

**CITY OF WATERTOWN, NEW YORK  
AGENDA**

This shall serve as notice that the next regularly scheduled meeting of the City Council will be held on Monday, October 1, 2012, at 7:00 p.m. in the City Council Chambers, 245 Washington Street, Watertown, New York.

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ADOPTION OF MINUTES**

**PRESENTATIONS**

Health Insurance Annual Review by Pomco - Christina Lanigan  
Health Insurance Annual Review by ProAct - Zoe Baker

**COMMUNICATIONS**

**PRIVILEGE OF THE FLOOR**

**RESOLUTIONS**

- Resolution No. 1 - Reappointment to the Board of Assessment Review, William W. Parody
- Resolution No. 2 - Waive Connection Fee for Water and Sewer Service at 1130 Superior Street, Owned by Thousand Islands Area Habitat for Humanity
- Resolution No. 3 - Accepting Proposal for Flu Shots, MedReady Medical Group
- Resolution No. 4 - Approving Agreement Between the City of Watertown and the Thompson Park Conservancy
- Resolution No. 5 - Approving Change Order No. 1 to Agreement, Hyde-Stone Mechanical Contractors, Inc.
- Resolution No. 6 - Finding That the Approval of an Ordinance Changing the Approved Zoning Classification of a 203 Clinton Street, Parcel 10-08-122, from Residence A to Limited Business District Will Not Have a Significant Impact on the Environment

## **ORDINANCES**

Ordinance No. 1 - Amending Section A320 of the City Code, Fees

## **LOCAL LAW**

## **PUBLIC HEARING**

- 7:30 p.m. Ordinance Changing the Approved Zoning Classification 203 Clinton Street, Parcel 10-08-122, from Residence A to Limited Business
- 7:30 p.m. Resolution Approving a Special Use Permit Request for a Remote Accessory Parking Lot at 203 Clinton Street, Parcel 10-08-122, to Serve the Existing Office Building at 316 Sherman Street, Parcel 10-08-124
- 7:30 p.m. Ordinance Changing the Approved Zoning Classification of 24 Properties, Between Coffeen Street and the Black River, in Order to Conform to The Local Waterfront Revitalization Program

## **OLD BUSINESS**

## **STAFF REPORTS**

1. Creekwood Phase II Property Tax Exemption
2. Mayor Joseph M. Butler Pavilion Dedication Signs
3. Offer to Purchase a Portion of Conger Avenue
4. Real Property Tax Exemption 485-a
5. Sunday Hours Trial at the Library
6. Reports Issued by NYS Office of the State Comptroller
7. Public Auction Notice of City-Owned Tax Sale Certificates
8. Public Auction Notice of City-Owned Properties

## **NEW BUSINESS**

## **EXECUTIVE SESSION**

## **WORK SESSION**

## **ADJOURNMENT**

**NEXT REGULARLY SCHEDULED CITY COUNCIL MEETING IS MONDAY, OCTOBER 15, 2012.**

Res No. 1

September 18, 2012

To: The Honorable Mayor and City Council  
From: Sharon Addison, City Manager  
Subject: Reappointment to the Board of Assessment Review

The attached resolution reappoints William W. Parody to the Assessment Board of Review for a five-year term effective October 1, 2012 and expiring on September 30, 2017.

October 1, 2012

# RESOLUTION

Page 1 of 1

Reappointment to the Board of Assessment Review, William W. Parody

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

***Introduced by***

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RESOLVED by the City Council of the City of Watertown, New York, that it hereby reappoints the following individual to the Board of Assessment Review for a five-year term effective October 1, 2012 and expiring on September 30, 2017:

William W. Parody  
 741 Davidson Street  
 Watertown, New York 13601

**Seconded by**

Res No. 2

September 20, 2012

To: The Honorable Mayor and City Council

From: Sharon Addison, City Manager

Subject: Waive Connection Fee for Water and Sewer Service at 1130 Superior Street, Owned by Thousand Islands Area Habitat Humanity

At the September 17, 2012, City Council agreed to proceed to waive the fee for connections of water and sewer at the Habitat for Humanity house located at 1130 Superior Street. Attached is a letter from Brian R. Drappo formally requesting that the fee be waived along with a resolution for City Council consideration.

# RESOLUTION

Page 1 of 1

Waive Connection Fee for Water and Sewer Service at 1130 Superior Street, Owned by Thousand Islands Area Habitat Humanity

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

***Introduced by***

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RESOLVED that the City Council of the City of Watertown hereby waives the fee for the connections associated with water and sewer service at the home owned by Thousand Islands Area Habitat for Humanity located at 1130 Superior Street.

**Seconded by**



PO Box 31  
Watertown, NY 13601-0031  
315-785-0308  
[www.tiahabitat.org](http://www.tiahabitat.org)

September 19, 2012

Sharon Addison  
City Manager  
City Of Watertown, NY  
245 Washington St., Rm 302

Ms. Addison

The City of Watertown has been a major supporter of the Thousand Islands Area Habitat for Humanity and we would like to say "Thank you" once again. With your support we have been able to assist families in obtaining homes they may never otherwise be able to afford. At the same time develop property that some may not have developed on. We again ask for your support.

As part of donated property provided by the city, we are currently constructing a house at 1130 Superior St. This is a single family house. We are asking for the City to waive the connection fees associated with water and sewer service. The house will use a house floor plan which we have used on many occasions. The approximate assessed value of the house is approximately \$130,000.

We welcome yourself, or any of the City Council members to visit the sites if they desire or contact myself if you have any questions. We are going to plan for a formal Ground Breaking Ceremony in the spring and will send out invitation to the council at that time.

At the September 17<sup>th</sup> Council meeting, Mayor Graham made a suggestion, of possible donation of the East Lynde St property the city now owns. Again we greatly appreciate the consideration and donation if approved by City Council. If the property is donated, I ask that Mr. Hayes, contact us for comment prior to demolition. I like to discuss, that the city does not fill in the basement excavation, but allows us to fence the site, until construction in 2013 begins. Due to site size and boundary setbacks, we would use a standardize house design that includes a basement. This means what the city spends to fill it in, we would spend to remove later.

