

October 5, 2010

Planning Commission

Proceedings by Authority

State of New York,
City of Jamestown, ss:
Mayor's Conference Room

The regular meeting of the Planning Commission for the City of Jamestown, New York was held on Tuesday, October 5, 2010 at 3:30 p.m.

Members Present: Chairwoman Martha Zenns, Joseph Trusso, Doug Champ, Jeff Nelson, Jeffrey Lehman, Paul Andalora and James Olson

Members Absent: George Spitale

Others Present: Bill Rice, Peter Morgante, Greg Rabb, and Jason Stronz

Chairwoman Zenns called the meeting to order.

NEIGHBORHOOD REVITALIZATION PLAN

Ms. Zenns: Before we go forward, I just want to bring to your attention that everyone should have either in front of them or near them, a fax that was received from a John Smith on 285 Hazeltine Avenue and we also received a similar fax at our last meeting urging us as commission members to delay and vote down the czb Neighborhood Program and you can certainly read what they see as particular reasons for that so I just bring that to your attention and not ignore that this has been received. If anyone wants to make a comment they're free to do so at this point; otherwise, I think that our better work is to move forward in terms of talking about the Revitalization Plan and I know it didn't come out until later in the afternoon yesterday, but Bill has some information that the Department of Development has worked on based on what our conversation was at the last meeting and previous meetings to look at. I did get a copy of the minutes from our last meeting, but those have yet to be sent out – correct Jim?

Mr. Olson: It just went out. I made a copy just for you.

Mr. Rice: Did everybody get an email of this that Steve sent out? I made ten copies. We just tried to create an outline of the discussion to date, the topics that we've been talking about, some of the issues that have actually come forward through these discussions and I think maybe the best thing to do right now is really to maybe go through some of this and talk about it – get your feeling as to if we're going in a proper direction, additional things that we could put into this to make this a little bit more of a working document. Does that sound plausible to you?

Ms. Zenns: And as when I asked Bill, it's really a matter of the original Plan and this at some point coming together – that this does not just take the place of the Plan.

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Mr. Rice: It seems like the original Plan has some gaps that may need to be looked at and that's what the intention of this really is is to see if we can fill some of the issues. Most of the issues seem to be on the government side that some direction needs to be put into it for policies, reviewing our Codes to make sure that we can make it a little more palatable to make this Plan work. Jeff Nelson brought up last time about PUD's and there's a possibility we'd have to look at the economics of this that maybe using PUD's might be a way to help to downsize some of the extra supply that we have and actually make new housing out of things too. We have to look at those issues to see if it can be done. This is just a draft version too – we just put some outline together for the bones of where we're going with this.

Mr. Trusso: This is terrific. We should get something like this at every meeting and we'd know exactly where we're going and what we should be talking about rather than going all over the board.

Ms. Zenns: But this came as a result of what we have talked about.

Mr. Rice: Yes.

Ms. Zenns: ...so obviously you need the conversations prior to have it.

Mr. Trusso: Yes – but this is great – I love this.

Mr. Rice: It seems like one of the major focuses of the entire Plan is how do you energize the community to be a part of this and as you see the title – “We Are All In This Together.” We each have a role to play and Mr. Buki's Plan seems to be focused more on the residents and the residential component of Neighborhood Revitalization, but we felt, and it seems like the conversation of topics has gone so far is that the government of the community has a definite role too and it needs to be defined a little bit more as to giving direction as to how policies are developed and do they reinforce the revitalization effort or not? That's where this really is going. Do you have any comments that you'd like to make?

Mr. Trusso: There's so much here and this is really a great document that was sent out and if we could go through this and then add on to this, I think we can accomplish a lot. I don't think we're going to accomplish it at this meeting or maybe even the next meeting, but this really sends us on our way. I like what's in here and I just had an idea when I was reading through it. How do we get neighborhoods? I've made the suggestion that what we do is...this committee or whatever committee try to form neighborhoods – going out to the different places and having a block party where we could find some of these philanthropic organizations that would sponsor it, have a little food there and then...you can't do that throughout the town, you do that a few neighborhoods at a time; and then what you do is set up competition between these neighborhoods and see who comes out the best. You know what the neighborhood looks like; you know what it could look like and then you'd have the team go in and appraise what they've done and then this neighborhood won it this year and this month that neighborhood...pit neighborhood against neighborhood so they have something to go after – not just go in and say “hey – improve your neighborhood.” You want to bring out competition in people and I think if you bring out the competition, I think these people will do something for it. I've been driving

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around town an awful lot and looking at some of these neighborhoods – we’ve got a big job ahead of us, I’ll tell you, a big, big job – but it can be done. It really can be done.

Mr. Rice: I think one of the things that has changed – we keep referring to society changing – and years ago, I think there was an attachment, or a connection to neighborhood, that we don’t have as strong anymore, partly because people are more transient now; used to be years ago people would go to one job and stay at that job the rest of their life. Now it’s three to five different jobs possibly in their time span of working and that’s not just strictly within one community, but it could be on the west coast or overseas so we’ve changed in how we relate to communities. Maybe one of the things we should start thinking about is is there a way to kind of reinvent that connection to a neighborhood in some fashion? I think you’re talking about a little bit, and I think some of Mr. Buki’s ideas were bringing that out; but maybe we need to kind of help that along a little bit farther.

Mr. Trusso: If I remember and I think Pete and maybe Jim remembers, where if you worked in a certain plant like Marlin Rockwell or the Worsted Mills or the wood companies over there, you used to live around them. I mean you bought a home so they didn’t have too far to walk over there. We don’t have those anymore. In fact, before I think we can really improve our neighborhoods, we have to improve the business – the industry – that comes into Jamestown and we have to actively go out and try to bring it in. Don’t ask me how. I don’t know.

Mr. Rice: Yes. We did put something in about that because even in Mr. Buki’s plan, he’s talking about is the root of a lot of the problems are the lack of jobs so I think we’ve got to be very conscious about how important creation of jobs is going to be in making a community prosper and actually helping the neighborhood revitalization part of it. We did put something in about that. It needs to be flushed out a lot more, maybe not to the point of exactly how to do it, but to start the discussion there and keep building upon it as to how important that part is.

Ms. Zenns: And I think we have to be aware that businesses generated in the Jamestown area do not necessarily equate to people moving into Jamestown and it’s discussed in the Plan in terms of those boundaries – I mean that’s the reality. What I would like to do is just start at the beginning of this instead of kind of hopping around different areas and we have...I guess we’ll call it an introduction, before the numbered bulleted points are brought up. At this point, do you have any concerns, additions, subtractions within the first four paragraphs in terms of just an introduction?

Mr. Champ: This was prepared by Steve Centi?

Ms. Zenns: Well, in conjunction with Bill and Amanda most likely as well. It was sent by Steve, but it was a collaborative effort.

Mr. Champ: So this was an in-house thing?

Mr. Rice: Yes.

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Mr. Trusso: May I just add one thing? This afternoon after reading this a couple of times, I figured if I remember right as a kid, most of the industries were built and developed by entrepreneurs that lived right in Jamestown or in the immediate area – Maddox, the people that built Dahlstrom, the people that built Marlin Rockwell – Mr. Gurney – etc. So I said – am I right? So I took a drive to Lake View Cemetery and looked around. My gosh – you go there, you get a history.

Mr. Rabb: We just did the history tour of the cemetery on Saturday.

Mr. Trusso: Congratulations. Yes, I made that tour this afternoon in the rain. It's quite an experience. The Humphreys, all the names that you read in the history books about Jamestown – they're all up there – every one of them. You want a history lesson – go to the Lake View Cemetery – that'll teach you an awful lot.

Mr. Rice: That's an important point though is to understand how the community grew- how it developed to its present condition and once you start to understand that well enough, you can see where society's changes and how that impacted things and that's a good context to deal with on how to make some changes to improve it. That's a good, well thought of ideas – that what is the context that we're dealing with first.

Mr. Trusso: But you know why they moved? Because the originators passed away and the children wanted to make a bigger profit so they moved their woolen mills and they moved their furniture factories – Jamestown was known for its furniture all over the world and they moved them down south. Now the south is (excuse the language) is bitching because they moved it off shore, but that's where they got their industries from us. We had a lot of woolen mills around here.

Mr. Rice: I think Doug was making a point...

Mr. Champ: If you're going to take this in chronological order...first of all, I haven't been around for a few days so this is the first time I've seen this and I have always felt that the whole process, and I'm all for doing everything we can in the neighborhoods and following a quick response effort to get out there and move this thing along. There's no question in my mind, we don't need to delay things any further. We need to be concise; we need to be direct in what we do. But there's responsibilities in all of this. This is outlined quite clearly what is felt to be the responsible follow-through on various entities – mainly the City – and then the private sector comes into play with what they can do to make the corresponding actions work in the framework that's set in this positioning of who's going to do what and when it's going to be done. So I think what we need to look at is our role – the outside role – and how we can combine and collaborate all this as we go through this and start identifying each one of the responsible areas and who's going to do this, and how it's going to be effectively done both economically, environmentally and socially. I don't think that's difficult to do, whether we have asterisks with this or we do it in conjunction with input from the Strategic Planning Group and others. I think we need to collaborate this in some way so we clearly identify who's doing what and when it's going to get done. Otherwise we have no threshold, we have no management entity associated with pushing this thing through. There are a lot of good words and a lot of

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good direction, but I want to move this thing along in a way that we're concise so that in six months or a year from now we can go back and say "well, okay – this is what's been done and this is done." So this is an implementation plan, but there's no action plan to go along with it.

Mr. Trusso: Well, that's why this Plan was given to us so that we can have an action plan – that's how you start with outlines like this to give you that kind of a plan. And, I don't agree with that – I think that's what's happening, and again, I took a ride in the rain after I got this and it started me thinking. I went out and I went up the Hunt Road and I saw all those houses being built out there and other places, and I figured the only place I know in Jamestown that's building is south side and I wondered why – why is that? Well, one of the reasons they are building out there is because they're getting the water cheap and they're getting the electricity cheap and that's what they want and they're getting their sewers from the south and center sewer district. Why should they build in Jamestown? Give me a good reason why they should build in Jamestown when they're getting all that free out there. What we have to start worrying about is what to do and how to cooperate, or they cooperate with us, to stop all this building. They build the new homes out there, the people in Jamestown see them, they want to go out there and build them; what happens is those homes are empty, the people that live in another part of Jamestown that isn't as advantageous or as nice as that, they move there and before you know it, we've got all these homes that are empty down there. We've got to cooperate or they have to cooperate with us in starting to put a moratorium on all these new homes that are being built.

