July 11, 2016 — Pg2 or 2

freed by the Allies in 1945. He is famous for many reasons, including this statement:

“First they came for the Socialists, and I did not speak out—

Because I was not a Socialist.

Then they came for the Trade Unionists, and I did not speak out—

Because I was not a Trade Unionist.

Then they came for the Jews, and I did not speak out—

Because I was not a Jew.

Then they came for me—and there was no one left to speak for me.”

The brilliant artist Nina Simone is quoted as saying, “An artist’s duty, as far as I’m concerned, is to reflect the times.” I will add, this is also a citizen’s duty.

Martin Luther King, Jr., said: “The ultimate measure of a man is not where he stands in moments of comfort and convenience, but where he stands at times of challenge and controversy.” He also said, “Our lives begin to end the day we become silent about things that matter.”

Sadly, there are members of this Common Council who are invested in creating silence/^{EVEN} where there has not been public silence; limiting public comments to the greatest extent possible, and ignoring and defeating public comments both while being made and after being made.

**Tanya Pineda Davies Place
Randall Johnson, Sr.
Winston Basley 23 Watson Road
Patrick McGuire 110 Mill Street**

Klye Morrow

Mike Long 29 Kinderhook Drive

Jaison Cook 31 Flannery Avenue

Sara Morale 464 Main Street

Nicholas

Peter Bernard Scenic Hudson

Scenic Hudson, Inc.
One Civic Center Plaza, Suite 200
Poughkeepsie, NY 12601-3157
Tel: 845 473 4440
Fax: 845 473 2648
email: info@scenichudson.org
www.scenichudson.org



Statement of

**Peter Barnard, AICP
Urban Designer
Scenic Hudson, Inc.**

Joint Resolution of Support for New York State Consolidated Funding Applications

**City of Poughkeepsie
Common Council**

July 11, 2016

My name is Peter Barnard. I am the Urban Designer at Scenic Hudson, and a resident of the City of Poughkeepsie's Second Ward. Scenic Hudson has been based in Poughkeepsie for over 30 years, and we currently employ more than 50 people in our offices on Main Street. We are committed to the City's success and vitality, and have been an active partner in helping the City realize its goals.

This year's round of New York State Consolidated Funding Applications (CFA 2016) are an important step in realizing these goals. The 13 projects included in tonight's resolution can help revitalize the Poughkeepsie by securing funding to implement many of plans and policies the City has worked so hard to develop. These include the Main Street Economic Development Strategy, Walkway/Gateway District, Fall Kill Trail Plan and the Poughkeepsie Waterfront Redevelopment Strategy, among others.

While Scenic Hudson is waterfront organization, as a long-term partner of the City, we are delighted by the breadth and geographic spread of this year's CFA. Some of these projects aim to expand access to public open space, others would help to preserve our unique architecture, and several would help to turn vacant or underutilized land into active facilities that provide jobs and training to area residents. Half of these projects are located within the often over-looked north side of the City-providing investment where the City needs it most.

Scenic Hudson has been working closely with the City on one particular application, The Poughkeepsie Connectivity Project, that (if funded) would link nine of this year's CFA requests with seven other on-going projects in the City. The project will do this by completing a community-driven design for the proposed Fall Kill Trail and desired improvements to the City's existing waterfront parks. The resulting park and trail network will run from the waterfront through the north side to the Middle Main district, linking residents to jobs, schools, parks and cultural venues. This kind of project will help make Poughkeepsie the "City of Connections" and drive revitalization.

We urge Common Council to support tonight's joint resolution. Thank you very much for your time, attention and the opportunity to speak tonight.

**Damon Crumb 73 Mansion Street
Ruth Weinman 270 Hall Avenue**

IV. MAYOR'S COMMENTS:

Mayor Rolison gave a brief overview of the Skate Park. He indicated that because of the damage to many of the aspects of the park, it was deemed to be unsafe. He stated that he has been down there on several occasions, and after the city's officer from the Department of Public Works advised us of that, we decided that we needed to close it in the interest of public safety. There has been a lot of interest, rightfully so, trying to repair the park. On Friday the Commissioner of Public Works reached out to Rampage, which is the company that built the park, they are out of Bridgeport Connecticut. The park is fourteen years old, one of the principals from Rampage was here today, and they met at the Skate Park. We were given preliminary pricing today, to get it back open would be about \$18,300.00. You're looking at 16 sub sheets, 22 top sheets, some miscellaneous metal repair, and some minor paint and sanding. If they replaced all of the sheets, and fixed all of the metal, it would be \$37,300.00. It is the city's intention to get the park back up and running. They are going to have to have some further discussion, this information was just provided to us earlier today. There will be further discussion tomorrow with the Commissioner of Public Works, and we will see where we will go from there. He stated that he has received a lot of emails, form individuals who were apart of the original design, actually individuals who worked there for Parks and Recreation at one time. They have pledged their support, not only from the engineering standpoint, and technical standpoint, but some people have also come forward and said they would help raise money. Until we get more detail on that, wanted to let you know what was done as of 12:45 this afternoon.