Sincerely,

*Original Signed*  
Brian R Drappo  
Building Committee Chairman  
315-783-8657

September 25, 2012

To: The Honorable Mayor and City Council

From: Sharon Addison, City Manager

Subject: Accepting Bid for Flu Shots,  
MedReady Medical Group

The City Purchasing Department has canvassed area medical service providers seeking proposals to supply and administer immunizations for the standard seasonal flu virus to include immunization for the H1N1 virus, per our requirements, to current and retired City employees.

Invitations to submit proposals were issued to thirteen (13) local medical facilities with one (1) proposal received, which was publicly opened and read in the City Purchasing Department on Wednesday, September 19, 2012 at 11:00 a.m.

City Purchasing Agent Amy M. Pastuf reviewed the proposal, and it is her recommendation that the City accept the proposal submitted by MedReady Medical Group, Watertown, New York, in the amount of \$27 per injection with a 75 inoculation minimum. Ms. Pastuf's detailed report is attached.

A resolution accepting the proposal submitted by MedReady Medical Group has been prepared for City Council consideration.

# RESOLUTION

Page 1 of 1

Accepting Proposal for Flu Shots,  
MedReady Medical Group

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

### *Introduced by*

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WHEREAS the City Purchasing Department has canvassed area medical service providers seeking proposals to supply and administer immunizations for the standard seasonal flu virus to include immunization for the H1N1 virus, per our requirements, and

WHEREAS invitations to submit proposals were issued to thirteen (13) local medical facilities with one (1) proposal received, which was publicly opened and read in the City Purchasing Department on Wednesday, September 19, 2012, at 11:00 a.m., and

WHEREAS City Purchasing Agent Amy M. Pastuf reviewed the proposal received, and it is her recommendation that the City Council accept the proposal submitted by MedReady Medical Group of Watertown, New York, in the amount of \$27 per injection with a 75 inoculation minimum,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown, New York, accepts the proposal from MedReady Medical Group of Watertown, New York to administer flu shots to interested employees and retirees of the City of Watertown.

### **Seconded by**



# CITY OF WATERTOWN, NEW YORK

ROOM 205, CITY HALL  
245 WASHINGTON STREET  
WATERTOWN, NEW YORK 13601-3380  
E-MAIL APastuf@watertown-ny.gov  
Phone (315) 785-7749 Fax (315) 785-7752

Amy M. Pastuf  
Purchasing Manager

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## MEMORANDUM

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**TO:** Sharon Addison, City Manager  
**FROM:** Amy M. Pastuf, Purchasing Manager  
**SUBJECT:** RFP 2012-06 – Flu Vaccine for City Employees and Retirees  
**DATE:** 9/25/2012

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The City's Purchasing Department canvassed area medical service providers seeking proposals for professional services to supply and administer immunizations for the standard seasonal flu virus, per our requirements, for current and retired City employees. This proposal is for the standard seasonal flu virus and includes immunization for the H1N1 virus.

Invitations to submit a proposal were issued to 13 local medical facilities and one proposal was submitted to the Purchasing Department where it was publicly opened and read on Wednesday, September 19, 2012 at 11:00 am local time. The proposal received was as follows:

<b>MedReady Medical Group</b>
* Proposes sending two licensed Professional Nurses at a time mutually convenient.
* Individuals may also report to MedReady Medical Group on Washington Street Monday-Friday, 8 am to 8 pm or Saturday and Sunday 9 am to 5 pm.
* Pricing is based on a minimum of 75 individuals seeking immunization
* Immunization fee including vaccine, supplies, labor and forms: \$27.00 each
Minimum Cost: 75 inoculations @\$27.00 = \$2,025.00. 100 inoculations @\$27.00 = \$2,700.00

When the proposal was reviewed it was determined that it met the basic requirements of the RFP. As only one provider submitted a response, the Purchasing Department contacted the two vendors that participated in the last two years, North Country Urgent Care and Occupational Medicine Associated of NNY. Both groups were unable to participate in an on-site clinic due to staffing issues. It is recommended that the City of Watertown contract with MedReady Medical Group to provide the Flu Vaccine for City employees and retirees.

If you have any questions regarding this recommendation please contact me at your convenience.

Res No. 4

September 20, 2012

To: The Honorable Mayor and City Council

From: Sharon Addison, City Manager

Subject: Approving Agreement Between the City of Watertown and the Thompson Park Conservancy

During the development of the budget for Fiscal Year 2012-13, the City Council appropriated \$20,000 for the Thompson Park Conservancy. This is the annual appropriation for improvements to the premises currently leased by the Conservancy from the City of Watertown.

Attached for City Council consideration is an Agreement between the City of Watertown and the Thompson Park Conservancy. The term of this Agreement is one year, beginning July 1, 2012. The Agreement indicates that the funds must be used for a valid public purpose and to improve the leased premises. The Agreement also defines what the City considers ineligible activities.

A resolution approving the Agreement between the City and Thompson Park Conservancy has been prepared for City Council consideration.

# RESOLUTION

Page 1 of 1

Approving Agreement Between the  
City of Watertown and the Thompson  
Park Conservancy

Council Member BURNS, Roxanne M.
Council Member BUTLER, Joseph M. Jr.
Council Member MACALUSO, Teresa R.
Council Member SMITH, Jeffrey M.
Mayor GRAHAM, Jeffrey E.

YEA	NAY

Total .....

***Introduced by***

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WHEREAS the Lessor, City of Watertown, owns the facility known as Thompson Park, located in the City of Watertown, County of Jefferson, State of New York, and

WHEREAS the Lessor has entered into an Agreement with the Tenant, Thompson Park Conservancy, Inc., to lease certain premises located at the Park for the operation of the “Thompson Park Zoo” by Lease dated December 1997, and

WHEREAS since that time, the City of Watertown has provided both financial and in-kind services in support of the Thompson Park Conservancy, and

WHEREAS the City Council has determined that it is in the best interest of the taxpayers of the City of Watertown to provide direct support to the Thompson Park Conservancy to be used to improve the leased premises as detailed in the attached Agreement,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby approves the Agreement between the City of Watertown and the Thompson Park Conservancy, a copy of which is attached and made a part of this resolution, and

BE IT FURTHER RESOLVED that City Manager Sharon Addison is hereby authorized and directed to execute this Agreement on behalf of the City of Watertown.