Ms. Zenns: And I think we do have it addressed at some point.

Mr. Trusso: Yes. That's what got me thinking.

Ms. Zenns: I'm a little concerned Doug, in terms of having too much specificity at this point because I think that can really bog us down and I think a lot of that will come out of the Council actions and you can certainly address that issue Greg, and I understand your concern in terms of maybe not having enough information, but trying to...

Mr. Champ: I don't want to delay anything. Okay? I really don't. I want to present this in a way so that we can say it's a workable document and everybody can be on board and we can move forward. What I don't like to see happening and it happens a lot is that you have to reinvent things as you go through it and I know it's going to be something that's a work in progress for a number of years because of the responsibilities that everybody's going to have within this type of a program. It affects everybody in different ways; but we just want to be sure that you have an economic issue with who's going to pay for certain things; you have the carryout aspect associated with neighborhood groups and what they can do on their own and then how that all ties into a city policy that's got to reflect Code Enforcement, housing violations and everything else that goes into play, so we're working together in a concise way, not separately as we get fragmented out there. That's all. But no delays, no changes to the point where we're going to reinvent anything that they've already put together, but move forward on this.

Mr. Rice: And I think the intention will be that at this point – it's an outline, pretty much in outline form. I think as we go through our discussions, we'll start adding more meat to that and get to a point where there are more definitive things put into this as to how, when, those

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types of things. So, we're just at the beginning point here to flush this out and if these are acceptable, then we'll keep working at that and marry the things together so they're not redundant.

Mr. Trusso: This is no different than when you're writing a story or something – you have to have your outline and then you follow your outline and then you follow your outline... this is the outline to our discussion from now on. I think this is a great outline.

Ms. Zenns: So if we do start with one in terms of Community Empowerment and Involvement...

Mr. Rabb: I think this is fantastic too, but I just want to maybe talk a little bit about what we think is our timeline because I don't want to impose a timeline on the City Planning Commission, but when is your next regular meeting?

Mr. Rice: Two weeks from now.

Ms. Zenns: The 19th.

Mr. Trusso: Can't you call as many meetings as you want?

Mr. Rabb: Well, yes, the Chairwoman can, but I don't want to keep asking you guys to meet – you have other things to do too, but...

Mr. Trusso: What?

Mr. Rabb: Well, Joe, some of us, fortunately or unfortunately, are still working more than full time. Some of us are very fortunate. If we're going to try to get the City Council to adopt the Neighborhood Plan by our voting session on the 25th, which is this month, and it still has to go through the Housing Committee of the Council which meets on the 18th of this month, I don't know if you guys can do a recommendation by then, but I'm not all for rushing anything through; on the other hand, I don't want to slow it down either and I know Doug and the rest of you don't want to slow it down either, but if we're trying to make the 25th voting session of the City Council, it's got to get to the Housing Committee by the 18th, and Joe's shaking his head...

Mr. Trusso: It'll never happen.

Mr. Rabb: Well, I'm just here to let you know what our timetable is, otherwise it's going to have to be the November voting session.

Mr. Trusso: ...or December.

Mr. Rabb: Well,...

Mr. Trusso: Why not? I mean you'd rather have a plan that's well thought out...

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Mr. Rabb: I agree with that Joe.

Mr. Trusso: ...then a Plan that's rushed into and then they throw it back at us.

Mr. Rabb: I agree with you. I'm just coming here to tell you what my timeline is from the perspective of the City Council because the Strategic Planning Commission, which I Co-Chair, has recommended the czb Plan with some deletions and additions. You guys had a great discussion. I think, what's in here is fantastic. I'd like to see you go through this and as the Commission decides they want to add it to the Plan, but I guess one of the reasons I'm here is not just to hear your substantive discussions and contribute, if I can, but because part of my job is to try to get this adopted by City Council in a timely manner. I guess I'll probably keep reappearing to remind you of our deadlines, although I agree the job of your group here is to come up with the best plan possible and if that means we have to delay it some more, that's okay with me; but at the same time, I'd like to get this done as quickly as we can without taking away from your responsibility.

Ms. Zenns: If we didn't meet again until the 19th, can the Housing Committee meet after the 19th before the 25th?

Mr. Rabb: I can ask the Chair of the Housing Committee to have another meeting even on the evening of the 25th before the voting session. That's a possibility.

Ms. Zenns: I think it would be difficult getting in another...I know next Tuesday, I'm not available.

Mr. Rabb: Yes I know. But if you guys meet on the 19th, we can ask the Housing Committee to have another meeting so that's a possibility too.

Mr. Champ: Is there a possibility to have the Housing Committee and a Planning Commission meeting together?

Mr. Rabb: I don't see why not. You could invite the members of the Housing Committee to meet with the Commission. I think the Housing Committee would still have to have its own meeting, but maybe one idea would be let's ask the Housing Committee of the City Council to join you.

Mr. Trusso: I've always found the bigger the committees the slower they are.

Mr. Rabb: Well, the Housing Committee itself is relatively small; but I see no reason why you couldn't invite the Housing Committee to meet with the City Planning Commission.

Mr. Champ: Just a suggestion.

Mr. Rabb: No – I think that's a great idea and then I certainly would urge the members of the Housing Committee to do that.

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Ms. Zenns: On the 19th?

Mr. Rabb: Yes- why not? Why not invite the Chair...

Ms. Zenns: I assume you have a list of all the members?

Mr. Trusso: What are we talking about? Finalizing it on the 19th? I just don't see, with all the work that's ahead of us...

Mr. Rabb: Not necessarily.

Mr. Trusso: We can finalize it at all.

Mr. Rabb: No. I'm not necessarily saying "finalizing," and that's up to you and the Chairperson. I guess I'm here to urge us to take these serious ideas, but I guess part of my role as President of the City Council so we can act on it, is to come to you and say "look – I appreciate everything you're doing, and I know you've got more work to do, but if we can move this along in bringing Housing Committee to meet with you on the 19th..." if that can keep it moving along because we don't want to lose the momentum.

Mr. Champ: I'd like to personally hear what the Housing Committee feels about what's been presented. That's one way of doing it, of maybe combining a joint session where we can share ideas and comments and make sure we're all in agreement to some extent, rather than somebody having some other point of view that we weren't aware of.

Mr. Rice: Has the Housing Committee met and reviewed that Plan so far?

Mr. Rabb: There's been general discussions about it. I think they're waiting for recommendation from the City Planning Commission before they can recommend it to the full City Council, which is the way it should go.

Mr. Trusso: Why don't you send them...

Mr. Rabb: ...but they've had general discussions; but I still like the idea if it's okay with the Chairwoman to bring the Housing Committee here on the 19th.

Ms. Zenns: And I don't know what problems it creates in terms of the timeframe that we need vs. their availability.

Mr. Rabb: Well, let's try it.

Mr. Olson: Mr. Szwejbka probably won't be able to get in because he teaches.

Mr. Rice: And we also have one site plan coming up on the 19th too. It shouldn't be difficult though – it should be a fairly simple one.

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Mr. Rabb: But I think that's a good idea. It's probably just a couple of more folks Joe, besides me.

Ms. Zenns: Paul Whitford, Steve Szwejbka and Mike Taylor.

Mr. Rabb: I don't know if Michael will make it, but at least the Chair could make it – Paul will probably be here.

Mr. Rice: It would be nice to hear their comments.

Mr. Rabb: I think having the Chair of the Housing Committee meet with you guys would be a great idea. I think Paul's the one who's the most available. I know sometimes he picks up his grandchildren from school.

Ms. Zenns: And even if we can send what we have to them...

Mr. Rabb: Well, if you could send this to the Housing Committee I think that would be helpful.

Mr. Trusso: Absolutely. That's what I would recommend – that each of them get a copy of this – put us on the same page.

Mr. Rice: There's some things we're still working on – when we get that done, we'll...if you get me all their emails...

Mr. Trusso: It's the best document we've had since we've started.

Mr. Rabb: Well, on top of the Plan itself...we've got the Plan and we've got these additions, and I think these are great.

Mr. Trusso: The Plan. Explain the Plan to me would you please?

Mr. Rabb: The czb Plan?

Mr. Trusso: No – just give me a fast overview of the Plan...

Mr. Rabb: Rebuild Jamestown's neighborhoods.

Ms. Zenns: Let's look at the Community Empowerment and Involvement starting with 1(a) Individual Residents...which obviously has been coming up over and over. Do you want to comment in terms of additional...

Mr. Rice: Actually, I think their involvement is critical to make the neighborhoods change. Without that, I think it will be difficult to making any improvements whatsoever. That's a critical part to have that. I think czb talks a great deal about that and how important it is and I totally agree with that.

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Ms. Zenns: And I don't know if it's necessary within that to refer to any of that, or realize that this is an addition to so they already have that coming out of the other Plan.

Mr. Rice: Maybe what we could do is start working on integration of the two documents together in some fashion so people might be thinking this is taking the place...No... it's additional to.

Ms. Zenns: And even with the Neighborhood Associations as ??????????was talking about earlier when we had Jason would had come back from Geneva talking about the neighborhood challenge that obviously that could fall under that particular sub-heading under (b).

Mr. Rabb: Yes. When you were mentioning that idea of competition, that's one of the things we brought back from Geneva. This idea of getting neighborhoods to compete to improve themselves.

Mr. Trusso: We don't need this recommendation...our recommendation to do that. You can do that as a City Council any time, forming the block parties in the summertime, having the roasts or the...

Mr. Rabb: At the last voting session we had three brand new neighborhood watch groups get approved by the City Council so that's already going on.

Mr. Trusso: That's what's going to do it.

Mr. Rabb: But we want to keep this moving.

Ms. Zenns: But we don't even need the City Council to start that. Those things can happen on their own.

Mr. Trusso: I don't know if you remember or not, one time WJTN used to have every week where they would go to the different neighborhoods and broadcast it over the radio. Maybe you could sponsor something like that.

Ms. Zenns: I don't think radio stations would do that.

Mr. Rabb: Are you good friends with WRFA?

Mr. Trusso: Okay. Fine. Whatever. Just so it gets out there and people understand what's happening.

Ms. Zenns: And that follows into (c) Private and Civic Organizations and the things that they can do and whether we want to put in there "suggestions." Certainly, there are a lot of suggestions in the initial Plan, so do we really want to reiterate what's already there?

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Mr. Rabb: The Media?