V. CHAIRMAN'S COMMENTS AND PRESENTATIONS:

Chairman Petsas-no comments

VII. MOTIONS AND RESOLUTIONS:

- 1. A motion was made by Councilmember Cherry and seconded by Councilmember Johnson to receive and print.**

R-E-S-O-L-U-T-I-O-N
(R-16-67)

INTRODUCED BY COUNCILMEMBER CHERRY

WHEREAS, the City of Poughkeepsie has received several requests to support and endorse applications of several Not-for-Profit organization under the Consolidated Funding Application (CFA) in addition to its own applications; and

WHEREAS, the City of Poughkeepsie has undertaken a comprehensive citywide economic development planning process which is comprised of several interrelated initiatives including the Waterfront Redevelopment Strategy, the Main Street Economic Development Strategy, Hudson River Housing's ongoing revitalization efforts in the Middle Main district, and the continuing programs provided by the Walkway over the Hudson; and

WHEREAS, the City of Poughkeepsie has reviewed these request in conjunction with its overall goal of advancing its Main Street Economic Development Strategy, Waterfront

Revitalization Strategy and increasing the sustainability of its community resources needed to support such strategy; and

WHEREAS, the City of Poughkeepsie is committed to advancing its economic development strategy through ongoing collaboration with other governmental units and private partners; and

WHEREAS, an important component of any economic development strategy is the simultaneous strengthening of the City's Not-for-Profit organizations that provide the local economy with public goods that generate positive externalities; and

WHEREAS, through New York State's Consolidated Funding Program, the City and its partners are seeking funding for the planning, infrastructure investments, and regulatory changes required for implementing the Poughkeepsie Economic Development Strategy; and

WHEREAS, the Common Council of the City of Poughkeepsie is desirous of lending its support and endorsement to applicants which have been deemed to support its underlying strategy initiative; and

NOW, THEREFORE,

BE IT RESOLVED, that the Mayor and the Common Council of the City of Poughkeepsie wholeheartedly support and endorse the following applications under the Consolidated Funding Application (CFA) and make a finding that such applications advance its approved economic development strategies:

1. Project Name: Poughkeepsie Southern Waterfront Promenade Project

- Applicant: City of Poughkeepsie
- Project Location: Southern Waterfront (former DeLaval Property)
- Total Project Cost: \$1.5 Million
- CFA Source: Department of State EPF Funding
- CFA Request
- One line project description: To create a public waterfront promenade, boat pier, fishing platforms, canoe/kayak access and other amenities that will eventually link to other Poughkeepsie waterfront parks

2. Project Name: Walkway East Entrance Visitors Center

- Applicant: Walkway Over the Hudson
- Project Location: Eastern entrance of Walkway Over the Hudson State Park
- Total Project Cost: \$2.5 million
- CFA Source: NYS Office of Parks, Recreation and Historic Preservation EPF
- CFA Request: \$500,000
- One line project description: Construct a new visitors center with rest rooms, vendor locations, covered seating and gathering area at the eastern entrance of Walkway Over the Hudson State Historic Park.

3. Project Name: Historic Reynolds House Redevelopment Project Phase Two

- Applicant: Walkway Over the Hudson
- Project Location: Reynolds House at Upper Landing Park
- Total Project Cost: \$1 million
- CFA Source: NYS Parks Historic Preservation Funding
- CFA Request: \$500,000
- One line project description: Complete the second phase of the renovation and improvements to the historic Reynolds House at Upper Landing Park along the Poughkeepsie waterfront.

4. Project Name: Poughkeepsie Core Revitalization Project

- Applicant: Jon Behrends
- Project Location: Corner of Academy & Canon Streets
- Total Project Cost: \$4 million
- CFA Source: Empire State Development Grant Funds
- CFA Request: \$800,000
- One line project description: Phase One of the renovation and redevelopment of five vacant and blighted buildings at the corner of Academy and Canon streets in downtown Poughkeepsie.