**Seconded by**

**AGREEMENT  
THOMPSON PARK CONSERVANCY**

**INTRODUCTION**

WHEREAS the Lessor, City of Watertown, owns the facility known as Thompson Park, located in the City of Watertown, County of Jefferson, State of New York, and

WHEREAS the Lessor has entered into an Agreement with the Tenant, Thompson Park Conservancy, Inc., to lease certain premises located at the Park for the operation of the "Thompson Park Zoo" by lease of December 1997, and

WHEREAS since that time the City of Watertown has provided both financial and in-kind services in support of the Thompson Park Conservancy, and

WHEREAS the City Council has determined that it is in the best interest of the taxpayers of the City of Watertown to provide direct support to the Thompson Park Conservancy to be used to improve the leased premises,

**WITNESSETH**

For and in consideration of the mutual covenants and agreements hereinafter contained, the parties hereto for themselves, their successors and assigns, have mutually agreed and do agree with each other as follows:

Article I. DESCRIPTION OF PROJECT. The Thompson Park Conservancy shall use the funds provided under the terms of this Agreement to improve the leased premises.

Article II. ELIGIBLE ACTIVITIES. Eligible activities for the Thompson Park Conservancy shall be for a valid public purpose and shall improve the premises leased to the Thompson Park Conservancy by the City of Watertown. Repair and maintenance of the structures covered by the Lease Agreement between the City of Watertown and the Thompson Park Conservancy are eligible expenses.

Article III. INELIGIBLE ACTIVITIES. Ineligible activities shall include but not be limited to: land acquisition, staff salary, utilities, fuel, insurance, maintenance and security salaries, construction costs, interest, purchase of equipment, and program activities solely directed towards or restricted to organizational membership.

Article IV. TERM OF THIS AGREEMENT. The term of this Agreement shall be for one (1) year, from July 1, 2012, through June 30, 2013.

Article V. MANNER OF PAYMENT.

- A. The amount to be paid from the City of Watertown General Fund, as appropriated therefore, shall not exceed Twenty Thousand Dollars (\$20,000) for the term of this Agreement.
- B. Payment shall be made by the City Comptroller upon the receipt of an executed Services Agreement between the City of Watertown and the Thompson Park Conservancy.
- C. The Thompson Park Conservancy understands that City funds may only be used for eligible activities and for services actually performed. The City will make payment after the rendering of a verified account and the audit of vouchers submitted by the Conservancy. A verified account shall then be submitted to the City on or before June 30, 2013.

Article VI. PROVISIONS OF LAW. All provisions of law required to be made as part of this Agreement are hereby deemed incorporated in this Agreement. Performance of the terms and conditions of this Agreement shall be subject to and performance of all applicable laws.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or representatives on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF WATERTOWN, NEW YORK

By: \_\_\_\_\_  
Sharon Addison  
City Manager

THOMPSON PARK CONSERVANCY

By: \_\_\_\_\_  
Doreen Garrett  
Board President

Res No. 5

September 26, 2012

To: The Honorable Mayor and City Council

From: Sharon Addison, City Manager

Subject: Approving Change Order No. 1 to Agreement,  
Hyde-Stone Mechanical Contractors, Inc.

On June 4, 2012, the City Council accepted a bid submitted by Hyde-Stone Mechanical Contractors, Inc. for installation of pre-purchased HVAC equipment at the Flower Memorial Library and City Hall, per City specifications, in the amount of \$431,461.

City Engineer Kurt W. Hauk has now submitted Change Order No. 1 to this contract in the amount of \$42,383, which if approved, will bring the contract amount to \$473,844. As stated in Mr. Hauk's attached report, this Change Order is required for two items of additional work: to remove the existing ceiling in the basement hallway of City Hall to provide clearance for the chiller to be brought into the building; and to replace the existing galvanized domestic cold water piping in the boiler room, incinerator room and hallway in the basement of City Hall.

A resolution approving Change Order No. 1 to the contract with Hyde-Stone Mechanical Contractors, Inc. for installation of pre-purchased HVAC equipment at the Flower Memorial Library and City Hall, per City specifications, has been prepared for City Council consideration. Funding for this change order will occur with the final FY 2011-12 supplemental appropriation to be presented at the October 15, 2012 meeting.

# RESOLUTION

Page 1 of 1

Approving Change Order No. 1 to Agreement,  
Hyde Stone Mechanical Contractors, Inc.

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

YEA	NAY

Total .....

***Introduced by***

WHEREAS on June 4, 2012, the City Council of the City of Watertown approved a bid submitted by Hyde-Stone Mechanical Contractors, Inc., in the amount of \$431,461 for the installation of pre-purchased HVAC equipment at the Flower Memorial Library and City Hall, per City specifications, and

WHEREAS City Engineer Kurt W. Hauk has submitted the Change Order No. 1 to that contract for consideration by the City Council, and

WHEREAS Change Order No. 1 results in an additional charge of \$42,383, bringing the contract amount to \$473,844,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown approves Change Order No. 1 to the contract with Hyde-Stone Mechanical Contractors, Inc., for the installation of pre-purchased HVAC equipment at the Flower Memorial Library and City Hall, per City specifications, in the amount of \$42,383, a copy of which is attached and made a part of this resolution, and

BE IT FURTHER RESOLVED that City Manager Sharon Addison is hereby authorized and directed to execute the Change Order documents on behalf of the City of Watertown.

**Seconded by**

# Change Order

## No. 1

Date of Issuance: September 26, 2012 Effective Date: \_\_\_\_\_

Project: HVAC Installation City Hall & Flower Memorial Library	Owner: City of Watertown, NY	Owner's Contract No.:
Contract: HVAC Installation City Hall & Flower Memorial Library		Date of Contract:
Contractor: Hyde-Stone Mechanical Contractors		Engineer's Project No.:

**The Contract Documents are modified as follows upon execution of this Change Order:**

Description: \$8,983 for the ceiling work and asbestos pipe wrap abatement  
\$33,400 for the additional domestic water pipe work.

