

Housing Committee
June 9, 2025
6:30 p.m.
Police Training Room
Municipal Building, Jamestown, New York

MEMBERS PRESENT: Councilman Reynolds, Councilwoman Brackman, Councilman Sheldon

MEMBERS ABSENT:

OTHERS PRESENT: City Clerk Jennifer R. John, Director of Development Crystal Surdyk, Council President Dolce, Councilman Daversa, Councilman Paterniti, Councilman Bonfiglio

Councilman Reynolds called the meeting to order.

Opportunities for Public Comment

No one from the public appeared to speak before the Housing Committee.

Informational/Report

Director of Development Crystal Surdyk began the conversation by updating the committee on the Annual Action Plan. JURA will be receiving a little bit less than what was received last year. CDBG funds will be \$1,105,265.08 and HOME will be \$313,259.00. Funds must be used in alignment of the five-year action plan. The department is still working off the current five-year consolidated action plan, however, they are planning for the future funding for the next five years. Handouts were distributed and are on file with the official minutes in the City Clerk's Office.

Discussion was had, and a survey was conducted during the May 17, 2025 Hands-on Neighborhoods Community Clean Up and Comprehensive Plan Tour. The next public meeting will be held Saturday, June 14, 2025, 10:00 a.m. at Jackson Taylor Park and another on Tuesday, June 24, 2025, 5:30 p.m. at Lillian Dickson Park. The Public Hearing is scheduled for June 30, 2025 at 6:45 p.m. Thirteen completed surveys have been returned to the DOD so far.

The Quality-of-Life Ticketing program is underway. Tickets are being issued, with many issued today. Tickets are dismissed if the problem is fixed within five days. Violators are able to plead not guilty. Further penalties will be assessed if no action is taken. Landlords and tenants both get a ticket.

Abandoned houses are not a part of the Quality-of-Life Ticketing Program. They fall under the 19-A program which is a different legal process. Zombie properties are bank owned properties that are bank owned and not being taken care of. It takes about six months to get through the process to take care of 19-A properties if there is no push back, etc. When a property is in the 19-A program, all of the property care, lawn maintenance, securing of the structure, falls

on the Department of Development. They don't have the manpower to go full force with that program at this time.

The kayak tour for the Comprehensive Plan was very successful. Roughly twenty people participated including consultants, staff, children, and community members. There were six stops along the route to discuss the river corridor. While there are many challenges, there are more opportunities. Ms. Surdyk expressed her excitement over people/families moving back to the area after living away or relocating here.

More opportunities for Comprehensive Plan public engagement will be upcoming. The comprehensive plan is halfway through, so now the focus will begin to shift toward the zoning discussion. The completion of the new zoning code is still about a year and a half away, but they are making good progress.

The DOD has been talking about infill development sites recently. They have identified target areas for infill. They are now working to dig deeper with the BPU for utilities, DPW for street infrastructure, driveways, sidewalks, etc. Many of the neighborhoods that have been slated for revitalization have had many demolitions completed, so there are sites that are ready to go. Once the process has started, and has been granted ZBA and Planning approval, the blanket preapproval for the sites will be presented to council. Each neighborhood is different and will be treated as such. Ms. Surdyk asked committee members to share their thoughts and concerns throughout the process. Ms. Surdyk shared with the committee that if at anytime utilities are turned off at the curb, if someone purchases the property, they must replace all of the utility lines. The infrastructure is very old and needs replacing in many areas. There are many properties and parcels that can be sold and revitalized. There have been talks of doing a city-wide auction. It is just as much work to sell one property, as it is to do several at a time. Every department in the city, City Council, ZBA, and Planning Commission all have to work on them and approve.

A new Building and Zoning Code Enforcement Officer has been hired to replace Larry Scalise as he is retiring on June 27, 2025. His replacement will be starting on July 7, 2025. Larry is willing to come back part-time to assist with training. This is an outside hire. There is also a potential Principal Planner candidate that an offer has been extended to.

Councilwoman Brackman asked if there was any special criteria necessary to allow for a STEL house being constructed. Ms. Surdyk noted that the property would need to meet the zoning of the area, etc. There is a STEL home being built on 18th Street and the constituent was asking if there needed to be special permission needed for them. It was noted that STEL houses are meant for assisted living, and are in many locations of the city. As long as they fit the zoning of the area, they are allowed.

There being no further business, the meeting was adjourned.

Jennifer R. John City Clerk/Treasurer