

Highland Park Neighborhood Association
Board Meeting MINUTES September 20, 2023

In Attendance	Absent
Bob Thompson, Chair Roger Ramsay, Treasurer Roxanne Townsend, Communications Stacey Bershod, North Section Leader Glen Coykendahl, At Large Larry O’Heron, At Large	Kiersten Shinrock, Secretary Tom Slothower, At Large Mike Thompson, South Section Leader & Highland Hospital Liaison

Agenda

1. Motion to accept the proper spelling of Rogers surname as it appears in the attendance list
Moved by Roger, Seconded by Stacey, Passed Unanimously

2. Approval of Minutes – 8-2023
 - a. Minutes attached in ZOOM Invite w/agenda.
Moved by Stacey, Seconded by Roxanne, Passed Unanimously

3. Treasurer’s Report - Roger
 - a. August Financials – Roger to email directly to Board
Moved by Larry, Seconded by Stacey, Passed Unanimously

4. Communications – Roxanne
 - a. **Website**
Roxanne is undertaking an update of the website to ensure minutes are available and information is brought up to date. A page will be developed to announce zoning (ZAP) changes

 - b. **Membership**
 - c. **Membership Gifts**
Membership gifts were distributed by Roxanne. Roger assumed responsibility for mainting the membership list. A process needs to be established for future tracking and solicitation of memberships. Roxanne and Roger will work together to get this accomplished. Update in October

5. Highland Hospital – via Kay Hall
 - a. See attached

6. Historic District – Roxanne & Bob
 - a. Update
Bob noted that due to a lack of a quorum at SHPO’s September meeting, the approval was delayed to December. This should have little impact on tax credits applied for as the approval will likely be completed in 2023.

7. Safety Pac/Tac – Larry
 - a. Update
Larry & Roger continue to walk. Additional volunteers were unable to attend training.

8. PCIC – Sector 6 & 7 (September 13, 2023) - Larry

- a. **Update**
Police Citizen Interaction Committee

PCIC Meeting for Sectors 6/7 (September 13, 2023)

Attendees:

Capt Elwood Goodman Section, RPD
Lt Rob Wilson (Crime Prevention Officer)
Erica Hernandez - Admin Asst, Southeast NSC
Allan Johnson - RPD, Crime Prevention Officer
Isaac Armstrong - RPD Officer
Larry O'Heron - HPNA
Joan Lindberg - Lilac NA
Gary Domenico - ABC Streets
Marianne Pastecki - ABC/Park Ave
Linda Baier - Azalea NA
Judy Hay - Swillberg
Colleen McCarthy - Lock 66

Goodman Section Crime Stats:

The Goodman section essentially goes from Highland Park to Clifford Ave, and the river to the city boundary, covering the east side of the city.

See the crime map link info below to get a visual layout.

Burglaries: 50% increase compared to last year. Kia/Hyundai issues.

Robberies: 50% drop. Focus on Monroe Ave larcenies. Lots of arrests.

Aggravated Assaults: more or less the same compared to last year. Includes crimes that do not rise to violence.

Larcenies: more or less holding steady.

Data is going thru a review to confirm accuracy of data in the Goodman section.

Pac-tac: Lt Wilson scheduled pac-tac training on the 20th of September at the Public Safety Building at 5:30. Currently 22 people from around the southeast are signed up. Contact him at Robert.J.Wilson@cityofrochester.gov. Provide your full name and date of birth for a background check.

Homelessness is not a crime. The majority have either a mental health issue or addiction issue. The RPD can only act when there is a crime. The RPD did not cause the issue and can not solve it. They can only deal with the laws at the time.

Public Urination is not a jailable offense. The person will be issued an appearance ticket.

If the person is inside a store, the store owner must file the trespass complaint.

Contact the city at RPDhomelessoutreach@cityofrochester.gov.

Individuals can refuse to accept support services.

If a person calls 211, CSRs are there to offer support services.

Carbeat 265: Most of 265 is south of I-490. Trend-wise there is little crime activity of significance in the HPNA area.