Attachments: See Attached

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:  
\$ 406,663.00

Increase from previously approved Change Orders  
 No. \_\_\_\_\_ to No. \_\_\_\_\_:  
\$ \_\_\_\_\_

Contract Price prior to this Change Order:  
\$ 406,663.00

Increase of this Change Order:  
\$42,383.00

Contract Price incorporating this Change Order:  
\$449,046.00

**CHANGE IN CONTRACT TIMES:**

Original Contract Times:  Working days  Calendar days  
 Substantial completion (days or date): \_\_\_\_\_  
 Ready for final payment (days or date): \_\_\_\_\_

[Increase] [Decrease] from previously approved Change Orders  
 No. \_\_\_\_\_ to No. \_\_\_\_\_:  
 Substantial completion (days): \_\_\_\_\_  
 Ready for final payment (days): \_\_\_\_\_

Contract Times prior to this Change Order:  
 Substantial completion (days or date): \_\_\_\_\_  
 Ready for final payment (days or date): \_\_\_\_\_

[Increase] [Decrease] of this Change Order:  
 Substantial completion (days or date): \_\_\_\_\_  
 Ready for final payment (days or date): \_\_\_\_\_

Contract Times with all approved Change Orders:  
 Substantial completion (days or date): \_\_\_\_\_  
 Ready for final payment (days or date): \_\_\_\_\_

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: \_\_\_\_\_  
 Engineer (Authorized Signature)

By: \_\_\_\_\_  
 Owner (Authorized Signature)

By: \_\_\_\_\_  
 Contractor (Authorized Signature)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by Funding Agency (if applicable): \_\_\_\_\_

Date: \_\_\_\_\_



CITY OF WATERTOWN  
ENGINEERING DEPARTMENT  
MEMORANDUM

DATE: 26 September 2012

TO: Sharon Addison, City Manager

FROM: Kurt Hauk, City Engineer

SUBJECT: Change Order #1 to City Hall and Flower Library HVAC Contract

Enclosed is Change Order #1 for the City Hall and Flower Library HVAC Installation Project in the amount of \$42,383. The total contract amount will now be \$473,844.

The change order is required for two items of additional work.

1. \$8,983 to remove the existing ceiling in the basement hallway of City Hall. This was required in order to provide clearance for the chiller to be brought into the building. This work included removing asbestos material and reinstalling a drop ceiling and smoke detectors.
2. \$33,400 to replace the existing galvanized domestic cold water piping in the boiler room, incinerator room and hallway in the basement of City Hall. This is entirely new work to the project that would complete the replacement of galvanized piping in this area. Last year the Water Department replaced the galvanized service coming into City Hall that had begun to leak. The current project scope replaces the galvanized piping around the new chiller. This work will replace the remaining galvanized piping that has begun to exhibit leaks. It feeds both the boiler and the chiller and would preclude a shutdown affecting heating or cooling if the leakage gets worse.

Please prepare a resolution for Council consideration. A copy of Change Order #1 is enclosed. The originals are on file and will be forwarded for signature upon approval.

Cc Jim Mills, Comptroller

August 16, 2012

City of Watertown  
245 Washington Street  
Watertown, NY 13601

ATTN: Shawn McWayne

REF: City Hall – Ceiling Removal

Gentlemen:

We are pleased to submit our proposal to perform the following work, in basement corridor, between garage double door down corridor to boiler room door.

1. Remove existing sheetrock ceiling
2. Abate existing pipe fittings. Work to be done after hours.
3. Dispose of all materials
4. Install new suspended drop ceiling
5. Remove existing light fixtures and smoke detectors
6. Install four (4) new 2 ft. x 2 ft. surface mounted light fixtures
7. Reinstall existing smoke detectors

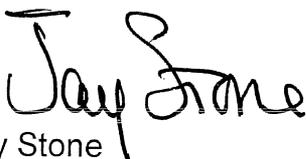
We will furnish and install as outlined above for the sum of:

**EIGHT THOUSAND NINE HUNDRED EIGHTY THREE DOLLARS.....\$8,983.00**

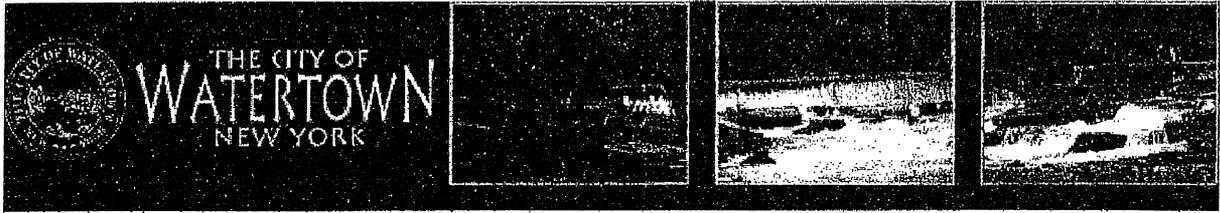
We appreciate the opportunity to quote. If you have any questions, please feel free to call me at (315) 788-1300, ext. 15.

Very truly yours,

HYDE-STONE MECHANICAL CONTRACTORS, INC.

  
Jay Stone

JS: maf



City of Watertown

City Hall Cold Water Piping



**Project: Replace cold water piping in the boiler room at City Hall**

Attn: Mr. Shawn Mc Wayne

Owner: City of Watertown

Date 8/9/2012

## Scope of Work

### Replace water piping in the boiler room at City Hall

- Remove existing galvanized domestic cold water piping in the boiler room, incinerator room, main corridor and the garage/storage area.
- Install new 2 ½" L copper approximately 60 feet with all necessary fittings to reconnect to the branch piping.
- Branch off the 2 ½" with 2 ½" L copper approximately 50 feet into the incinerator and 2" approximately 170 feet feeding the corridor and the remaining portion of the basement floor with all necessary fittings to reconnect to the branch piping.
- Insulate and label all new piping with 1" insulation
- Install 11 Isolation valves to replace gate valves or add to lines that do not have one. If water line has an existing isolation ball valve it is to remain.
- Shut down and draining of the system will be done on an overtime basis. All other work will be done in regular business hours.