5. Project Name: Poughkeepsie Landing Waterfront Redevelopment Project

- Applicant: Poughkeepsie Waterfront Development LLC
- Project Location: Poughkeepsie Southern Waterfront
- Total Project Cost: \$21,700,000
- CFA Source: ESD
- CFA Request: \$4,340,000.
- One line project description: To redevelop a 14-acre parcel of unused, formerly contaminated land along the waterfront in the City of Poughkeepsie into a commercial hub and tourism destination.

6. Project Name: Family Partnership Center Campus Revitalization Project

- Applicant: Family Services
- Project Location: 29 North Hamilton St, Poughkeepsie, NY 12601
- Total Project Cost: \$1,549,660
- CFA Source: ESD Funding (\$82,000) to replace the roof on the main building and NY Main Street Funds (\$500,000) for critically needed renovations to the auditorium including window replacement to expand the service space for Family and Youth Services.

7. Project Name: Family Partnership Center's Urban Park

- Applicant: Family Services

- Project Location: 29 North Hamilton St, Poughkeepsie, NY 12601
- Total Project Cost: \$495,685
- CFA Request: \$371,764
- CFA Source: NYS Parks EPF to fund gymnasium renovations and the creation of outdoor recreation space to expand community programming.

8. Project Title – Micro-Enterprise Youth Opportunity Center (MEYOC)

- Applicant: Nubian Directions
- Project Location – 209 Cottage Street, Poughkeepsie NY 12601
- CFA Grant Source – Empire State Development Grand Program and Community Block Grant/Microenterprises (Opportunity Agenda and Related Projects)
- Estimated Total Budget - \$5 Million
- Estimated CFA request - \$4.5 Million
- A *one-line* description of the project – Nubian Directions will convert the 22,000 square foot warehouse into a Regional Micro-Enterprise Youth Opportunity Center (MEYOC). The MEYOC will contain up to ten classrooms including a large construction lab, office space, computer center, auditorium, functional cafeteria, and storage space. The center will also develop space for light manufacturing, product assembly, and packaging for distribution. The MEYOC will be a newly renovated multi-purpose facility where at-risk youth can receive job training and preparation, earn nationally recognized industry certifications, perform community service, earn their High School Equivalency, and obtain entrepreneurial and business skills. The renovated space will also help attract entrepreneurs/businesses interested in creating products that may be assembled, shipped, or marketed locally or regionally.

9. Vassar Brothers Medical Center Patient Pavilion Project: Phase II

- Applicant: Health Quest
- Vassar Brothers Medical Center, 45 Reade Place, Poughkeepsie, NY 12601
- Empire State Development Fun (ESD), Healthcare, Biomedical/Medical
- Estimated total budget \$437 million
- Estimated CFA Request: \$87.4 Million/20% of entire budget for the completion of Phase II
- In September 2016, VBMC will begin the second phase of construction of the new Patient Pavilion, including construction of the new building itself and renovations to connect the existing hospital to the new construction.

10. Project Title: Upper Mill Street Historic Renovation

- Applicant: Hudson River Housing
- Project Location: 305 - 307 Mill Street and 313 Mill Street, Poughkeepsie, NY 12601
- CFA Grant Source: OPRHP Historic Preservation EPF
- Estimated Total Budget: \$625,000
- Estimated CFA request: \$500,000
- A *one-line* description of the project: Hudson River Housing will be performing weatherization improvements on 305 - 307 Mill Street, and façade improvements to 313 Mill Street, Poughkeepsie.

11. Project Title: Poughkeepsie Connectivity Project—Waterfront Parks and Fall Kill Trail Design

- Applicant: City of Poughkeepsie
- Project Location: Fall Kill from Middle Main to Warayas and Kaal Rock Parks
- CFA Grant Source: OPRHP Parks EPF
- Estimated Total Budget: \$625,000
- Estimated CFA request: \$500,000
- A *one-line* description of the project: Create an integrated design for the Fall Kill Trail and the City’s Waterfront Parks—creating a green bike/ped link between over 12 ongoing public and private redevelopment projects.

12. Project Title: Poughkeepsie Connectivity Project—Kaal Rock Connector: Phase II

- Applicant: City of Poughkeepsie
- Project Location: Kaal Rock Point Park and One Dutchess Ave
- CFA Grant Source: DOS EPF
- Estimated Total Budget: \$1,100,000
- Estimated CFA request: \$500,000
- A *one-line* description of the project: Complete final design construction drawings and permitting for the Kaal Rock Connector and complete the City’s Northern Waterfront park.