Vehicle larcenies: In addition to electronics, larcenies occur to get at athletic gear / sunglasses. Don't leave items in plain site in the car. Lock the vehicle. Don't leave car fobs in the vehicle.

HPNA only:

Over the past thirty days, there were several motor vehicle thefts, burglaries and larcenies.

Southeast Neighborhood Service Center:

The NSC can often look into issues that are outside the purview of the RPD.

General topics:

RPD Crime Map: If you want to pull up the RPD crime stats, go to the crime map website. It is fairly up to date, depending on the nature of the crime report.

The best way to get to it is to do a web search on "RPD Public Crime Map" and look for a link to www.arcgis.com

9. NBN6 – Stacey

Update – see attached

10. Other Business

a. Zoning

Bob – Draft Zoning and Generic Environmental Impact Statement are posted on the ZAP site. As it was released earlier today there is little review that has been done. More on this later. Bob encouraged the Board to get

b. 2024 Planning Meeting(s)

Input from Roxanne:

Hi,

Here's my input WRT a general meeting and social event for the neighborhood. I believe it's very hard to combine the two especially if we have people coming in to discuss, for example, zoning.

I've been going through the old HPNA meeting minutes to update the website and archive older docs on the shared Google drive. When I was first Chair, a few times I had a quarterly meeting combined with or in lieu of a monthly Board meeting. That was a much easier way to fulfill the quarterly meeting requirement.

So, my suggestion is that for the September or October Board meeting you request a representative from zoning and/or RPD to attend the Board meeting and we can advertise "opening up" the Board meeting to all HPNA residents. Continue to do the meeting via Zoom. If no one else but Board members show up that's fine because there's high interest on the Board regarding these topics.

The social event fulfills the bylaws requirement to build community. A separate event can be held indoors somewhere within the neighborhood or a place such as Swiftwater where the owners live in our neighborhood. I suggest that you make a request of one of the At Large Board members or Stacey find a venue and get the details about how we might coordinate an event there. I also suggest that the event be held on a week night, Monday thru Thursday, during dinner time so that if people have kids, they can just come and socialize and eat dinner. This is like what we did at Swiftwater and lots of people came. Choosing a date and time will always exclude someone but this “formula” was successful in the past. At the event, members of the Board can be there to listen to people’s concerns and/or interests. We can each document any input we receive and use it for planning going forward.

My suggestions above are based on making it easy to engage people with interests and spreading around the workload for Board members.

Let me know if you’d like to discuss.

Roxanne

- c. Roger noted that about 15 students from the the U of R volunteered at the S. Clinton Garden doing clean up. Bob asked if the sign could be updated. (currently empty)
- d. A suggestion was made to reach out to former HPNA Presidents for assistance in revitalizing HPNA and help in gaining volunteers. Bob will follow up on that.

Motion to adjourn by Roger, seconded by Stacey. Unanimously accepted.

NBN6 AGENDA September 11, 2023

NBN6 Meeting Minutes

11 September 2023 5:30 pm

Facilitator: Judy Hay

Minute Taker: Linda Baier

**5PM – 5:30 PM CRIME PREVENTION REPORTS - GENESSEE, CENTRAL AND GOODMAN SECTION
CENTRAL SECTION**

Officer Lusk: car beat 229 - the majority of noteworthy crimes : (not in NBN6 area) Shooting 8/26 at 207 Monroe Ave, all drug related marijuana sales shot victim and girlfriend was shot once in chest and each leg. Two suspects identified, police attempting to locate them now.

Pizza delivery robbery on Hamilton Street, \$20 and pizza taken, arrest forth coming. 5 motor vehicle thefts, 4 of the 5 between South Union and Alexander St. from parking lots behind several houses. 2 cars have been recovered. 8 larcenies and 2 burglaries, no suspects. Car beat 263 - 14 larcenies in UR and Strong, 2 motor vehicle thefts. Q- Where and when was the shooting? A- 207 Monroe Avenue, in the afternoon.