**Price: \$33,400**

**Thirty Three Thousand Four Hundred Dollars and Zero Cents**

#### Exclusions:

- Bonds
- Abatement
- Tax

Thank you for your time and consideration.

Respectfully,

Johnathan Zimmer

Project Manager

If you have any Questions please call 315-788-1300 ext. 229

## TERMS AND CONDITIONS

1. **City of Watertown** shall permit Hyde-Stone free and timely access to areas and equipment, and allow Hyde-Stone to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during Hyde-Stone's normal working hours.
2. Hyde-Stone warrants that the workmanship hereunder shall be free from defects for thirty hundred and sixty five (365) days from date of installation. If any replacement part or item of equipment proves defective, Hyde-Stone will extend to **City of Watertown** the benefits of any warranty Hyde-Stone has received from the manufacturer. Removal and reinstallation of any equipment or materials repaired or replaced under a manufacturer's warranty will be at **City of Watertown** expense and at the rates then in effect.
3. **City of Watertown** will promptly pay invoices within ten (30) days of receipt. Should a payment become thirty (30) days or more delinquent, Hyde-Stone may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately upon demand.
4. **City of Watertown** shall be responsible for all taxes applicable to the services and/or materials hereunder.
5. Any alteration to, or deviation from, this Agreement involving extra work, cost of material or labor will become an extra charge (fixed-price amount to be negotiated or on a time-and-material basis at Hyde-Stone Service's rates then in effect) over the sum stated in this Agreement.
6. In the event Hyde-Stone must commence legal action in order to recover any amount payable under this Agreement, **City of Watertown** shall pay Hyde-Stone all court costs and attorneys' fees incurred by Hyde-Stone.
7. Any legal action against the Hyde-Stone relating to this Agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work.

8. Hyde-Stone shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by Hyde-Stone's Service's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.
9. To the fullest extent permitted by law, **City of Watertown** shall indemnify and hold harmless Hyde-Stone, its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by any active or passive act or omission of **City of Watertown**, anyone directly or indirectly employed by **City of Watertown** or anyone for whose acts **City of Watertown** may be liable, regardless of whether it is caused in part by the negligence of Hyde-Stone.
10. **City of Watertown** shall make available to Hyde-Stone's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA's Hazard Communication Standard Regulations.
11. Hyde-Stone's obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes or materials are encountered, Hyde-Stone's sole obligation will be to notify the **City of Watertown** of their existence. Hyde-Stone shall have the right thereafter to suspend its work until such substances; wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted.
12. Hyde-Stone's design is based on published ASHRAE 62-1999 or applicable local code ventilation regulations and does not purport to address health effects attributed to smoking.
13. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY OR OTHERWISE, WILL HYDE-STONE BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, CLAIMS OF **City of Watertown** TENANTS OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.

## AUTHORIZATION TO PROCEED

IN WITNESS WHEREOF, and intending to be legally bound, the parties hereto subscribe their names to this Agreement as of the date first set forth above.

**HYDE-STONE**

**City of Watertown**

By: \_\_\_\_\_

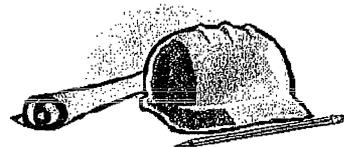
By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



*Quality by Design*

**Hyde-Stone Mechanical**

Res No. 6

September 25, 2012

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning & Community Development Coordinator

Subject: Finding That Changing the Approved Zoning Classification of 203 Clinton Street, Parcel 10-08-122, From Residence A to Limited Business Will Not Have a Significant Impact on the Environment

At its September 4, 2012 meeting, the City Planning Board recommended that the City Council change the zoning classification of 203 Clinton Street from Residence A to Limited Business as requested by Brian Jones of Aubertine & Currier on behalf of RCAN LLC. The Council has scheduled a public hearing on the request for Monday, October 1, 2012 at 7:30 PM.

The City Council must complete Part II, and Part III if necessary, of the Environmental Assessment Form and adopt the attached resolution before it may vote on the Zone Change Ordinance. The resolution states that the proposed zone change will not have a significant impact on the environment.

# RESOLUTION

Page 1 of 2

Finding That Changing the Approved Zoning Classification of 203 Clinton Street, Parcel 10-08-122, From Residence A to Limited Business Will Not Have a Significant Impact on the Environment

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

### *Introduced by*

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WHEREAS the City Council of the City of Watertown, New York, has before it a proposed Ordinance changing the approved zoning classification of 203 Clinton Street, parcel 10-08-122, from Residence A to Limited Business District, and

WHEREAS the City Council must evaluate all proposed actions submitted for its consideration in light of the State Environmental Review Act (SEQRA), and the regulations promulgated pursuant thereto, and

WHEREAS the approval of the zone change would constitute such an “Action,” and

WHEREAS the City Council has determined that changing the zoning classification of this property is an Unlisted Action as that term is defined by 6NYCRR Section 617.2, and

WHEREAS to aid the City Council in its determination as to whether the proposed zone change will have a significant impact on the environment, Part I of a Short Environmental Assessment Form has been prepared by the applicant, a copy of which is attached and made part of this Resolution,

# RESOLUTION

Page 2 of 2

Finding That Changing the Approved Zoning Classification of 203 Clinton Street, Parcel 10-08-122, From Residence A to Limited Business Will Not Have a Significant Impact on the Environment

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown, New York, that:

1. Based upon its examination of the Short Environmental Assessment Form and comparing the proposed action with the criteria set forth in 6NYCRR Section 617.7, no significant impact is known and the adoption of the zone change will not have a significant impact on the environment.
2. The Mayor of the City of Watertown is authorized to execute the Environmental Assessment Form to the effect that the City Council is issuing a Negative Declaration under SEQRA.
3. This Resolution shall take effect immediately.