BE IT FURTHER RESOLVED, that the Mayor is and hereby shall do all things necessary to give effect to the resolution including but not limited signing any document needed for submission or acceptance.

SECONDED BY COUNCILMEMBER JOHNSON

R16-67			Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Accepted <input type="checkbox"/> Tabled	Councilmember Young	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember Perry	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember Hermann	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember Klein	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember Johnson	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember Cherry	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember L. Johnson	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember Petsas	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII. ORDINANCES AND LOCAL LAWS:

IX. PRESENTATION OF PETITIONS AND COMMUNICATIONS:

1. **FROM ACTING POLICE CHIEF PAPE**, a communication regarding an application funding from the U.S. Department of Justice under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program, FY 2016 Local Solicitation.

PUBLIC NOTICE

**2016 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT
LAW ENFORCEMENT APPLICATION**

The Edward Byrne Memorial Justice Assistance Grant is a formula grant awarded through the U.S. Department of Justice, Bureau of Justice Assistance, and is awarded to assist law enforcement agencies in crime prevention and safety activities. The City of Poughkeepsie Police Department will be filing an application. The purpose of this public notice is to make community members aware that the application is being filed and to pose an opportunity for input to be offered. The department has formulated specific programs to be enhanced to address the needs of the community. Funding is allocated by the Federal government on a formula basis. The 2016 allocation for the City of Poughkeepsie Police Department is \$24,835. If community members would like to offer input on the use of proposed funding they may do so at the next City of Poughkeepsie Common Council Meeting on July 11, 2016 or in writing to Chief Thomas Pape, City of Poughkeepsie Police Department, 62 Civic Center Plaza, Poughkeepsie, New York 12601. Letters must be received no later than July 10, 2016.

- 2. FROM CHAIRMAN PETSAS**, a communication regarding the proposed sale of a portion of a city owned lot currently used for parking, located at the corner of Smith Street and North Clinton.

15 N. Clinton St Parking Lot Proposal

Dear Common council members,

I would like to thank all board members for taking the time to review my proposal in purchasing 60 feet of the city parking lot located between Smith Street and N. Clinton St.

I purchased the abandoned building on 15 N. Clinton Street roughly a year and a half ago. At the time the building suffered significant fire damage and became a nest for all sorts of drug and prostitution undertakings. Since my acquisition I have invested a significant amount of time and private money restoring the building to its current condition. The hard work and money invested was well worth it, now I drive by the building and see it as a home for multiple families and I'm also proud to say that it is cosmetically one of the best in the neighborhood and no longer an eyesore.

Since the improvements and getting the apartments occupied with tenants I have encountered several issues regarding safety, sanitation, parking, and egress to apartment 1B located in the rear of the building. The following bullet points outline the problems my tenants, community members and I have currently with the existing parking lot.

Safety

- Clustered parking is blocking off the only egress to the back apartment (1B), the fire department and EMS will practically never be able to get back there if there was an emergency. In purchasing the parking lot I will put in a sidewalk which will create an easy pathway to that apartment making it much safer and easier in times of an emergency.
- No lighting, this is a big issue because there are so many people that use the poor lighting in the parking lot to camouflage themselves in the dark hours of the night to conduct all sorts of illegal business. This also scares the women and children that live there and that have to pull in and out of this parking lot at night. This issue will be solved because I will be putting in LED lighting which will not only illuminate the small section I'm proposing to buy but also much of the remainder of the lot.
- Deadly exhaust fumes and cars crashing into the building, currently my main level tenants have complained to me on numerous occasions on how exhaust fumes fill their bedrooms in the morning from cars idling next to their windows. The other threat they feel is when cars pull in at high speeds to park, they feel it's a matter of time before someone comes crashing in their

bedroom windows. Not to mention the nuisance have constantly having headlight glare beaming in all the time. In the new parking lot lay out cars will no longer be able to park alongside the building anymore. Rather, new parking will be alongside the new fence and over 30 feet away from the building.

- Peeping Toms, this is a MAJOR concern to me because if my female tenants do not feel the safety and privacy that we all should feel when we are home than it is not home for them. This can also lead to very bad case scenarios that women only dread from. My solution here is to install a beautiful six foot high security fence which will keep out all unwanted trespassers and give my tenants a secure living environment.