Ms. Zenns: Okay.

Mr. Trusso: Yes.

Mr. Rabb: Does Joe remember what WJTN did?

Mr. Trusso: It was Jim Roselle and Crew. They used to do that every week.

Mr. Rabb: You know what else I'd like to see happen Joe, and I'll say this on the record in front of the meeting because I teach in Olean two days a week and because I still like newspapers because I'm old.

Mr. Trusso: Me too.

Mr. Rabb: I stop to buy the Times Herald and it's wonderful because in big, bold letters – you know what it says on the top of the Times Herald?

Mr. Rice: Times Herald.

Mr. Rabb: No. It says Olean Times Herald. I'd like to see the Post-Journal go back to saying "Jamestown Post-Journal." Let's express some pride in our City. If Olean can do it – why can't we do it?

Mr. Trusso: You're right.

Mr. Rabb: And The Post-Journal is sitting over there. That's not Jason's fault. I know in the old days they did it – why not – let's go back. The Buffalo News, The Olean Times Herald, The Gerry Times News – why isn't...I'm sorry...I apologize...I'm catching Joe's spirit – I'll shut up.

Mr. Trusso: You know why they don't do it? It's because this is a Chautauqua Newspaper, so they don't want to designate just Jamestown. Olean is Allegheny.

Mr. Rabb: ...Buffalo, Erie – they all do it – why not us?

Ms. Zenns: So there's a suggestion to add "media" under (c) as a fifth sub-group. Are there other suggestions? Okay. Anything else in "1" at this point you think would be helpful to be added? Okay. Under "Government Initiatives, Resources and Support" initially stating that Initial public investment helps to build the confidence for subsequent and private investing. First of all titled "Investment in Infrastructure." Obviously, a lot of this is done in JURA and other groups within the City and all of those go to neighborhood improvements and impact. Any particular direction within that first sub-heading?

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Mr. Champ: And that's referred to as government. I take it, we're all talking about all forms of government? We're not talking about Jamestown; we're talking about State; we're talking about the County.

Mr. Rice: Most definitely. I think the farther you go into the document, you'll start to see that it's important to engage all levels of government because they all have different policy directions that could be counterproductive to what you're trying to do.

Mr. Champ: I want to make it clear that that's the case, that when you speak to government, you're talking clearly not just Jamestown.

Ms. Zenns: I think it falls to different levels of government some of them more so than others?

Mr. Champ: You have state investment of huge amounts of money spent here for the bridge renewal project. You have county bridges that are located in the City that are owned by the County, maintained by the County. We have streets that have been given over to the County for improvements which they in turn are responsible to maintain.

Mr. Trusso: City streets aren't given over to the County to improve them. Streets must be improved first before the County will take them over.

Mr. Champ: But there's a relationship there.

Mr. Trusso: Right. We can't just say "this is a bad street. Let's give it to the County," because they won't take it.

Mr. Champ: How many streets in the County are maintained by the County?

Mr. Lehman: About six miles.

Mr. Champ: Six miles?

Mr. Trusso: In Jamestown?

Mr. Rice: Yes. But what you've mentioned there – the relationship – is the key one.

Mr. Champ: It's a key one. It's an investment strategy of what we're doing in the City that ties it all together so you don't have a project that unfolds itself and then two years later, somebody comes back in and says "we've got to redo this."

Ms. Zenns: Would you make a suggestion in terms of rewording, or supplemental language?

Mr. Champ: Well, I just think when we speak of government, I don't want to have a connotation that refers to just everybody assuming it's the City of Jamestown. That's all. Now

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whether you want to include all entities and name them – that’s one possibility. Or do we just assume that government is government and it’s all the same?

Mr. Trusso: That also means Lakewood, Celoron, everything around us.

Mr. Rabb: But I think Doug’s idea of being more specific is a good idea, especially – Joe, you’d know this better than us – that there’s some people in the County who forget that the City of Jamestown is a very important part of the County, and I know there’s a County part at the end, but I think the idea of putting it more specifically here...it’s not just the City of Jamestown. We’ll take the lead, but we can’t do it without cooperation with the County and the State.

Mr. Trusso: ...and all the entities around us. We need that. Like I say, we have to reach some sort of agreement with them. We say we have too many homes. That’s not our problem alone, that’s the problem out there. We try to fix up our homes and out there they build homes and pull the population out of Jamestown and leave us with the old stock while they have the brand new – there has to be some sort of moratorium so we can get our homes fixed up and have our population here because without Jamestown, there is no southern Chautauqua County. We give water, electricity, hospitals and other things here. Without that, there wouldn’t be a southern Chautauqua County.

Mr. Rice: The question comes – how do you get the cooperation for that to happen?

Mr. Rabb: Make a call for that cooperation.

Mr. Trusso: Absolutely.

Mr. Rabb: The only thing I would add to Joe is without Jamestown there’s no Chautauqua County.

Mr. Trusso: No. No. No.

Mr. Rabb: There’s no Chautauqua County. I’m taking a bigger picture.

Mr. Trusso: Dunkirk will argue that.

Mr. Rabb: ...without Dunkirk too, but I think some of that needs to be in there.

Ms. Zenns: Okay. Doug?

Mr. Champ: The problem with the buildable homes is the fact that the old neighborhoods aren’t infiltrating the capability for new homes to be built on. The sites aren’t ready. The sites aren’t large enough. The infrastructure isn’t there to allow that to happen so when you have lots like we had with buildable lots back in the ‘30’s or ‘40’s, they were narrow parcels that exist. They’re no longer able to let you come up with a whole different type of infiltrated housing that will allow that buildable house to be built. Most of the housing development that’s taken place the last 20 years has taken a place away from the concise N-4

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definition that we see on the north side of town or we see down in the certain sector of our community. It's all taken place...the reason why that is – people want larger houses. People want a bigger site. They want a back yard. They want to have the opportunity to have that. That does not exist readily available in the old neighborhoods in the City of Jamestown. It's a whole different market there. It's restoration and renewal of the existing property.

Mr. Rice: That's why I mentioned about PUD's is there's maybe a way to satisfy part of that and get rid of some of the older supply. We have to start looking at our codes to see if they're prohibitive to getting that to happen.

Mr. Champ: Well that requires a site plan that actually takes down buildings and creates then a buildable lot which now is not available; because any house on the north side of town that catches fire and comes down, you can't build on that lot.

Mr. Rice: Yes. That's why I think those codes need to be really looked at carefully and that could be one mechanism to help the over supply issue.

Mr. Champ: So the dialogue of building outside the City is basically the whole buildable style that exists currently vs. what was built many years ago. That's why people are moving to an area where they can build. That's why you see these subdivisions. People want a bigger home to live in, not if they can't, but that's what they want.

Mr. Rice: But on the same token, you have to be conscious of the over supply issue so you've got to marry the two things together.

Mr. Champ: Well, that'll all come if we follow the logic.

Mr. Rice: Yes. The question is going far enough along in that logic to make sure we can do it.

Mr. Trusso: What is the average family today? A husband, a wife, and one and a half children. They don't go more than that now.

Ms. Zenns: It doesn't matter. They want the family room...

Mr. Trusso: They don't have the five and six kids that they used to have.

Mr. Rabb: Some do.

Mr. Trusso: Pardon?

Mr. Rabb: Some do.

Mr. Trusso: Yes. The ones that want that big lot – let 'em cut it about three or four summers, cut the grass, and see how much they want that big lot.

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Ms. Zenns: They want the big garage...

Mr. Trusso: But okay. Then it defeats the whole purpose of this committee. This committee is it renew the housing stock in Jamestown, not to build brand new homes in Jamestown.

Ms. Zenns: No. All we're recognizing is the fact that there are reasons for individuals to want to build outside of the City because there's more land available.

Mr. Trusso: If there was a moratorium on that, they'd worry about renewing the homes that exist and the homes that they live in rather than...if you don't give them an incentive or reason to do that, what are we meeting for?

Ms. Zenns: We can't control these other municipalities.

Mr. Trusso: They've got to cooperate with the City of Jamestown – seeing that the City of Jamestown gives them so much, and we do. We give them a lot.

Mr. Rice: Well, that can be a control point. I mean that can be a way to...an incentive to helping the cooperation.

Mr. Trusso: Well, we can't do anything about the electricity because the federal government controls that, but we can sure do it with the water and the buildings that are around us that use our sewers, we can do it with our sewers.

Ms. Zenns: We have that later in the Plan so can we do that?

Mr. Trusso: Yes we do.

Ms. Zenns: Okay. Do you feel comfortable adding in with City, State, County...

Mr. Rice: I think what was meant here just to give you a little insight on that is that the City does give these things as Jeff is in charge of doing this, but it might be something that could help reinforce if it's married with reinvestment in certain neighborhoods to help that. You know, where you're getting a total change in picture...new investment in the residential component itself, but also in the streetscape around it, makes a huge impact as opposed to one happening and not the other. So, that's more or less where I think we're going with this, but I don't think there's a problem adding that – City, County and State – because you'll see later on how important some of that really is because a lot of it is, in some ways, out of our control. We're dealing with the by-products of other governmental agencies and what they think that one policy covers everyone. In a lot of cases it doesn't.

Mr. Trusso: What is the street that they just did on Swede Hill? They did the road, the sidewalks, the curbs – everything. What you should do is go over to those people and...right off of Willard – it's beautiful. Go to those people and ask them how they like it now. It's a beautiful street to go up and down. It really is and it's easy to do that. If we can start

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accomplishing this in some sort of a plan in the City that they do this so many roads in the City and they help the people that own those homes there, to have a reason to stay here.

Ms. Zenns: No. (2) – Set Acceptable Standards: I get the impression that we need to review what we have and basically in a context of new ideas that will be coming forward and how they will fit together.

Mr. Rabb: Is there a way in here to incorporate what Jeff did on PUD's?

Ms. Zenns: I think, I could be wrong, but I thought that's coming out of (3). Is that correct – or no?

Mr. Rice: Yes. As I said, I think the PUD's...

Ms. Zenns: You have a range of housing opportunities and choices in...

Mr. Rice: Well, it gets more definitive, but I think we have to look at what we have right now to see if we need some changes, all again going back to how creative we can get to look at that oversupply issue, because that's really the basic issue I think Mr. Buki's bringing up through the whole thing – the market aspect of this thing is there's an oversupply as opposed to demand and as long as we maintain that oversupply, we're going to have problems. I think all policies that you really are focusing on, whatever we do in codes, need to start focusing on how do we start eliminating some of that oversupply.