Goodman section – 265 car beat 3 Hyundai's stolen. One burglary in a residential home on Stewart St. where victim was home, side window unsecured, TV and other things taken on 9/6. On 8/27 break room larceny at Highland Hosp. 100 block of Bellview Dr. laptop taken. 8/11 pizza delivery car stolen, left vehicle running someone jumped in and suspect drove off. Q- What was the time of day? A – Stuart St. was at night, other one was during the afternoon between noon and 5pm. Q- is there any plan to look at bigger picture and compare? A- yes, Captain looks at trends and shares at PCIC meeting.

Lt. Cotsworth – The Chief had a target date of today to complete **reorganization**. Date postponed for a couple of weeks because of dispute with the Police Union. When people talk about marijuana and call them a victimless crime, it's not really; it does have an impact on people and our society, a black market.

Lt. Wilson – There was a trend of overnight burglaries of going into residences through open first floor windows or through an air conditioner opening. Want to secure first for windows. Report of stabbing on 8th of September at Highland Hospital, victim and person who gave him a ride refused to talk to the hospital. Used the hospital as address, could have happened anywhere in the city. Q- Report of assault on Nextdoor? A- assault third, low level assault, the victim was in a car parked behind the suspect, victim followed man down alleyway, told him to knock it off, then fight ensued. No additional reports or any other leads. Call from Cypress St. that a person was on a back porch at 10:30pm, police on scene within 6 minutes. Person gone, no other details. Third question, someone stopped in road in van on South Ave at Mt. Hope intersection, windshield smashed, thought the driver was dead. A: looked at past reports, nothing found. Could have been someone who passed out from diabetes, other reasons

Cpt.Person – As summer is winding down, holiday season, more crimes happen, larcenies from vehicles etc, keep this in mind. Keep cars locked and valuables out of sight.

Q- Lt. Cotsworth, once realignment happens, is there someone from your section who will attend NBN6 for Upper Mt. Hope? A- yes, I would think there would be someone from the SW NSC. Q- On South Clinton by new gas station, there's always a cluster of people hanging out there, is this a problem at Goodman and South Clinton? A- Yes we are very aware of it. We get the crowds to go away, but once we stop, the crowds come back again. Erica Hernandez – We keep working on this issue. Q- How the NBN6 meetings will be addressed? Will there be coordination with the NSC's involving the other side of the river? A- C.Reaves we will still be involved and the neighborhood service center to go to. E.Hernandez – Nothing will change we will still be involved.

**5:50PM – 6:35PM LANDLORD/PROPERTY MANAGER SCORING SYSTEM AND CODE ENFORCEMENT –
NBD COMMISSIONER DANA MILLER**

Re: previous discussion - The question was asked about the split between Council district boundaries, NSC boundaries and Police Sections being different. Council district boundaries change every 10 years, thought process underway to investigate having one boundary for all.

Rental properties - 63% of all the units in the city are rentals. Mayor has made it his goal to increase home ownership to greater than 37%. Wanted to come up with Code compliance score. Would like to get to the point to reward responsible owners in the future. Step one: we score each rental property— open or expired health and safety H&S), days since H&S expired, days since Certificate of Occupancy (CofO) expired, days vacant. Maximum score you can have is 100. Want to get the property owner to start thinking of fixing problems on the property as opposed to waiting for the C of O to expire. If a new owner or property manager, have 90 day grace period. If have an approved work schedule will get a break. If have multi units, being scored across whole

set of units you have, so all the units are meeting requirements.

58% of managers and 59 % of owners currently have a perfect score of 100. 15% of managers and 16% of owners have failing score of 0-59. **We're working on the bottom 50%.** Want to improve F, C, D's to A's. Distribution is not even across the City. System that we're using called **Building Blocks**, allows you to type any address across the City, type in the owner information and it will show you the property score. Automatically link managers if they have the same name or address. Properties have different LLC's and property owner can request to unlink them, can click on the details and see any violations. So can look at any property in the City; it is currently live and viewable by the public. If you have been to California, will notice a sign in the window of a restaurant with a letter. If the letter is an A or B you want to eat at that restaurant. Low letter has problems. Same here. If an apartment has a high score, want to live there. If has low score, don't want to live there. Telling property owners and managers to focus on the properties that have the highest number of violations and get them up to Code. Come in, set up a schedule with us so it can be taken care of. Putting a new on-line portal called Civics, allows property owner to change some things themselves; can't change everything without approval. Any questions about any rental property in the City, can go online and look it up. If you have questions, you can compile them and share them with us.