Sanitation

- I have been cited by the City of Poughkeepsie in the past for garbage being on the sidewalk all week long. I don't expect my tenants to keep garbage in their apartment until the designated pick up days. This also is not a pleasant site for viewing and in addition creates an unsanitary environment.
- Constant picking through the rubbish for cans is also another issue. This creates a big mess and is unfair for anyone to have to keep cleaning after.
- Dumping of mattresses, tires and all sort of trash is a never ending problem in the parking lot and I imagine this is an unnecessary financial strain for the city to constantly have to clean up.

The solution here is to create a fenced in designated garbage area that hides the rubbish from the view of the city and will also keep all illegal dumping out of the parking lot. In addition I will no longer violate the city's law regarding the garbage placement. Hence, I will have the property to keep all the trash off the sidewalk, because currently my property line ends alongside the building.

Aesthetics

- The current curb appeal for one of the most important corners of the City Of Poughkeepsie does not demonstrate the effort that has gone into this particular corner in the last two years. After purchasing this small section of the parking lot I will be planting Japanese maple trees, evergreen pine trees, boxwood shrubs along the new fence. I will also be laying down river stone along the new sidewalk and mulch to further enhance this corner.
- Currently the section I'm proposing to buy is in the worse condition in comparison to the remainder of the lot. I will be repaving this section because it desperately needs it and I will also be striping it for the new designated parking spaces.
- This corner will be much more attractive and welcoming once I complete the enhancements.

Official Minutes of the Council Meeting of Monday, July 11, 2016

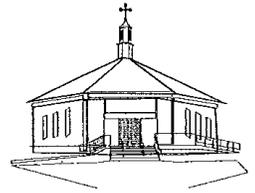
Again I would like to thank all board members for the opportunity to propose this project and I hope that some of the reasons I listed above illustrate the absolute necessity for this acquisition. Your agreement to grant my tenants and I this small piece of real estate would make 15 N Clinton Street a safer home for all its residents, provide security that we all look for from home, and will dramatically enhance the corner. Currently I have the support of the community, the tenants and Ebenezer Baptist Church and I hope to gain your approval as well.

Thank you for your time,

Issa Nesheiwat

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Ebenezer Baptist Church
"Earth's Heavenly Hospital"
15 Smith Street, Poughkeepsie, NY 12601
P.O. Box 2, Poughkeepsie, NY 12602
Reverend Michael A. Bell, Jr., Pastor
Pastor's Cell: 845-220-6594
Pastor's Phone: 845-483-9417
Email: EBCatPOK@gmail.com



July 10th 2016

This letter is in support of Issa Nesheiwat and the 15 North Clinton Parking Lot Project. We believe the project will enhance the area by provide much needed security for the tenants, beautify the area, secure the corner, and illuminate the parking lot which helps to ensure public safety.

There are major issue with safety that occur for the residents in the area regarding the drug addicts, prostitution, and excess garbage, all of which post a major concern for the women and children residing in the area.

^ This parking lot is an important staple for the City of Poughkeepsie and hope you support this project for its residents.

Thank You,

Nicole Alexander, on behalf of Rev. Michael A. Bell, Jr., Pastor
Assistant to the Pastor

Tito Valles
15 N Clinton St # 2A
Poughkeepsie NY 12601
(845) 901-8264

06 July 2016

To Whom It May Concern:

The Parking Lot outside of 15 North Clinton is in desperate need of attention. The lot itself needs to be repaved and the lack of organization in the lot causes a great influx of traffic going through. This often makes it difficult park and dangerous to pull into occasionally. At night it's a different environment altogether. Since it's a seemingly vacant lot, there always seems to be small groups of people loitering around it usually to meet other people for one reason or another. Although most of the time the meetings are harmless there have been multiple times in which they're broken out into fights or obnoxious arguments. Although I can take care of myself these sorts of situations make me concerned for my wife if she's out there alone either coming or going to work/shopping etc. Another issue is the constant panhandlers and beggars that pass through. It's far too common that we can't get from our front door to our car without someone approaching us. Since there isn't a place in the lot for a dumpster or our trash it tends to sit right out on the sidewalk and we are always catching people ripping through the bags and leaving trash everywhere. Cleaning up the lot would not only make the area look nicer but also help make the community much more pleasant for those who live here.

Thanks

Tito Valles III

A handwritten signature in black ink, appearing to read "Tito Valles III", written in a cursive style.