Ms. Zenns: Do we want to then basically say more about that in this section?

Mr. Rice: Yes. Again, this was just an outline format.

Ms. Zenns: Right. And then those PUD's – are they more appropriately talked about as a possibility here, or later? I thought maybe later, but I guess here as well.

Mr. Rice: Maybe later is more appropriate. Maybe this just gives a general outline and maybe the PUD's or even other things if everybody can think of any, that can help at looking at that issue – the oversupply – how are we going to take care of that? Is it strictly on demos and where is the money coming from for that? Or can we do it creatively maybe by introducing PUD's that help to eliminate some supply issues creating some new type of housing because you'll see farther back, we talked about having a range of housing choices. That's part of the issue. If you have where you can accommodate different wishes, but still reduce the oversupply, might be the best way to really look at some of this and I think you've got to do that by looking at your codes. I'm not sure if the codes will be enough to get that to happen, but that's one way of doing some of it. Does that make sense?

Mr. Trusso: Yes. It makes a lot of sense.

Ms. Zenns: In No. 3 – Removing Public Safety Hazards: In my notes off to the side having nothing specific in regards to a rental unit inspection program or talking more about the

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Housing Court System both of those were obviously addressed in the czb study, so is that something we want to put additionally here, or just leave it as part of the original Plan?

Mr. Rice: Again, we may take that and mesh them together in some fashion so if this is an outline, we'll start drawing...

Ms. Zenns: I would like to see some...personally...

Mr. Rice: I think that's the next thing we've got to do is really see how we can put these things together to really get more teeth to what we're talking about here.

Mr. Rabb: I think with No. 2 and No. 3, we want to...I would recommend that we want to say something about rental unit inspection specifically, without going into the details, letting the City Council work out those details.

Ms. Zenns: Right. I would like to too.

Mr. Rabb: That was brought up in czb. I think we should reiterate it here without necessarily going into great detail.

Mr. Trusso: That would put a crimp in these out of town owners that just buy up 20, 30 parcels and just keep them the same way and make them dumps. That's very good that the City does enforce that law. We also have to get the judges to enforce it too.

Ms. Zenns: Right. And I think, of course, that is addressed in the Buki study in terms of the housing court – whether that should be reiterated here – I think it should – where exactly it should fall under, I think either 2 or 3 – probably 3.

Mr. Trusso: Enforce the Code.

Ms. Zenns: ...or 2 – I mean...

Mr. Rice: Code enforcement isn't talking about those issues. It isn't specific to just that thing – it's also other housing code enforcement we do. Again, I'm still not sure about the meshing of the things together yet until we really get at that part of it, I don't know where the best spot would be.

Mr. Rabb: It may have to come up in more than one spot.

Mr. Rice: Possibly so.

Mr. Rabb: ...some of this stuff...

Ms. Zenns: But I think we need to put it in here.

Mr. Rabb: I would like to see that.

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Mr. Trusso: Absolutely.

Ms. Zenns: I guess I'm not as concerned where as the fact that it is included.

Mr. Rabb: ...and if it shows up multiple times – that's fine.

Mr. Rice: ...because it reinforces the message. Again, this is just fast stab as to the discussions that have been going on.

Ms. Zenns: ...and also the Housing Court.

Mr. Rice: I'm just wondering...we talk about private and civic organizations, what about the court system? Where would they come into play with some of this?

Mr. Rabb: That's government.

Mr. Rice: Yes. But we really haven't talked about that part, per se.

Mr. Rabb: But under (3).

Mr. Rice: What about under (3)?

Ms. Zenns: I would say (3).

Mr. Rabb: Closer working relationship with the courts.

Ms. Zenns: I think it goes along with code enforcement.

Mr. Rabb: Yes – it's essential it be in here.

Mr. Rice: Do you put it in separate or...

Mr. Trusso: We don't have the courts...it's the City Court...I mean whatever happens in the City Court. Shouldn't there be a court that just deals with these things and they're well versed?

Ms. Zenns: There's a Housing Court.

Mr. Trusso: The Housing Court?

Ms. Zenns: It's on Fridays.

Mr. Olson: That's not specifically Housing Court. It's time that's set aside to deal with housing issues. I don't believe we can have a Housing Court. There's special designations

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regarding population, size and things like that that restrict us from having a specific Housing Court.

Mr. Rabb: But we could call for closer cooperation with the Court when it deals with housing issues. I think the Courts have to be in here.

Mr. Trusso: Absolutely.

Mr. Rabb: That's missing under Government.

Mr. Trusso: If you don't, you lose it all.

Mr. Rabb: I think that's an essential part of the partnership.

Mr. Trusso: You can investigate as much as you want, but if there's no enforcement, what good is it?

Mr. Champ: Could you include under item (5) – you have police, fire, code enforcement – could you put (d) down there for courts?

Ms. Zenns: It's a matter of where it goes in terms of where it's best...

Mr. Rabb: The courts might be something again, that has to appear in multiple places.

Mr. Rice: Yes.

Mr. Rabb: But I think it would be a mistake not to have that in there. We need their help as part of the partnership.

Ms. Zenns: Even in terms of providing financial programs and incentives obviously going up to 1(c) – financial institutions will help in that process so they're not necessarily exclusive.

Mr. Rabb: Just going back to 1(c), I know we added (v) as Media, but under (vi) I would like to see an additional (vi) specifically mentioning JCC. First of all, it's a publicly supported college sponsored by the City of Jamestown bearing our name and it takes up a substantial part of an east side neighborhood and for the most part, I think the College is a good neighbor, but I think if you go into other communities...Geneva...the college is a private school. It's gotten involved in the neighborhood. If you go up to Buffalo and my alma mater Canisius College in the City is involved in the neighborhood. I don't know exactly what role that takes, but I think we need to see the college more involved in the neighborhood.

Mr. Rice: Some take a very big role...

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Mr. Rabb: And I think especially when you've got a publicly funded college sponsored by us, bearing our name, in a significant part of the east side neighborhood, I think we need to call them in and I think they would respond, but I think we need to ask them to.

Mr. Rice: That's something that needs to be developed.

Mr. Rabb: I would put that in under (vi) if you would.

Mr. Rice: I've got it in there.

Mr. Rabb: Okay. Thank you.

Mr. Trusso: That would be ideal.

Ms. Zenns: *And with the residents' help, it does ??????????????????that neighborhood.*

Mr. Trusso: That's right. The whole area. The blocks around could be designated as what it is – the College Ward.

Mr. Rabb: We used to call it the College Ward. I don't know if they still do or not.

Mr. Trusso: But they could bring these people all together – they have the facilities to do it and they have...

Mr. Rice: I think they may be able to play a part or a number of different roles that we haven't even thought about.

Mr. Rabb: ...a specific role. And I've talked to Greg DeCinque, the President, about it and I think he's open to suggestions and ideas. I think he would like to partner with us...I mean he already does, but I've brought it up to him on more than one occasion and he was receptive so I think that's something we want to build on as a partnership; but I'd like to see it specifically in there.

Mr. Rice: Yes. We'll definitely include that.

Mr. Trusso: They could create workshops or whatever down there...

Mr. Rabb: ...facilities, there's meetings there all the time, but I think we need to go further than that and I think they're willing to go further; but they need to be engaged. I've done it, just obviously I work there and Martha works there...

Ms. Zenns: Anything else in No. (5).

Mr. Morgante: May I say something?

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Ms. Zenns: Is it pertinent to the Plan?

Mr. Morgante: Of course. That's why I'm here. I think you people are all forgetting one thing. People of Jamestown don't own their own homes. This is the biggest problem you've got and you don't realize it. 65% of the people in the City of Jamestown are renters. 30-35% of people are owning their homes – people like me...

Ms. Zenns: ...and me, and Greg...

Mr. Morgante: ...please, please – wait a minute. You don't seem to understand. The majority of the privately owned homes are owned by the senior citizen people who own them they don't care about anything else. All they want is a place to live. They are the only ones that own homes. You don't see anybody building homes in the City of Jamestown.

Mr. Trusso: Yes you do.

Mr. Morgante: Joe, please.

Mr. Rabb: You see people maintaining their homes.

Mr. Trusso: Come to the south side for crying out loud.

Mr. Morgante: How many Joe?

Mr. Rabb: Come to the north side.

Mr. Morgante: They're all for sale.

Mr. Rabb: Not my neighbor, not my house.

Mr. Morgante: You people don't understand this.

Mr. Rabb: *I think the Chair, Pete, Pete, I think the Chairwoman at the last meeting asked you not to use that phrase "you people," because it sometimesI'm sorry...*

Mr. Morgante: youse are the identity people. You're the ones....

Mr. Rabb: Don't use "you people."

Mr. Morgante: Okay Joe.

Mr. Rabb: I look around this room and there's a whole bunch of us who own homes in the City and maintain homes in the City and are committed to the City. I own two houses in the City. I'm planning to die in this City, so...and I'm not a senior citizen yet, I don't think, I know...sometimes...well, I know it's 59 next month...so I'm getting close.

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Mr. Morgante: The other problem is that people in the City can't even afford to own homes Joe.

Mr. Trusso: Oh look. Come to the south side. You can go from my home. You can go ten blocks in any direction and all those people own their homes. They're all fairly new; the oldest home over there is probably mine – 40 years old. All the rest of them...

Mr. Morgante: We've got a losing population Joe.

Mr. Trusso: And don't say that the old people just want to live there because I spend money on my house all the time.

Mr. Rabb: The old people usually spend the most money.

Mr. Trusso: No I'm not. Their all doing it up there. People have a nice home and they want to keep it that way. I love the south side and I'm sure you love the north side. But they're building. You come on the south side, all those are brand new homes – 10 years old or less.

Ms. Zenns: Pete, we've heard these arguments before and it's not going to be a part of our work today.

Mr. Morgante: Facts are facts. You check on the assessment role; you check with the Assessor's Office. Most properties are owned by rental units.

Ms. Zenns: Okay. Thank you Pete.

Mr. Morgante: ...and they are not landlords. Now Joe, the only ones that pay their full share of taxes are the single owned homeowners.

Ms. Zenns: I would like to go forward at this point.

Mr. Trusso: You're the Chairman.

Ms. Zenns: Anything else to add in terms of Section (5)?

Mr. Morgante: ...another plan that'll be on the shelf. Thank you.

Mr. Trusso: No this will not go on the shelf.