Q- Has the City considered giving information cards to new tenants as to who to contact when moving into a rental property? A- Good suggestion. Don't believe we do anything like that right now. Certainly is something that could be done, will take a look at that. C- With apartment complex, those could be posted in the lobbies. A- Don't see why not, unless the landlord had issues with it.

Vacancies

Q – How is the City monitoring vacancies? A – If an apartment is vacant, look to see if current water bill. Looking at developing a vacancy list. **1,199 vacancies in the City right now.** One vacant house in a neighborhood brings down the property value 11%. The property owner is required to let the City know if the property is vacant. Neighbors can contact the NSC to let them know they suspect the property is vacant. Q- What happens when a developer buys a property but nothing is done for year? A – There will be a fine if a property is left vacant and fines increase. You can pull up the map through the Vacant Building Process and identified through Building Blocks. If there is a plan to work on property, we will work with the owner. Q- Has the City considered what will happen if the owner/landlord doesn't want to fix the property? Can the property be returned to the City to be sold to a homeowner? If owner is not paying taxes, it goes through auction. If the property goes to auction, must sell to the highest bidder.

Landbank Program. When City acquires a property, we determine if this is a property that is salvageable and can be rehabbed or will be demolished. It costs money to demolish. If salvageable, we look at as a Landbank property. Just reached an agreement with Finance Department that Landbank can acquire property up-front and then when sold, can pay back taxes. Building brand new houses costs between 300K to 350K, we would have to put a 200K subsidy on it to sell as affordable to City residents. That's not sustainable in the long term. If we can acquire for nothing, put 150K into it and sell it for that price, then we can pay back taxes.

Short Term Rentals, AirBnBs

Q- Are short term rentals enforced in the scoring system of code enforcement? A – Short term rentals are taking up much of our time. City of Rochester right now does not have any policy on AIRBnB or VRBO's. New code expected in another week or so, new table of uses including short term rentals, based on 2034 plan. Will allow short rentals, but not in R1 or R2 neighborhoods. City Council may change that, but R1 or the new term, LDR (low density residential), primarily single family houses and will not include such uses.

Role NSC in Code Violations

Q- What are the ramifications to the Landlord and Property Management company when internal and/or external violations are not addressed? Who do the neighborhood leaders contact? A-our Neighborhood Service Centers. Encourage folks to go to NSC, they work very closely with code inspectors. Every month have a top ten list of properties. Each of the administrators has their own top ten list to focus on and decide what needs to be done with the property. Q - Specific example of a home between South Goodman and Laney Avenue- junker cars in the driveway, play furniture in the yard. This property has been unsightly for more than 20 years? A- Will find a way of fixing that, if cars with license plate, not junk. If no hood, junk car. Cars without licenses must be covered. E. Hernandez - please call the office, share the information. Team will be happy to look into it.

Q- What about City or bank owned properties that are vacant? A- 1200 are City owned, City responsibility to make sure the home secured. City has had to do more to secure the houses, boarded in a more secure manner that can be easily released by the fire department and police. The houses will be either torn down or fixed up. We don't have the money to fix them all up. If owned by the City, can auction them or someone can come in at anytime and request to purchase the home. We'll require a proposal with a scope of work with timeline and funding plan. State requires us to get the maximum value for the house we can get. So have to allow other bids. Will take offers on

vacant lots as well if vacant lot considered not buildable will sell to house next door for \$1. That would be a property less than 40 ft. wide, or less than 100 ft. deep or less than 4000 sq. ft. total. Can sell a vacant lot to the adjacent property owner without a proposal. Q- Is the failure to pay taxes also going on the scoring system? A – Don't think it is included now. Have a pretty effective way of taking property away from people not paying taxes. They get years to pay.
Since Covid, many houses have not gone to auction, so will have a large number in November.