Tito Valles
15 N Clinton St # 2A
Poughkeepsie NY 12601
(845) 901-8264

06 July 2016

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Tito Valles III

A handwritten signature in black ink, appearing to read "Tito Valles III". The signature is written in a cursive, flowing style with some loops and flourishes.

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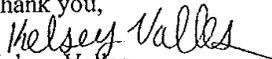
Kelsey Valles
15 N Clinton St # 2A
Poughkeepsie NY 12601
(845) 901-8264

06 July 2016

To Whom It May Concern:

My husband and I have lived at 15 N Clinton St since March 2016. A lot of work was put into the interior of the apartment, making it clean, modern, and secure. However, due to the neighborhood, the open parking lot gets a lot of traffic. There are technically four different ways to enter one parking lot, which makes it dangerous to drive and walk through as drivers use the lot as a way to cut through traffic lights, turn around, and leave broken down vehicles. There are also various characters that loiter in the parking lot at any time of day or night. When it is light out, they are avoidable for the most part, but the lot is poorly lit and as it is currently not secure, a lot of panhandling occurs. When I need to carry bags from the car to the apartment, there are always groups of men around that don't live there, leaning against cars and watching people. The lot feels very unsafe overall, as there tends to be a lot of arguments and fights that erupt in it in the evenings, which makes me unable to go out to my car alone. Please approve our landlord's plan for redoing the parking lot. It would make our lives safer and improve the overall quality of the area.

Thank you,


Kelsey Valles

To whom it may concern,

My name is Summer Tuttle, I'm 19 and I live on 15 N Clinton Street in Poughkeepsie. I'm writing this letter to explain how it would not only be more convenient, but I would feel much safer having a private parking lot for my apartment. On the simpler scale of things, many days I find myself not having a parking spot in my own parking lot, or if I do, there have been times I've been completely blocked in by other cars who just park anywhere they can, even if it's not an actual parking spot. If I work the night shift, I come home around midnight, and I've had to park down the street and walk to my apartment in the dark by myself. I think the other tenants and I deserve to have a parking lot where we have actual room to get in and out of to get to work on time, or at all, or anything else we may need to do during the day. I know I have been late to work twice since I started living here because of not being able to get out of my parking spot. On a more serious note, mine and my roommate's bedroom windows are directly facing this parking lot. I have had instances where I've had grown men looking in my windows, and I know there was an instance where one was knocking on my roommate's window when she was getting dressed. There have been times where I've had strangers approach me while getting out of my car, following me all the way to my door. At all times of the night we can hear people walking by our windows, people fighting/screaming in the parking lot, I've heard people screaming over drugs there. I do not have any say in what people do with their lives, but it is scary to think that there are people who hangout in this parking lot who are desperate for drugs and will probably do anything to get it, because that's what drugs will do to you. I wish the best for them, but personally do not want to be around it and would feel much more safe being blocked off from the surrounding area. This is my home, my roommate is my best friend of 7 years and I care about her well-being more than my own. I want her to feel safe, I want to feel safe, and I believe this would be the next step to being more comfortable here. Thank you for your time.

Yours truly,

Summer Tuttle

A handwritten signature in black ink that reads "Summer Tuttle". The signature is written in a cursive style with a large, stylized initial "S".

My name is Armando Vera and I live in 15 N. Dinton St. I am a father to two kids, a 5 year old and a newborn. I currently feel unsafe when me and my kids walk to our car in our parking lot, there are always cars speeding in and out the parking lot. There also are a lot of people just hanging out in there, doing drugs, etc... Building up a fence will definitely make me and my kids feel a lot more safe. With a fence, my kids and I will be able to walk to our car without worrying about cars speeding, or about running up to people offering us drugs.

Sincerely, Armando Vera

7/9/16

To whom it may concern;

My name is Mary Ware and I reside at 17 N. Clinton St in the City of Poughkeepsie, and I am in favor of the project involving the parking lot at 15 N. Clinton St and Smith St. I believe it will be a positive impact for the community as a whole.