Ms. Zenns: Providing Public Utility Systems 6). In (2) down in 5) and 6)... I personally think that another No. 7 – Education – might be helpful that...and they address this in the Buki Plan in terms of having information available for homeowners and just what we discussed in our meetings – education in terms of the impact of improvements on investments and also trying to deal with code issues that when you're sent the letter, I think there needs to be more information "how does a homeowner deal with those issues" that sometimes aren't given as clear as it could be and if you really do expect action on behalf of the homeowner, they need

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better direction in terms of what needs to be done. So that's my feeling in terms of adding that in as a 7).

Mr. Champ: Just to revisit – as much as JCC is involved with everything and I fully support all they do and I am a graduate from there and everything – what about the Jamestown Public School System? I mean, where are we with them on that because they make major investments in various areas of the City and really some people buy their homes based on location of the school? I don't see any mention in here about our school system and coordinating what they do and their strategy about growth and development. Where do they put all their money? They've moved out of the City and take their office up there on the south side, but there's nothing here, so I think we ought to include the school system in here someplace.

Mr. Rabb: Back up under JCC? (vii) Jamestown Public Schools.

Mr. Trusso: But that's not outside the City where they're at now.

Mr. Rice: I thought about just adding with JCC...

Mr. Trusso: They're still in the City except maybe two or three soccer fields... everything else is in the City of Jamestown.

Mr. Rabb: And they've been improving the schools...when I go to Washington, I'm impressed.

Mr. Trusso: Go to Jefferson – you'll be very impressed.

Mr. Rice: They can even start teaching at that level as to the importance of their connection to neighborhoods.

Mr. Rabb: Well, I've talked about that – teaching kids about their city and their neighborhoods.

Mr. Rice: Yes. I mean there's a lot of different areas they can get involved with.

Mr. Trusso: Not to prolong this but...

Mr. Rice: Go ahead.

Mr. Rabb: Just don't say "you people."

Mr. Trusso: Everybody's going to think I'm the oldest guy here but...but anyways, when I went to school we used to have a course that taught about Chautauqua County - this was in the third grade. Chautauqua County, Jamestown and then the surrounding neighbors and all the people that did anything to improve or create businesses or whatever. And it wasn't in the book –they used to teach us – that's how you learned about Foote...they don't teach that in schools anymore.

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Mr. Rice: You know, when we've been discussing all these things, I kind of went back when we were talking about neighborhoods and that, and I started jotting down some terms. This whole Plan really is to empower, engage, create pride, commitment and confidence in neighborhoods. Everything that we do from the public and private sector needs to do those things.

Mr. Trusso: That's a mission plan, I mean the mission statement.

Mr. Rice: Yes.

Mr. Trusso: Use that as your mission statement.

Mr. Rice: Maybe we need to...

Ms. Zenns: What did you have – empower?

Mr. Rice: Empower, engage, create pride, commitment and confidence in neighborhoods. Maybe that needs to be an overall mission statement as to what this whole thing's about.

Mr. Trusso: That's exactly what it is. Excellent. I'm glad I'm sitting next to you.

Mr. Rice: Thank you. I'm glad you sit there too.

Ms. Zenns: Are there other issues under Government Initiatives, Resources, and Support, 1 through now 7? Okay. Looking at 3.: Establishing Good Public Policy. This is all the basic tenets, and obviously in this one, you do address City, County and State.

Mr. Rice: Yes. I think it was kind of important to kind of establish some basic ideas as to when you create policies looking at these things, does it reinforce this Neighborhood Revitalization, or doesn't it? If you start to understand some of these things, I think you can make a determination that that policy really is a positive or negative for this.

Mr. Rabb: The only one I don't really understand on here – it says "it is imperative to create the necessary collaborations for this process." Which process is that referring to?

Mr. Rice: Well, that I don't know. Steve wordsmithed this thing, but it really is creating collaborations and partnerships.

Mr. Rabb: But when it says "this process," what does he mean?

Mr. Rice: Yes- he added that and I don't know why.

Ms. Zenns: Probably to take a fun process out?

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Mr. Rabb: ...because the rest of this is all pretty specific. I understand it...

Ms. Zenns: It could just be the process in terms of the Plan as a whole?

Mr. Rabb: I guess my question would be what is this...if you're going to include it, it would be good if I could look at this and understand what it meant.

Mr. Rice: I think you're trying to create collaborations and partnerships on various different entities.

Mr. Trusso: Right. And that would be with the communities around us to establish... that is so essential.

Mr. Rabb: I understand that Joe, I guess my point is if you look at these tenets, all of them make...I understand very clearly what they're trying to say. It's when I got to that one, that I'm looking...well, "what do you mean?"

Mr. Rice: Delete "for this process."

Ms. Zenns: Well, but you might even need "for this plan to be a success."

Mr. Rabb: If you put it at the end, it says "it is imperative to create the necessary collaborations to make the above possible, or put it in the beginning "it's imperative to create the necessary collaborations to accomplish the following." I guess that's what...

Mr. Trusso: It explains establish good public policy.

Mr. Rice: I'm questioning as to where...maybe just a better location for it...but I think a lot of this entire plan, and our comments additional to that really talks about creating partnerships.

Mr. Rabb: I'm not against that.

Mr. Rice: We've talked about that from every level of government, every level of JCC, local school system. To get neighborhoods to be revitalized, you've got to create the partnerships and I think that's what this is really meant to focus on.

Mr. Rabb: It just has to be clearer.

Mr. Rice: Yes – that's all.

Mr. Nelson: Whenever I get to this part of the discussion involving government, as far as good public policy, I think one of them that has been missed often, and it's not just Jamestown – it's many places that this has happened around the country; the information that's in front of people is basically telling a story of where you're heading, unless you don't try to institute some other direction which we're trying to now. But when we're working with something like this

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today, a lot of this stuff was in the works and obvious 30 years ago. We knew that we shouldn't be putting in as much subsidized housing as we did, but government in it's ways wherever it's coming from, the State, the elected representatives, or wherever, some of those things still go through. You've got a lot of government that's above us that dictates things and we work such as what Jamestown always has is to do development mostly by the money that it can get in grants. You are being dictated to by the State as to how you can develop...the only thing you're doing is really just writing grant applications that fit the words they want you to put in, not necessarily other ideas that may exist in the community for the way something would be happening. So I guess, when I look at this, and I have no arguments with what's being proposed even at this point even though it needed to be proposed probably 25 years ago too, in as strong a way as it is now. But somehow planning falls short in the sense that if we don't recognize those things that are happening in the community when they're happening and what they mean. In this world today now the biggest buzz word for just about anybody running for office is economic development. Two words that mean a thousand different things to a thousand different people, but it's really a buzz word, but that whole thing's going to take place is you really got to be trying to think ahead. Now, the one thing that I've said before though too is my crystal ball is no more clear than anybody else's. It's probably got just as much fog and everything else and we've all made statements about what the future's going to be like, but the thing is, if we're going forward, there's no really strong indicators to say population is going to continue to fall. This was projected about 15 years ago by the Southern Tier West in a RAD's report, I think is what it was. But we need to get out in front of this stuff. How you really head it off and deal with it when it comes up and a lot of times you're going to have make decisions using different criteria for why you made that decision. But, when I say "you", I mean me as well as long as I'm still here. We've got to get more out in front on a lot of it.

Mr. Rice: The question becomes "how do you do that?"

Mr. Nelson: I just thought I'd point it out again because I really haven't come up with a good answer yet myself.

Mr. Rabb: Well, I think the Plan and these additions is us trying to get out ahead.

Mr. Nelson: Yes it does, but...

Mr. Rabb: ...as best as we can.

Mr. Nelson: Right. But so often those things are obvious many years earlier and it just takes so long to get things into place, and I recognize those things – how you really change it- I don't know, but a lot of things could go better in the future if we try a little harder to read the things that are trends and so on, and things we're probably not going to be able to change and try to react to them earlier.

Ms. Zenns: But it is forcing us to face those issues and potentially make some changes based on what we are finding.

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Mr. Rice: And maybe one of the next actions is that the City Council adopts like Smart Growth Policies, adopts a policy stating that they will honor these tenets. That might be the next lesson. You need the Plan to define that.

Mr. Rabb: The policy pursuant to the Plan.

Mr. Trusso: Doesn't the future belong to the organization so the people that plan for it? If we should say "well, nothing's going to happen because it hasn't happened in the last 15 years." You've got to plan for your future and this is what I believe this committee is doing is planning for the future.

Mr. Rice: And I think that's what Jeff is really talking about is to get out in front of it as you got to do that.

Mr. Nelson: We've planned for a bigger population and how you're going to attract more people in, it didn't happen and it created a burden of a lot of unused houses. But the one thing is though, Jim Byington, years ago made the statement, planners are people that had their feet firmly planted in the air. There's a lot of guesswork that's involved in this and like I say, you can't really guess what the future is, you're going to do your best which we're doing now, but nevertheless, you'd better have your eyes open going forward.

Mr. Trusso: Well, I think that there's been an effort made as strong as this effort's being made now, that the City Council, that Strategic Planning, that the Planning Commission, I mean it's starting to organize and it's starting to gel. I don't remember ever seeing all this effort being put into a project like this.

Mr. Rice: And one response back to Jeff in a way, if you look through, as you get farther through, one of the things we thought would be a good thing to have because your direction may change at some point in time, is to have some kind of benchmarks that you know that you're meeting certain criteria...yes, it's farther down, but there's got to be a way that you can start being able to predict better than what you've been doing.

Mr. Nelson: That's true.

Mr. Rice: You know what I mean? There's community indicators that you can establish that are a good benchmark as to "are you dealing with the oversupply issue?" "Are you done dealing with the oversupply issue?" When do we go to a different stance? Or do we not go to a different stance? I think you've got to start to take that guesswork out of it a little bit more and I think establishing benchmarks...

Mr. Nelson: That's what I'm trying to say, I guess.

Mr. Rice: Yes. I think it's a key to really doing it and you have to have a follow up to these things and monitor it as you're going.

Ms. Zenns: ...which is what Doug alluded to earlier.

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Mr. Champ: So again, when we talk about three items under this, it all anticipates that we're all going to try to work together including our neighbors. But remember, New York State is home rule. So our adjacent communities can do whatever they want in terms of their control mechanisms on how they want to do it. So the idea behind this whole issue of getting people to build and buy in Jamestown is going to be based on the quality that the housing stock in the City of Jamestown the neighbor has to offer, rather than outside of the City of Jamestown because all good intentions will not work under that principle because of the Home Rule policies that exist. They set zoning; they set enforcement; they do all the things that they want to do to encourage what happens in their community, not what we want them to do in their community, but what they want to do in their community.