6:35PM -6:45PM SE AND SW NEIGHBORHOOD SERVICE CENTERS – ERICA HERNANDEZ, CHARLES REAVES

E.Hernandez – One of the big things trying to deal with is nuisance behavior. Preparing for new role of part time code enforcement joining NSC teams working on beautification maintenance. Would like some thoughts for fun outreach during the colder months.

C. Reaves – Looking at doing a lot with our part time person looking at refuse and cleaning up the neighborhoods. Southwest very interesting this year, Lisa Reagan pointed out a lot of things along the River that need to be taken care of. Also doing a presentation at 10 am on Wednesday regarding Aging in Place. Had a very good national night out! Erica came up with a great idea, Nicest House of the Block.

Q- Erica, do you know anything about the South Wedge Laundry being permanently closed? A- Don't know about it being permanently closed. Q- What is defined as vacant? A- C. Reaves if go on Building Blocks, no taxes have been paid, no water bill, no one living there. Erica – 6 month year marker nobody there, utilities off, can talk to code enforcement team to ask if there's a definitive time period. Also, call the NSC and ask if property has a flag on it. Q - Who can we send concerns about pollution in the river? A- C.Reaves - did speak to Dept. of Environmental Services. They are speaking to the State. Someone has to be responsible for cleaning it up. I called the State and have been passed around and I will continue to work on it and get back to you. When we used to have the Regatta, it was cleaned.

6:45PM – 7 PM COMMUNITY UPDATES

Release of next section of the Zoning code on Sept 20th. Dana was suggesting wouldn't allow short term rentals in LDR, will be allowed in MDR. Appears there is a question, is the release of documents on Sept 20 the third and also the final, both coming out at the same time? A third release of the documents was to happen in the spring with public input. Was this phase skipped? Need some clarification on that, can Erica and Charles follow on that. Erica requested an email to her regarding that.

PAC TAC training next week on Sept 20th for anyone interested.

BASWA'S South Wedge magazine will be an annual out in November. Anything you want included. please send to ROSE O'KEEFE in October.

7 PM CLOSURE

HPNA
Balance Sheet
As of August 31, 2023

	<u>Aug 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Genesee Co-Op FCU-2591	
Checking-S10	
P2-Gregory Tract	58.21
Checking-S10 - Other	3,365.99
Total Checking-S10	3,424.20
Members Shares-S0	3,130.45
Total Genesee Co-Op FCU-2591	6,554.65
PayPal	26.19
Total Checking/Savings	6,580.84
Total Current Assets	6,580.84
TOTAL ASSETS	<u>6,580.84</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	7,829.53
Unrestricted Net Assets	2,350.25
Net Income	-3,598.94
Total Equity	6,580.84
TOTAL LIABILITIES & EQUITY	<u>6,580.84</u>

3:36 PM

09/12/23

Cash Basis

HPNA
Profit & Loss Detail
August 2023

Type	Date	Memo	Class	Original Amount	Balance
Ordinary Income/Expense					
Income					
Program Income					
Membership Dues					
Deposit	08/04/2023	Test	Members...	4.00	4.00
Deposit	08/07/2023	2023 member...	Members...	25.00	29.00
Deposit	08/15/2023	Deposit	Members...	25.00	54.00
Deposit	08/15/2023	Deposit	Members...	25.00	79.00
Deposit	08/15/2023	Deposit	Members...	20.00	99.00
Total Membership Dues					99.00
Total Program Income					99.00
Total Income					99.00
Expense					
Contract Services					
Outside Contract Services					
Check	08/04/2023			22.17	22.17
Total Outside Contract Services					22.17
Total Contract Services					22.17
Other Types of Expenses					
Bank Fees					
Deposit	08/04/2023	Bank Fee	Members...	2.08	2.08
Deposit	08/07/2023	Bank Fee	Members...	1.21	3.29
Check	08/15/2023	Mo. bank fee		1.00	4.29
Total Bank Fees					4.29
Total Other Types of Expenses					4.29
Total Expense					26.46
Net Ordinary Income					72.54
Net Income					72.54