**Seconded by**

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART 1- PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

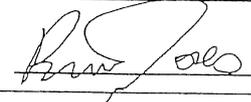
1. APPLICANT/SPONSOR Brian A. Jones, AIA, LEED AP BD+C, Aubertine and Currier, PLLC	2. PROJECT NAME RCAN LLC, Parking Lot Construction
3. PROJECT LOCATION: Municipality <u>City of Watertown</u> County <u>Jefferson</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>203 Clinton Street</u> <u>(Corner of Clinton and Sherman Streets)</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Existing .29 acre parcel will have existing 2 story vacant residence demolished. New parking lot to be constructed along with landscaping buffer.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>.29</u> acres                      Ultimately <u>.29</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If no, describe briefly <u>Parking lot is not an allowed use for Residential-A.</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>Adjacent property is zoned limited business.</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

AUG 22 2012  
 WATERTOWN, NEW YORK

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Brian A. Jones, AIA, LEED AP BD+C

Date: 8/22/12

Signature: 

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
 Yes  No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?  
 Yes  No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
 Yes  No If Yes, explain briefly:

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

\_\_\_\_\_  
 Name of Lead Agency

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Title of Responsible Officer

\_\_\_\_\_  
 Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Signature of Preparer (If different from responsible officer)

Ord No. 1

September 27, 2012

To: The Honorable Mayor and City Council

From: Elliott B. Nelson, Confidential Assistant to the City Manager

Subject: Parks and Recreation Concession and Parking Fees

As directed by the City Council, staff has prepared an alternative method to collecting vendor fees for concessions at the Fairgrounds. This proposal would serve as a replacement to the current fee of 10% of sales assessed on vendors selling food items at Fairgrounds events.

Staff is proposing replacing the 10% fee with a flat fee charged directly to the event promoter. Here, any promoter renting the Municipal Arena for an event would have the opportunity to provide vending, in addition to the City-owned concession stand, for a flat fee of \$250. If the event promoter desired to buy out the concession stand (i.e. closing the concession stand for the duration of the event), the event promoter would be charged a flat fee of \$1,000. Additionally, any promoter holding an event on a field at the Fairgrounds would be charged \$250 per vendor for the right to provide concessions. Please note that these fees do not apply to alcohol sales.

Staff is also proposing instituting a flat fee for event parking. Currently, Parks and Recreation staff collects \$1.00 per car from event attendees. This process is cumbersome and causes a bottleneck situation at the entrance to the parking lot. Staff is proposing charging promoters of events at the Municipal Arena \$1,500 for parking, and promoters of large outdoor events (i.e. concerts) \$3,000 for parking. The event promoters would then be free to include a parking fee in their ticket price. Parks and Recreation staff will continue to provide parking services but will no longer be required to collect \$1.00 from each car, thus significantly speeding up the parking process.

Staff from Parks and Recreation as well as the City Manager's office will be available at Monday's meeting to answer any questions Council may have on this proposal.

# ORDINANCE

Page 1 of 2

Amending Section A320 of the City Code, Fees

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

## *Introduced by*

BE IT ORDAINED that Section A320-4 of the City Code of the City of Watertown is hereby amended by adding the following paragraphs:

§ A320-4. Schedule of Fees.

- A. The schedule for general admission to the City’s fairgrounds municipal arena shall be established and enforced as follows:
  - (12) Food concessions: Event promoters shall be charged a flat rate of \$250 for the right to allow concessions at their event. An additional \$750 shall be charged if the event promoter desires the City concession stand to be closed during the duration of said event.
  - (13) Parking: The City reserves the right to charge a concert/performance event promoter \$1,500 for parking by attendees.

and,

BE IT FURTHER ORDAINED that Section A320-9 of the City Code of the City of Watertown is hereby amended by adding the following paragraphs:

§ A320-9. Schedule of fees.

Municipal fairgrounds facility fees shall be as follows:

- N. Food concessions: Event promoters shall be charged a fee of \$250 per vendor, per event, for the right to allow food concessions at their event.
- O. Parking: The City reserves the right to charge a concert/performance event promoter \$3,000 for parking by attendees.

# ORDINANCE

Page 2 of 2

Amending Section A320 of the City Code, Fees

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

and,

BE IT FURTHER ORDAINED that this amendment shall take effect as soon as it is published once in the official newspaper of the City of Watertown, or printed as the City Manager directs.

***Seconded by***

Public Hearing – 7:30 p.m.

September 24, 2012

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning & Community Development Coordinator

Subject: Changing the Approved Zoning Classification of 203 Clinton Street,  
Parcel 10-08-122, from Residence A to Limited Business

The City Council has set a public hearing on the above subject request for Monday, October 1, 2012 at 7:30 pm.

The City Planning Board reviewed the request at its September 4, 2012 meeting and passed a motion recommending that the City Council approve the zone change request.

Attached are the report on the zone change request prepared for the Planning Board and an excerpt from its minutes.

The City Council must hold the public hearing and vote on the SEQRA resolution before voting on this ordinance.

# ORDINANCE

Page 1 of 1

Changing the Approved Zoning Classification of 203 Clinton Street, Parcel 10-08-122, from Residence A to Limited Business

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

### *Introduced by*

Council Member Jeffrey M. Smith

BE IT ORDAINED where Brian Jones of Aubertine & Currier, on behalf of RCAN LLC, has submitted a request to change the approved zoning classification of 203 Clinton Street, parcel 10-08-122, from Residence A District to Limited Business District, and

WHEREAS the Planning Board of the City of Watertown considered the zone change at its meeting held on September 4, 2012, and adopted a motion recommending that the City Council approve the zone change as requested, and

WHEREAS a public hearing was held on the proposed zone change on October 1, 2012, after due public notice, and

WHEREAS the City Council has made a declaration of Negative Findings of the impacts of the proposed zone change according to the requirements of SEQRA, and

WHEREAS the City Council deems it in the best interest of the citizens of the City of Watertown to approve the requested zone change,

NOW THEREFORE BE IT ORDAINED that the approved zoning classification of 203 Clinton Street, parcel 10-08-122, is hereby changed to Limited Business District, and

BE IT FURTHER ORDAINED that the Zoning Map of the City of Watertown shall be amended to reflect these changes, and

BE IT FURTHER ORDAINED this amendment to the Zoning Ordinance of the City of Watertown shall take effect as soon as it is published once in the official newspaper of the City of Watertown, or printed as the City Manager directs.