Mr. Rice: And as long as you recognize that, then you can go on. But you still have to understand that the real housing market that you have includes them.

Mr. Champ: But you're not going to be able to change the idea behind living where someone wants to live based on how many factors that they have to deal with and then also, like I say, go back to the Home Rule issue, which is different from municipality to municipality. Around Chautauqua County, there are some no zoning ordinances at all. They don't exist.

Ms. Zenns: Which may be the attraction of moving out of Jamestown.

Mr. Champ: What's that?

Ms. Zenns: If you want to have an open fire...

Mr. Champ: Absolutely.

Mr. Trusso: That's right.

Mr. Champ: That's what people have to decide what they want. People love the rural life.

Mr. Rabb: But when you have no zoning, you end up sometimes with junk yards next to you or tire dumps that I remember not too long ago, catching fire and shutting down Rt. 60 so I mean it's a balance. I want zoning. I don't want to live next to a tire dump that starts on fire so zoning isn't a bad thing because my neighborhood is residential and my neighbor needed my permission to build a higher fence than she did before she built Shangrila and so it isn't...some of us want that. Some of us want some control so that I don't end up living next to a pig farm.

Mr. Champ: This does not impact what we have in the City – that's quite obvious of what's happened here and over the years we have zoning. We have control mechanisms. So that's the concentrated lifestyle that exists in cities; but as you get outside of the city and you travel around other areas, they have a different idea of what they want to have in place, not necessarily what we want – but what they want.

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Mr. Rice: That's fine.

Mr. Rabb: That's fine.

Mr. Trusso: But how far outside the cities do people build? As long as they have the convenience of hospitals and malls and whatever...

Mr. Rabb: Well, they can't move too far away from them – they need them.

Mr. Trusso: That's exactly right. It's nice to have that freedom as long as you have all these other entities that you can count on. Look at the people that live just outside of Jamestown send their kids to the Jamestown School Districts.

Mr. Rabb: ...and use the Library and the Hospital...

Mr. Trusso: They use it all.

Ms. Zenns: Okay. I know these are all important points, but I think we can move on given the time that we are approaching.

Mr. Trusso: Okay. Let's go.

Ms. Zenns: Then it specifically gets into Recommended Actions for the Neighborhood Revitalization Plan Implementation with ten specific recommendations that we can look at. The first one just addressing what we've already brought up in terms of the oversupply/lack of demands. Some of those policies most likely go back to other issues we've previously talked about. (2) the same thing – going back to Municipal Codes in the terms of public policy so I don't think either of those are new and then the "smart growth principles" some of these again very similar. Anything within those first three – is there discussion or comment?

Mr. Rabb: Are you talking about 1, 2, 3 on Page 3? Okay. Because I had some comments, but it was after that.

Ms. Zenns: And this is where I thought under "Creation of range of housing opportunities and choices" the PUD's would come into play as well as previous. So I don't know if additional comments need to be made there or just go forward.

Mr. Rice: I think how we do it, needs to be developed as of yet. This is really kind of more of a framework as to thinking about the various housing opportunities. Everybody doesn't want the very same thing; but if you can accommodate multiple types of desires, particularly if you can use it as an advantage to reduce some of that oversupply at this point, might be a good thing to think about. So, we've just got to get creative on how we can do some of it because if we can put the burden of eliminating the oversupply to a developer, then it's still going to take an advantage at the end economically, it's worth it for everybody and takes that burden off the community, particularly the government, to do a demo or multiple demos.

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Ms. Zenns: ...which is obviously addressed later. So we can go on to the next page – No. 4. I don't know if that's a reiteration, No. 4, or...

Mr. Rabb: It is, but I think it's worth repeating.

Ms. Zenns: Then in 5) the New York State Policies. We've certainly spent quite a bit of time talking it last week – two weeks ago.

Mr. Rice: As we've all said, that there's other levels of government that do have a direct impact on what we do and we see this through a lot of different things that we do that the same formula doesn't always work for everyone. It's one of the problems. We have a different problem here of oversupply, someplace else may not have that same issue at all – maybe just the opposite; so I think it's important to start engaging the different levels to thinking in different terms, possibly.

Mr. Champ: Now you have a situation that can happen outside of the bounds of the City, although we have control mechanisms...is that how is the State of New York Housing Community Renewal which allows for investment tax credits to be purchased outside of this area by anybody who then come in and then through an entity like CODE can come in and actually build a housing development project. We can't stop that from happening financially. The only thing you have in the control mechanism for that is to whether or not you want that type of development to actually occur. So authorizing building, authorizing permits, giving them the essentials for that development to take place...but that entity can go out there and recruit "we want to do this in a neighborhood, they can sell housing tax credits that purchase the private sector, it comes back in and allows that development to take place.

Mr. Rice: One of the key things we can do there is not give support for that project because usually when they go for the funds, one of the first things they have to provide to that agency is the support from the community.

Mr. Trusso: That's right.

Mr. Rice: If we don't agree to it, we don't support it, that's going to weigh a little bit.

Mr. Champ: What I'm trying to say is that mechanism exists within the State so we've got to take a look at what it is that we want to do and do all the procedures, all the permit requirements, everything that we can come out and make that statement that we do not want to see another subsidized housing project take place in the City of Jamestown. You've got to be prepared to make that statement.

Ms. Zenns: Would you add something specifically to this area Doug?

Mr. Champ: I just know that in past experiences those things take place out of our control; they get initiated; they come forward; all of that happens and then all of a sudden it comes in front of us for site plan review and then we either pass or fail.

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Ms. Zenns: Right.

Mr. Champ: But the message has got to be loud and clear. If you don't want subsidized housing in the City of Jamestown anymore, that should be stated as one of the policies.

Mr. Rabb: I think we don't want to see anymore subsidized housing in the Jamestown Metropolitan Area. It can't be just the City, it's got to be Ellicott, Busti...

Mr. Champ: Well, there goes the Home Rule – you have no control over that.

Mr. Rabb: We can make a statement in our Plan that we can't control what they do, but I think if we're going to send a message that there's too much housing and we don't need anymore subsidized housing, we can control it in Jamestown, but I think if our Plan said we would like to see it stop in the metropolitan area; because if we say no to it and then they go to Ellicott, I know we can't control Ellicott, but I think we've got to send the signal. There's too much housing in the area, not just in the City, and again, we can't control it, but I think we've got to ask them to help us.

Mr. Nelson: The thing is you don't want to cut out though in that is subsidized housing is building new, it's creating a new project to be owned by a not-for-profit or whatever, yes – we probably don't really want that. But at the same time, the existing Section 8 program that provides money to people who are renting in the area and you don't want to touch that one, because that's really the backbone of keeping a lot of this City in decent shape.

Ms. Zenns: Do we want to add something within probably (b) using the words "subsidized housing" instead of just using the term "new residential units," are we really getting too or more concerned with "subsidized units?" Do we need to be more specific there?

Mr. Rice: Or do we leave it more broad?

Mr. Nelson: Given where income is in the area, in a lot of ways, people need to be subsidized to be able to pay sufficient rent in a lot of locations that allow a landlord to be able to put in more improvements and give the people who need that subsidy a better opportunity at housing...where actually you get somewhat that if you get a new project which is subsidized. In some way in there, there's still a lot of people that need help because that's an income issue.

Ms. Zenns: And if we leave it general, if it is the wishes of the City Council to make that more specific, so maybe that can come a little later.

Mr. Trusso: Are we actually talking about subsidized housing buildings like Bradmar Village or projects they have on 2nd Street and Chandler – that's what we're talking about – we're not talking about people that go out there because they can't afford it. They get subsidized in their rent.

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Mr. Rabb: Well, I think what we want is the subsidy to go from new buildings into existing buildings.

Mr. Trusso: Yes. That's what we're talking about.

Mr. Rabb: But existing buildings metropolitan wide, not just the City.

Ms. Zenns: Which is there to encourage rehabilitation to the existing residential buildings.

Mr. Trusso: Look at them...we've got what, four projects like that. We've got Bradmar Village, Crestline, ...

Mr. Rabb: I guess my point is we just don't need any more new subsidized projects. Jeff's point was to keep the existing subsidizing going for existing housing.

Mr. Trusso: We don't want more.

Ms. Zenns: ...or almost the suggestion that when we talk about new residential units, a lot of that might be subsidized given the income level of the area. It is suggested there but not actually written.

Mr. Nelson: When a subsidy comes to build a new project, it's detrimental and has been for quite awhile and for many years to come and what this is for, is to fix things up. If government had done more with the existing Section 8 25 years ago instead of trying to build projects, Jamestown, more than likely, I would guess, more than likely would have many more housing units in better condition than what they do and they wouldn't have these subsidized housing. ***But New York State, and even the Feds, quite a few years ago, decided they wanted ?????????? and a couple of other things to basically create a situation whereby not-for-profits can*** own housing and get more active. And when they did that, in part, this came.

Mr. Champ: If you're going to distinguish between subsidizing one layer which is building, versus another layer which is occupancy is where you've got to come with this because there's various levels of subsidization. In Section 8 you have the welfare program that goes into play run by the County that trickulates down from the Feds through a whole Medicaid system. You know you have all of this going on which promotes to a large extent the occupancy issue of who owns and who doesn't own.

Ms. Zenns: Right.

Mr. Champ: So you've got to decide here where you want to go with this because, like I say, from the outside looking in, if you're going to make it clear that we don't want new subsidized housing in the form of new construction – say it.

Mr. Rabb: Right – with the subsidy shifting to existing housing.

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Mr. Champ: The existing housing, of course, is mandated basically on an oversight which would be basically rental property. You do not have people living in houses which are owner/occupied housing getting Section 8 housing.

Ms. Zenns: Right. And I wasn't trying to avoid looking at you, but that's addressed down in 6)b to some degree looking at Dept. of Social Services when people are subsidized by Section 8 housing to allow for some inspections where it needs to make sure that those units are appropriate, so I think that goes to one of your concerns.

Mr. Champ: The concern is basically trying to identify what we're trying to do.

Ms. Zenns: Sure.

Mr. Rice: The statement here really is going back towards that supply issue of units, not the occupancy part of it, because I think as Greg was talking about, you still need the subsidy for occupancy of existing units in some cases.

Mr. Rabb: Well, I think that's what Jeff was talking about too.

Mr. Rice: Yes, and I think that's fine, but...

