

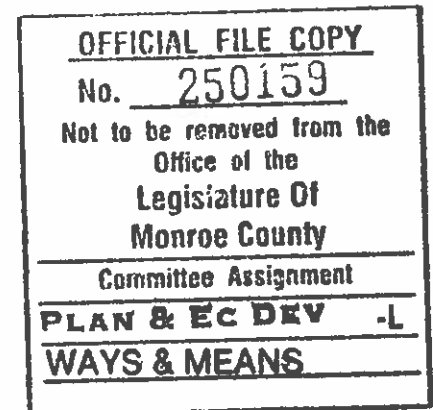


Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

May 9, 2025



To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Amend Resolution 194 of 2021 as Amended by Resolution 173 of 2022 to Extend the Grant Period of the Home Investment Partnerships – American Rescue Plan (HOME-ARP) Program and to Authorize a Contract with Cain Properties, LLC for the Development of the Fine Arts Lofts

Honorable Legislators:

I recommend that Your Honorable Body amend Resolution 194 of 2021 as amended by Resolution 173 of 2022 to extend the grant period to September 30, 2030 for the Home Investment Partnerships – American Rescue Plan (“HOME-ARP”) and authorize a contract with Cain Properties, LLC for the development of the Fine Arts Lofts for the amount of \$750,000 for the period of August 1, 2025 through January 31, 2027, with the option to extend for one (1) year at no additional cost.

Approval of this submission will leverage \$6.2 million for the adaptive reuse of the former Hotel Cadillac to create a 42-unit mixed-income, mixed-use, and supportive housing project. Guidance issued by the United States Department of Housing and Urban Development indicated that funds must be allocated to HOME-ARPA eligible activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations.

Cain Properties, LLC was selected through a joint County and City of Rochester Request for Proposals.

The specific legislative actions required are:

1. Amend Resolution 194 of 2021 as amended by Resolution 173 of 2022 to extend the grant period to September 30, 2030 for the Home Investment Partnerships – American Rescue Plan (HOME-ARP).
2. Authorize the County Executive, or his designee, to execute a contract, and any amendments thereto, with Cain Properties, LLC, 425 East Ridge Road, PO 17374, Rochester, New York 14617, for the development of the Fine Arts Lofts in the amount of \$750,000 for the period August 1, 2025 through January 31, 2027, with the option to extend for one (1) year at no additional cost.
3. Authorize the County Executive, or his designee, to execute all contracts, including intermunicipal agreements, and any amendments thereto, that are necessary to carry out the administration of the Home Investment Partnerships – American Rescue Plan (HOME-ARP).
4. Authorize the County Executive, or his designee, to reappropriate any unencumbered balances during the grant period according to the grantor requirements, to make any necessary funding modifications within the grant guidelines to meet contractual commitments, and to enter into any amendments to extend the time period of the grant.

5. Authorize the County Executive, or his designee, to approve the use of contingency funds or funds reprogrammed from current or prior years pursuant to the United States Department of Housing and Urban Development regulations.

This is a Type II Action pursuant to 6 NYCRR §617.5 (c)(18) ("reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part") and is not subject to further review under the State Environmental Quality Review Act.

Funding for this grant is included in the community development fund 9005, funds center 1501010000, Community Development Grants

This grant is funded by the U.S. Department of Housing and Urban Development. No net County support is required in the current Monroe County budget.

The records in the Office of the Monroe County Treasury have indicated that neither Cain Properties, LLC, nor its principal officer, Robert B. Cain, Owner, owe any delinquent Monroe County property taxes.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,


Adam J. Bello
Monroe County Executive

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