Sincerely,
Mary Ware
Mary Ware
845-264-8267
17 N. Clinton St
Poughkeepsie, NY
12601

To whom it may concern,

My Name is Francine Sutherland. I moved into 15 North Clinton Street this past April. After my landlord showed me his plans on what he wanted to do on the parking lot, I thought it would be completely necessary. My room and window are right next to the sidewalk. I'm constantly hearing people's conversations. Also since this is a potentially dangerous area, I cannot open my window because of the fear or being robbed or attacked. And with the hot summer weather it's becoming unbearable to keep my window shut with no air flow coming through. When living somewhere I believe it's important to feel safe and comfortable. With the new developments to the parking lot, it would insure that safety. One day last week I was in my room and I just came back from a shower. I heard two men outside of my window trying to look in through the curtains, and was saying very un-tasteful things to me. I quickly ran into my kitchen, ready to call the police but by the time I came back they were gone. I haven't felt safe in apartment since then. I should not have to worry about things like that happening, with the new plans for the parking lot; I would feel much safer. It would stop people from being able to do that, and insure the safety of my neighbors as well. Another reason it would help is, the parking lot is usually always filled with car from people who don't live in the apartment building. It sometimes leaves me and my roommate without a parking space. We pay money to have a place to park, and to feel safe where we live. The new developments would put my mind at ease, and it's also one step closer to making it more comforting for its residence.

Yours Truly,

Francine Sutherland

X 

- 3. FROM COUNCILMEMBER CHERRY**, a communication regarding a proposed Resolution amending conditions of sale regarding property sold to Nubian Directions located at 23 Hooker Avenue.

**RESOLUTION
(R-16-XX)**

INTRODUCED BY COUNCILMEMBER _____ :

WHEREAS, Nubian Direction II, Inc. ("Nubian Direction") is the owner of 23 Hooker Avenue in the City of Poughkeepsie having purchased same from the City by deed dated July 24, 2015; and

WHEREAS, said sale was approved with conditions including the condition, that the premise be owner-occupied for a period of ten (10) years from the date of transfer; and

WHEREAS, Nubian has requested that the City waive the requirement that the property be owner-occupied as Nubian Direction is now desirous of maintaining the property as a rental unit as opposed to rehabilitating the property for sale which was their initial desire; and

WHEREAS, the Common Council is agreeable to waiving the requirement provided that other conditions are maintained; and

NOW, THEREFORE,

BE IT RESOLVED, that the Common Council hereby waives the condition precedent that the premise located at 23 Hooker Avenue in the City of Poughkeepsie be owner occupied provided such condition is replaced with the following conditions precedent:

- a. If at any-time in the first ten (10) years from the date of this deed, Grantee transfers said property, said property shall be sold with the condition that the premises be owner-occupied.
- b. Grantee agrees that should the premise be tax-exempt pursuant to the Real Property Tax Law Grantee agrees to enter into an agreement with the City of Poughkeepsie in which Grantee shall agree to make a payment in-lieu of taxes in an amount which shall be equal to the property's assessed value multiplied by an amount of the budget of the City of Poughkeepsie which comprise Police, Fire and the Department of Public Works, but which amount shall exclude capital projects (but no more than 45%) which shall then be multiplied by the tax rate ((assessed value / 45% of the police, fire and DPW budget) x tax rate).

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- c. If Grantee maintains the property for as a rental, it shall restrict rental to low-income families/individuals, veterans or the disabled whose income does not exceed 30% of the area median income (AMI) as determined by HUD.

RESOLVED, that the Mayor is hereby authorized to enter into a contract for the above mentioned transaction provided such contract contains the terms contained herein together with such other terms and conditions which the Corporation Counsel shall deem appropriate, and the Mayor, the City Administrator and the Corporation Counsel are hereby authorized and directed to do all things necessary to give effect to the terms of this resolution.

SECONDED BY COUNCILMEMBER _____.

PILOT AGREEMENT

**NUBIAN DIRECTIONS II, INC.
and
CITY OF POUGHKEEPSIE**

This Agreement dated where signed below, between NUBIAN DIRECTIONS II, INC., a New York Not-Fot-Profit Corporation, with offices for conducting business at 248-250 Main Street, Poughkeepsie, New York 12601, hereinafter referred to as "OWNER," and CITY OF POUGHKEEPSIE, a New York municipal corporation maintaining its office at Municipal Building, 62 Civic Center Plaza, Poughkeepsie, NY 12601, hereinafter referred to as "CITY";

WHEREAS, OWNER is the owner of real property situated in the City of Poughkeepsie listed in Schedule "A" which is attached hereto and made a part hereof and is more commonly known as 23 Hooker Avenue, Poughkeepsie, New York (the "Property"); and

WHEREAS, OWNER intends to use the parcels in a manner consistent with the provisions of New York Real Property Tax Law, pursuant to which it has been or will be granted an exemption from local and municipal taxes and real property taxation (including CITY school taxes) in the manner prescribed by statute and regulation; and