Mr. Rabb: ...we don't want to lose that – we need it.

Mr. Rice: You need that. But to stop new residential construction subsidizing...

Mr. Rabb: Metro area – we just don't need any more housing.

Mr. Rice: That again goes back to the oversupply problem.

Mr. Rabb: We've got too much. The market's out of whack.

Mr. Champ: I think you should be very aggressive in your approach and identify clearly what you want the agenda to be for the next 10-20 years regarding any kind of new subsidized property being developed.

Mr. Trusso: That's what it says.

Mr. Rabb: Yes, and while the Plan would make that principle clear which the City could follow and we could try to encourage the local governments outside the City to follow – we can't control it – but I think we need to make a strong statement to encourage them to help us with this.

Mr. Champ: Well, that dialogue can take place after its implementation with the other municipalities. I don't see a reason down the road why you shouldn't have that discussion, why you shouldn't have connection between this Planning Commission and other Planning Commissions and the general feeling about where we're going with some of this stuff. That's

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where it's got to state. The elected officials can do their own little thing, but we are vested with the responsibilities whether we are with the City or the Town of Ellicott, Village of Lakewood and Busti or Frewsburg – they have their own little Planning Commissions. We need to have a response with them.

Mr. Rabb: That was going to be one of my other suggestions in general. When I look at this, we're talking about State policies and lobbying and I think that's great. We talk about Chautauqua County policies and lobbying and that's great. I think even in the Neighborhood Revitalization Task Force of the Strategic Planning Commission, I think they're ready to jump on these and start lobbying, but we need this Plan to make that statement. We have the BPU in here. I think we need a section about other local governments like those planning commissions that surround us and talk about cooperation and specifically identifying the metropolitan ones outside of the City. We can't control them, but we can urge them to work with us and cooperate with us.

Ms. Zenns: ...probably coming in as a 7) then.

Mr. Rabb: The 7) before we get to BPU and make BPU 8).

Ms. Zenns: ...and surrounding municipalities?

Mr. Champ: Yes. You can even identify them for that matter. Put them by name so we're clear what they are.

Mr. Rabb: Ellicott, Busti, Falconer, Lakewood, any other?

Mr. Champ: Frewsburg?

Mr. Rabb: Frewsburg doesn't exist as a legal entity.

Ms. Zenns: Kiantone.

Mr. Champ: Put them in there. Put them by name; be sure they're contiguous to us. Somebody that's not contiguous wouldn't have to be listed, but as long as they connect with us in physical boundary, they should be part of the overall concept.

Mr. Rabb: Well, all we can do is ask them to. It doesn't hurt to talk to them.

Mr. Trusso: What do we have? What's the hammer we have over them, if any?

Mr. Rabb: Well, I would guess I'm approaching them with a carrot, rather than the stick.

Mr. Nelson: You don't really have a hammer. All it really takes is just...

Mr. Rabb: We're in this together.

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Ms. Zenns: ...unless you take your water away...

Mr. Nelson: You can't do that.

Ms. Zenns: I know. I'm saying, unless we could.

Mr. Nelson: In fact, what's happening now – that's for the next section. There's a Board of Public Utilities is taking on increased responsibility of ownership and maintenance and the utility system outside of the geographic confines of the City of Jamestown.

Mr. Rabb: And this starts talking about that in the BPU section.

Ms. Zenns: If we look at what is now 8)...

Mr. Trusso: That's it.

Mr. Rabb: That gets pretty specific about...and I think, speaking as Board Member of the BPU, the BPU needs this to help us get this done; so having the city's Neighborhood Plan say this stuff gives the BPU the ability to maybe get this done more effectively, including when members of that body change. People come and people go. I like this in there.

Ms. Zenns: I do too.

Mr. Rabb: I think the BPU wants to do this, but it's good to have this. If the BPU makes a policy and since I'm one of the Board Members who gets to make that policy, I can go there and say "well, the Neighborhood City Plan calls for this." It gives us some support. It gives us wind behind our backs to say "well, this is consistent with the Plan." The BPU needs that guidance and direction as well. I think they want to do the right thing, but it's good to have the Plan to point to and say "well, our Plan says..."

Ms. Zenns: Are there additions...

Mr. Champ: When a water district is formed by petition it doesn't really come in front of anybody in the City, it comes in front of the BPU.

Mr. Rabb: The BPU is part of the City.

Mr. Champ: I know. But how many times have you guys on City Council heard about it after the fact?

Mr. Rabb: In my case, I wouldn't because I'm a Board member.

Mr. Champ: Well, you won't if you weren't on there before.

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Mr. Rabb: No, I wasn't. That's my point about having these policies because people come and people will go.

Mr. Champ: There should be a checks and balances if you want that to happen properly, then that authorization before a composing of a water district outside the City, whether it's by a few residents or a larger group, has to have some type of connection with what you're doing formally for approval.

Mr. Rice: Does that require the City Council to formally adopt it, or just at the BPU level?

Mr. Champ: No. It does not.

Mr. Rice: Maybe that's a question. Should it?

Mr. Olson: There is a policy established that's not always followed.

Mr. Rabb: Maybe we need to reiterate that policy and make sure that it's followed, and that it's followed regardless of who's sitting in those chairs because people come, people go.

Ms. Zenns: Are you familiar with that policy to add that in?

Mr. Rice: No. But if you could get me that and forward it to me?

Ms. Zenns: Okay.

Mr. Champ: I think, if you can review that Greg with the City Council on what the policy is now for established water districts outside the City and then who authorizes it once the approval is made.

Mr. Rabb: I'm just saying, there is a policy about that that's been followed.

Mr. Trusso: It doesn't necessarily mean that if people petition for a water district, that the City has to give them a water district.

Mr. Rabb: Well, they don't have to.

Mr. Trusso: No? Maybe that's one of the hammers you can put over them.

Mr. Rabb: But they're going to. Well, I still don't want to call it a hammer.

Mr. Trusso: A feather.

Mr. Trusso: You can call it a hammer Joe, but I can't. I don't want to. I love our friends outside the City.

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Mr. Trusso: Oh yes, I do too.

Mr. Rabb: ...because we want them to come into the City.

Ms. Zenns: Are there other issues among the BPU points? I think that was well constructed.

Mr. Nelson?: There's only one other area to make sure that the electrical side has a understanding of how the transfer may occur on the road if we should inherit the infrastructure which basically it's a distribution system from other municipalities because right now the Public Service Commission controls the rate structure for the electric side. We have no input on that whatsoever. So you have a Board of Public Utilities, remember what they do – all the entities that they do; so are you going to decline one vs. the other or are you going to control everything? But should Lakewood want to go on with that plan of dissolving from National Grid and come back into the City generating system which is a distribution system, not a generating system per se because of how the power develops; there is an issue there. So you want to be clear on how you're dealing...it's not just water. Ultimately, it could be solid waste.

Mr. Trusso: Solid waste is being taken care of by the south and center sewer district and I doubt that if they would want to come in to our City with their plan. Although, they did accept...BPU did accept and carry out a plan to bring leachate from the landfill into the City because the south and center did not take care of that. We took care of it. In fact, when they did it, they did an excellent job. They estimated it at \$1,000,000, came in under that price and came in under what it would cost and under the time. The thing is that when the BPU, again, put in a plan for their methane, they didn't do it. Why? They want out of the county – I don't know if they went out of the state – but they went out of the county to get someone else to do it – not Jamestown. And you said that we weren't recognized.

Mr. Rabb: Sometimes we're ignored.

Ms. Zenns: What is now 9) – Create a Commission to deal with the disposition of “post-demolition” vacant properties.

Mr. Rabb: Yes – I got confused again. Create a Commission to deal with the disposition of “post-demolition” vacant properties. Then (a) Encourage neighborhood stakeholders to participate in this committee action...

Ms. Zenns: I'm not sure what that means.

Mr. Rabb: Yes – I got confused on that one.

Mr. Rice: What we were intending on this is another way to engage the neighborhood into what happens with those...

Mr. Rabb: That's the sense I got, but I think...

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- Ms. Zenns: You just say “seek neighborhood input.”
- Mr. Rabb: I need things to be clearer.
- Mr. Rice: Yes. Let’s see...
- Mr. Rabb: It’s like that earlier thing – I looked at that and I go “well I think I know what they’re talking about, but...”
- Mr. Rice: It really is to try and engage them.
- Mr. Rabb: But when it says “create a commission” it sounds like you’re trying to create a whole new government body and I’m not sure that’s what we want to do.
- Mr. Rice: I’m not sure we need to do that, but we need to have some kind of mechanism for – I don’t know how we could do this for neighborhoods –
- Mr. Rabb: Well, maybe that could be done through, if we have a neighborhood resource center like in Geneva, or a neighborhood coordinator, maybe that’s one of the things, whatever that is, could do.
- Mr. Rice: Let them have some voice.
- Mr. Rabb: I think that would be part of their job.
- Mr. Rice: It’s really an opportunity to have some voice as to what happens. Is there a parking lot that would be helpful for them to get cars off the street?
- Mr. Rabb: Well, like 6th and Lakeview where we have that vacant lot right now.
- Ms. Zenns: We could send letters to any contiguous property owner and say we’re going to be discussing...come...I don’t know that we have to be that specific at this point, but if we seek input...
- Mr. Rabb: ...but create a process for dealing with that...
- Mr. Rice: Yes.
- Mr. Rabb: ...because I think that’s what it’s getting at but I got confused reading it.
- Mr. Rice: The process might be the best thing to indicate that you’re giving them a voice...part of it really is to engage them more and more. Again, going back to recreating neighborhood.
- Mr. Trusso: They feel their part.

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Mr. Rice: They feel they're a part of it.

Mr. Trusso: Absolutely.

Ms. Zenns: A new 10) (the old 9) –

Mr. Rice: Let's not put it there. I think there needs to be some kind of acknowledgement pages that whose been involved with this whole thing, from A-Z. But, what would be 10) – Benchmarks again...

Ms. Zenns: What I think you were getting to Doug earlier that having some. This is what we want to see where we get in three months...

Mr. Champ: It all is hopeful that everything that we'd like to see take place, happens in a regular recognized way that can be affordable, it can be doable; there's people who are going to do it and they're accountable for doing it; I mean how you want fold that in there is really up to the City Council ultimately. But I mean it's something I think you've got to acknowledge that there's got to be thresholds. There's got to be something there that's identifiable, what we're going to accomplish the first year and the next three or four years out.

Mr. Rice: I think it's going to longer than that.