**Seconded by** Council Member Joseph M. Butler Jr.



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE  
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601  
PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Zone Change – 203 Clinton Street, parcel 10-08-122 KAM

DATE: August 29, 2012

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**Request:** To change the approved zoning classification of 203 Clinton Street, parcel 10-08-122, from *Residence A* to *Limited Business*.

**Applicant:** Brian Jones, Aubertine & Currier

**Owner:** RCAN, LLC

**SEQRA:** Unlisted

**County review:** Not required

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**Comments:** The applicant has recently purchased the abandoned house at the corner of Clinton and Sherman Streets. They wish to demolish the house and replace it with a parking lot which will serve their office building at 316 Sherman Street.

In order to construct a parking lot to serve that office building, the parcel in question must also be in a zoning district that would allow the principal use.

This property is designated for medium density residential use in the adopted Land Use Plan.

cc: City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Brian Jones, 522 Bradley St

August 21, 2012

Kurt W. Hauk, P.E.  
City Engineer  
Room 305, City Hall  
245 Washington Street  
Watertown, NY 13601

**Re: Change of Zoning Application  
RCAN LLC  
(A&C Project #2012-087.001)  
203 Clinton Street, Watertown, NY**

Dear Mr. Hauk:

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC on behalf of RCAN LLC is requesting to be included on the agenda for the next Zoning Board of Appeals meeting for review of a parking lot construction, located at 203 Clinton Street. Attached are fifteen (15) sets including a Site Plan, property deed, tax map, and Short EAF. Also included is a check for \$150.00 for the review fee.

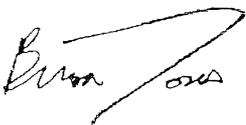
RCAN LLC is the owner of Innovative Physical Therapy located at 316 Sherman Street. They provide physical therapy services. Currently the company has limited parking for its clients and employees. They also have a lease agreement for the neighboring Knights of Columbus property (312 Sherman Street) to utilize their parking facilities during business hours. RCAN recently purchased the 203 Clinton Street property and will be demolishing the vacant 2 story residence. The property is located adjacent to the Knights of Columbus. The owner intends to utilize the existing 12,980 s.f. property for customer/employee parking. The project will include 8,089 s.f. of asphalt parking with 19 parking spaces. A landscaping buffer will be included on all sides with the exception of the Knights of Columbus property boundary.

The parcel is currently zoned as Residential\_A. We are seeking to change the zoning designation to Limited\_Business so the parcel can be used as a parking lot. Currently, the existing property and building are a detriment to the neighborhood. We believe that by removing the vacant building and cleaning up the property it will improve the neighborhood. In respect to the existing residential zoned area of Clinton Street, we are also proposing entering the lot from Sherman Street only and closing off the existing entrance from Clinton Street. This will reduce the number of cars entering from the residential zoned area.

The owner intends to begin construction as soon as approvals are granted.

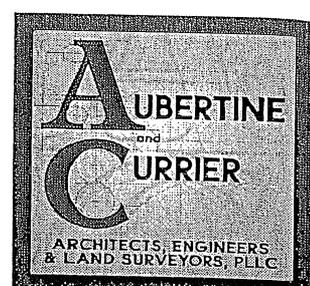
Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,  
Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC



Brian A Jones  
Architect

Attachments  
Cc: Cheryl Howard, RCAN LLC



516 Bradley Street  
Watertown, New York 13601

[aubertinecurrier.com](http://aubertinecurrier.com)