WHEREAS, OWNER, as to the parcel listed in Schedule "A", wishes to voluntarily make payments to the CITY despite its tax exempt status without acknowledging any legal liability to do so; and

WHEREAS, the CITY has agreed to accept such payments as voluntary payments, the receipt of which is acknowledged not to create a continuing legal obligation nor an acknowledgment that the ownership and use of the premises are not otherwise entitled to an exemption pursuant to New York Real Property Tax Law.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed as follows:

1. **Payment.** The annual amount volunteered by the OWNER for the Property shall be based on the following calculation:

The assessed value of the Property multiplied by the percentage of the entire budget of the CITY (but excluding any capital projects contained in the budget) that is made up of the Police Department, Fire Department and the Department of Public Works as those departments and functions exist as of the date of this Agreement, but in no event greater than forty-five (45%) percent of said budget (excluding any capital projects), then multiplied by the tax rate (City and School).

2. **Subordination.** This Agreement and the obligations arising thereunder shall be

{00596767}

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subordinate to any loans encumbering the Property to the extent the proceeds are used to construct improvements on the Property and any other obligation that may become a lien on the Property.

3. **Presentation of Rights.** This Agreement shall not preclude any party from instituting any action it deems appropriate to contest either the assessed valuation or the exempt status of the parcel or any portion thereof.

4. **Term.** This Agreement shall have a term of ten (10) years and shall only be terminated because the Property subject to this Agreement is no longer being used for purposes for which an exemption is obtainable or OWNER provides evidence, acceptable to the CITY, that the terms of this Agreement will render the OWNER insolvent.

5. **Notice to Default; Limitation on Remedies.** (a) In the event OWNER fails to perform or observe any of the terms, conditions, covenants or agreements to be performed or observed by it under this Agreement, OWNER, upon written notice from the CITY (i) shall remedy or cure such failure within ninety (90) days after receipt of such notice, or (ii) if such failure is of such nature that it cannot reasonably be cured within such ninety (90) day period, shall commence to cure the same in such period and diligently proceed to cure the same. If such failure shall not be remedied or cured within a reasonable time, OWNER shall be in default hereunder and the CITY may, except as otherwise provided, and in full acknowledgement that this Agreement is offered voluntarily by the OWNER, institute such proceedings as in its opinion may be necessary or desirable to cure or remedy such default.

6. **Notices.** A notice or communication in connection with this Agreement by any party to the other parties shall be sufficiently given if sent by certified mail, post prepaid, return receipt requested, and

(a) If to, Nubian Directions II, Inc., 248-250 Main Street, Poughkeepsie, New York 12601;

(b) If to, City of Poughkeepsie, c/o Corporation Counsel, Municipal Building, 62 Civic Center Plaza, Poughkeepsie, NY 12601, and City of Poughkeepsie, c/o Mayor, Municipal Building, 62 Civic Center Plaza, Poughkeepsie, NY 12601;

to such other address as any party may from time to time designate by notice given to the other parties as provided herein. Any notice given pursuant to the terms hereof shall be deemed to have been given or served at the time that the same shall be deposited in the United States mail. Any notice given hereunder by any party shall be given to all other parties to this Agreement.

7. **Severability.** If any term or provision of this Agreement or the application thereof to any person or circumstances shall to any extent be invalid and unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances {00596767}

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other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provisions of this Agreement shall be valid and shall be enforced to the full extent permitted by law.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed, all as of the day and year first written above.

DATED: _____

Nubian Directions II, Inc.

By: _____
Robert E. Wright
Executive Director

CITY OF POUGHKEEPSIE

By: _____
Robert G. Rolison
Mayor

4. **FROM ANASTASIA MARTON**, a notice of property damage sustained on April 23, 2016. **Referred to Corporation Counsel**
5. **FROM VIRGINIA C. HART**, a notice of property damage sustained on June 24, 2016. **Referred to Corporation Counsel**
6. **FROM TINA HARVEY**, a notice of personal injury sustained on April 5, 2016. **Referred to Corporation Counsel**

X. UNFINISHED BUSINESS:

XI. NEW BUSINESS:

XII. ADJOURNMENT:

A motion was made by Councilmember Hermann and Councilmember Johnson to adjourn the meeting at 9:20 p.m.

Dated: August 17, 2016

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I hereby certify that this true and correct copy of the Minutes of the Common Council Meeting held on Monday, July 11, 2016.

Respectfully submitted,

**Deanne L. Flynn
City Chamberlain**