Mr. Champ: Oh it will – I'm just using that as a benchmark of time.

Mr. Rabb: And Strategic Planning is consistently talking about trying to establish what we were calling metrics – it's the same thing.

Mr. Rice: Yes.

Mr. Rabb: But then the other thing I always liked in the downtown Urban Design Plan, one of the things we did there, is it had short/mid-range/long range goals. We got that specific. I think that's what we need to talk about. What do we want to accomplish in three years, five years, ten years? Short/Mid/Long Range. I think we need to do that. Some of this is going to take a long time.

Mr. Rice: The intention of what this really is is to be able...we talk about the issue of oversupply. How do we know we're done with an oversupply issue if we don't monitor it in some fashion? I think you've got to do what you're talking about with the short term/mid term/long term, but you also have got in the long term think about monitoring that problem that you're dealing with.

Mr. Rabb: I think one of the things we talked about with the oversupply, is if we're going to create a new unit, then we've got to take an existing unit out. There's got to be at least for now one for one and that's a real easy benchmark or metric. You're going to build a new one – fine – we've got to take an old one out. I mean we can go beyond that but that's a real easy

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one and I think that's been discussed I think even in czb. You put in a new one, you take an old one out – at a minimum.

Mr. Rice: You could even do more than that.

Mr. Rabb: Part of it is the cost of demolition, although that addresses that. We've got to get that changed.

Mr. Rice: But what I'm saying is, you need to keep an eye on that oversupply issue. When are you completed with that issue; are you going to be complete at some point or not?

Mr. Rabb: That's going to take a long time.

Mr. Rice: It'll take a long time.

Mr. Rabb: That's a long range thing.

Mr. Trusso: Who oversees it?

Mr. Rice: Right now, you don't have anybody that oversees it.

Mr. Trusso: Then that means we have to form either another committee or...

Mr. Rabb: I would let Strategic Planning do it.

Mr. Rice: ...or DOD.

Mr. Rabb: ...or Strategic Planning in conjunction with DOD, but I like going back to Strategic Planning because you've got private/public co-chairs. Right now, I'm the public co-chair, but you're always going to have a public co-chair.

Mr. Rice: But we can keep the actual statistics.

Mr. Rabb: The DOD can look at the statistics; Strategic Planning can keep an eye on the statistics and make sure...

Mr. Trusso: Then you do have some organization to oversee it? Right?

Mr. Rice: Yes.

Mr. Trusso: And all you have to do is – I don't know if this committee does it, or City Council...

Mr. Rabb: I like Strategic Planning because they...that's the whole point – Strategic Planning keeps an eye on that stuff.

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Mr. Trusso: Give them the Plan and say “we’d like to see this done in three years, we’d like to see this done...and then they have a plan to follow. But I think it should be given a plan to follow, not that they would create the plan, but we, or City Council, or whoever.

Mr. Rice: But it might be, I mean, the benchmarks may be a lot more than just a one to one housing related issue.

Mr. Rabb: That was just one example.

Mr. Rice: Yes. I think maybe establishing what those benchmarks are from the...

Mr. Rabb: ...increasing the homeownership. So it’s roughly 50/50 now – get it up to 55, get it up to 60.

Mr. Champ: Identify clearly what you’re talking about – the definition of benchmark. What it means, what it is, how many, which are more important and put a timeframe with it – whatever you want to do, but instead of benchmark; that says one general statement, but you’ve got to take it, you’ve got to massage it and mold it until what’s attainable.

Mr. Rabb: But I guess what I would do in the Plan so as not to hold it up is call for the creation of those so we can get this Plan approved.

Mr. Rice: Right, and that’s what we were talking about.

Mr. Champ: I don’t want to delay anything – don’t get me wrong.

Mr. Rabb: No. No. I know you’re not, but I think we should call for that but then let that be worked out.

Mr. Champ: Absolutely. But make sure it’s in there so we work on that.

Mr. Rabb: Absolutely.

Mr. Champ: That’s a critical part of this as it unfolds probably the first year.

Mr. Rabb: I think Strategic Planning has said the same thing. We need that.

Mr. Trusso: Well, it’s already in the Plan here.

Ms. Zenns: Well, I think we’ve made some good strides.

Mr. Rabb: I think we’ve made great strides.

Mr. Trusso: This is terrific.

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Ms. Zenns: I don't know if this is something that could be sent to the Plan's 19th meeting.

Mr. Rice: We will.

Ms. Zenns: ...for response – then also potentially to the Housing Committee.

Mr. Rice: Yes. We'll probably email it everybody. I think one of the things we need to really start focusing on is kind of meshing the two together because then I think you can see a broad scope as to what the whole Plan will end up being.

Mr. Rabb: Yes, and as quickly as we can.

Mr. Trusso: All the corrections?

Mr. Rice: I've already got more of my own.

Mr. Trusso: Missions Statement?

Mr. Rabb: We've got a lot of great ideas and then pull this into czb.

Mr. Champ: So just so I get this clear, the next step on this is for you to take all these comments we have, reintegrate them back into this document, have it available for us the next time we meet with copies perhaps shared with the City Council and the Housing Committee and the Strategic Planning, or do we leave anybody out?

Mr. Rabb: I think those are people you want in on this.

Mr. Rice: Do you want to go to City Council right away or do you want to wait until we get the formulated document?

Mr. Champ: I mean it's just a working document right now.

Mr. Trusso: Formulate a document...

Mr. Rice: I sort of prefer to formulate the document and then bring them in to it.

Mr. Trusso: We don't want to confuse City Council.

Mr. Rabb: No. They're confused enough.

Mr. Trusso: They are?

Mr. Rabb: We are.

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Ms. Zenns: Well, if we could feel comfortable with this by the meeting on the 19th, and then forward that obviously with the Housing meeting on the 18th, it doesn't help that timeline. But if they were able to meet prior to the 25th or even earlier on the 25th with that, would that satisfy your concerns?

Mr. Rabb: I'd like to still see us approve this on the 25th of October, but if that's not feasible and it has to go to the end of November, I just wouldn't want to...the sooner the better.

Ms. Zenns: Why would it have to go the end of November?

Mr. Rabb: Because of our voting session.

Ms. Zenns: You only have one voting session?

Mr. Rabb: We have one voting session a month.

Mr. Champ: When's your voting session?

Mr. Rabb: In November – I don't know what the date of the voting session is off the top of my head. I know October is 25...

Mr. Olson: The meeting's after Thanksgiving.

Mr. Rabb: And that's probably going to be caught up in the City Budget.

Mr. Champ: Are you going to have enough time to really weed through all these comments by the 25th and make sure everybody on Council has seen this?

Ms. Zenns: Can they add another voting session – is that a possibility?

Mr. Rabb: That's a possibility too. It's not out of the question as long as we give notice.

Mr. Trusso: What you can do, you could adjourn the meeting to the next day or to three or four days. You don't have to adjourn the meeting, then go on to the next month. You can do it.

Ms. Zenns: Yes, but I'm not saying you should be inconvenienced at the expense that we aren't, but to get this done...

Mr. Rabb: Right. I'd want to get this done right, and if that means we vote on November as opposed to October, fine. I think the City Council is anxious to get this approved and the mechanism is you guys send it to us, we send it to Housing and they approve it, but I think they would buy into this. I can't speak everybody.

Mr. Champ: Are you in any way required to hold a public hearing on this?

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Mr. Rabb: Do we need a public hearing before we...

Mr. Trusso: I don't think so.

Ms. Zenns: I know we had one for the Urban Design Plan.

Mr. Trusso: Talk to the lawyer.

Mr. Champ: I just don't want you to be challenged down the road by somebody who says "there's no public hearing," and you're taking this resolution and that might be a reason why you have to take it to November.

Mr. Rabb: Well, then if that's the case, that's alright.

Mr. Trusso: Take your time. Don't rush it and make mistakes.

Mr. Rabb: You're right. I guess, Joe, I'm finding myself caught between people who are saying that "we're going too slow," although I don't think that's true, and people who want to push it along and so I'm trying to find a course in between. My first concern is we do it right and you guys by having your special meeting and working on this and the discussion last week are doing the right thing. The message I have for the outside, first I want to do it right and secondly I want to do it right but as quickly as we can.

Mr. Trusso: This is a giant step for us.

Mr. Rabb: I agree, and everything you've done with it – this is fantastic.

Mr. Trusso: ...and maybe a meeting or two, we can approve it...

Ms. Zenns: We will try our best to move forward on the 19th.

Mr. Rabb: ...and you guys are putting in extra time, and I appreciate it.

Mr. Rice: The question I had before with the Housing Committee, have they had a chance to digest the czb Plan?

Mr. Rabb: Well, the Chairman certainly has and I think the Committee's ready to go with the Chairman on these ideas so I don't think the Housing Committee's an issue. I think they're ready to see what you have and move forward.

Mr. Rice: I think we should have some comments from the Housing Committee.

Mr. Rabb: Well, that's why on the 19th it would be a great idea to have the Chairman and Committee here.

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Mr. Rice: The problem with that is his comments won't come back to us to be integrated until after that, so if we want...

Mr. Rabb: So if that means that we don't do it 'till November – fine, because I think Joe's right. Let's do it right. But let's do it right as quickly as we can with the emphasis on "let's do it right."

Mr. Rice: In my mind, it sort of makes more sense for us to flush it all out here so the City Council is not going to have to go through that whole step themselves.

Mr. Rabb: I don't think they're going to have to. I would say that most of them, if not all of them, have gone through that czb report and they're ready to move and if we can make the czb Plan better when we turn it into the "Jamestown Plan," ... because I want to see us with "The Jamestown Plan." It's not going to be czb's Plan, because we changed that Plan, and that's what you guys are doing with this.

Mr. Rice: So before the next meeting, I think what we'll do is we'll take a stab at trying to integrate the two together.

Mr. Rabb: Okay. That will be great.

Mr. Rice: ...and try to get that...

Mr. Rabb: ...have that discussion on the 19th at the Housing Committee and I'll come back again.

Mr. Champ: I don't want to belabor that point, but I've been caught in years before on different things that the public hearing might be something you have to consider and bring it up and you don't want to have that as...

Mr. Rabb: No – I think that's a great point Doug – we don't want to get caught doing the wrong thing.

Ms. Zenns: I know we did with the Design Plan.

Mr. Rabb: ...and if that's what we need to do, then let's do it.

Mr. Trusso: Move to adjourn.

There being no further business, the meeting was adjourned.

James N. Olson
Director of Financial Services/City Clerk