Phone: 315.782.2005

Fax: 315.782.1472

**Managing Partners**

Michael L. Aubertine, R.A.  
Architect

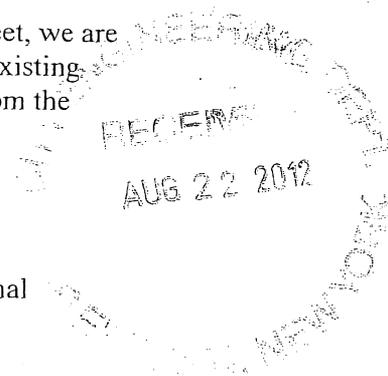
Patrick J. Currier, R.A.  
Architect

**Partners**

Brian A. Jones, R.A., AIA  
Architect

Matthew R. Morgia, P.E.  
Civil Engineer

Jayson J. Jones, P.L.S.  
Land Surveyor

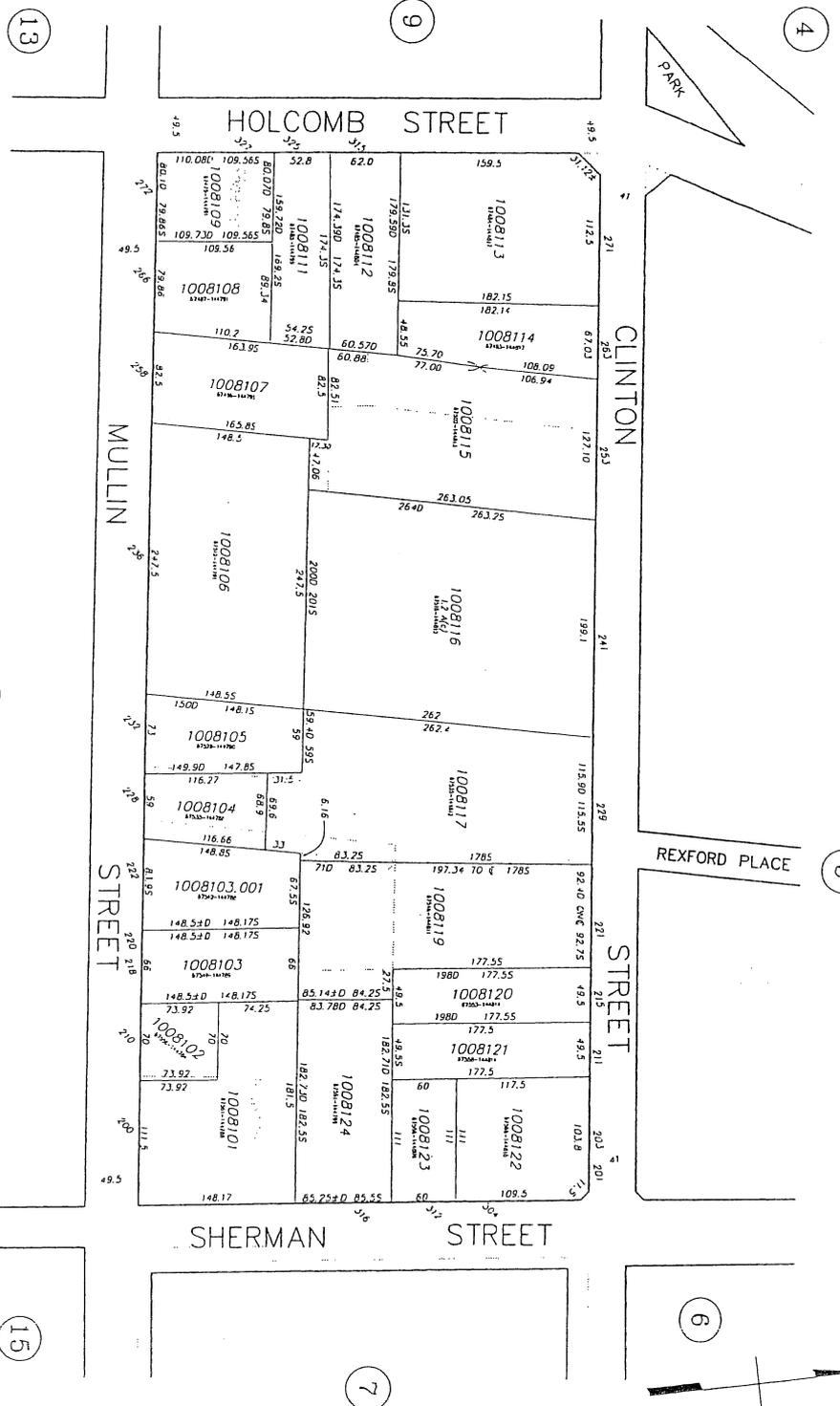


Drawing: Surveyed by Sanchez & Associates, Inc. (214)-561-7779 - Fax: (214)-561-3417 - Email: wssch@sanchez.com

SCALE: 1 inch = 50 FEET  
FOR TAX PURPOSES ONLY  
NOT TO BE USED FOR CONVEYANCE

MADE FOR  
DEPARTMENT OF ASSESSMENT AND TAXATION  
CITY OF WATFORD, N. T.

DEPARTMENT OF ENGINEERING  
CITY OF WATFORD, N. T.



DISTRICT 10 MAP 8  
REVISED JANUARY 21, 2004

## Excerpt from 9/4/12 Planning Board Meeting Minutes

### ZONE CHANGE REQUEST & SPECIAL USE PERMIT – RCAN LLC 203 CLINTON STREET – PARCEL 10-08-122

The Planning Board then considered a request submitted by Brian Jones of Aubertine and Currier, on behalf of RCAN LLC, to change the approved zoning classification of 203 Clinton Street, parcel 10-08-122, from Residence A to Limited Business.

Mrs. Freda mentioned that the applicant was also requesting a Special Use Permit and a Site Plan Approval. She suggested that the Board discuss both the Zone Change and Special Use Permit at once.

The Board thus also considered the request submitted by Brian Jones of Aubertine and Currier, on behalf of RCAN LLC, for a Special Use Permit allowing a remote accessory parking lot at 203 Clinton Street, parcel 10-08-122, to serve the existing office building at 316 Sherman Street, parcel 10-08-124.

Brian Jones and Sharon Howard (of RCAN LLC) were present to discuss the project. Mr. Jones approached the Board and explained the project. He noted that the existing house would be removed and replaced with a parking lot to serve his client's existing office building two doors down Sherman Street. He noted that his client already has a lease in place to use the intervening property, owned by Knights of Columbus, for parking during business hours. He also noted that the Clinton Street curb cut would be closed.

Mr. Katzman asked if the house to be demolished was the burnt out building at the corner. Ms. Howard corrected him that the house is not burned, but is abandoned and boarded up.

Mr. Katzman asked if the sidewalks would be replaced. Mr. Jones stated that they hoped to maintain the existing ones where possible.

Mrs. Freda noted that some trees marked for preservation were shown in the asphalt area. Mr. Jones stated that they initially wanted to save the trees, but further evaluation showed that they were not in good condition.

Mrs. Freda noted that the spacing between the perpendicular parking spaces at the northeast and northwest corners appears tight. Mr. Jones stated that he would review this issue, but the spaces were a typical 9 by 18 size.

Mr. Katzman asked how snow storage would be accomplished. Mr. Jones responded that there was some flexibility given the large landscaped buffers around the lot.

Mr. Katzman suggested using the empty corners for snow storage, perhaps with pavement or gravel underneath. Mr. Davis said that this could be a good idea if the cost of extra pavement is low.

Mr. Katzman stated that an alternative to paving the corners would be to install the asphalt several inches above the grade of the grass area so that there is a depression to hold snow, and prevent plow blades from ruining the sod.

Ms. Howard asked how much buffer is required around the lot—five or fifteen feet. Mr. Mix outlined the rules in the ordinance. Only the western property line would be

required to have a landscaped buffer, a minimum of 5' wide and maximum of 15'. The Planning Board and City Council can impose other requirements as it sees fit as part of Site Plan Approval.

Mr. Davis asked if the applicant had any intent to purchase the Knights of Columbus property. Ms. Howard said that they would like to, but she needs to find the Knights and alternate location first.

Ms. Pistolese arrived at 3:22 pm.

Mr. Katzman said that he would like to approve the project and allow the minimum buffer size to the west.

Mr. Mix noted that the Site Plan Approval should be tabled because of the lack of a grading and drainage plan. Since no building permit is required for this project, he thought it would be better to get those before approval.

Mr. Katzman then moved to recommend that City Council approve the request submitted by Brian Jones of Aubertine and Currier, on behalf of RCAN LLC, to change the approved zoning classification of 203 Clinton Street, parcel 10-08-122, from Residence A to Limited Business; and also the request submitted by Brian Jones of Aubertine and Currier, on behalf of RCAN LLC, for a Special Use Permit allowing a remote accessory parking lot at 203 Clinton Street, parcel 10-08-122, to serve the existing office building at 316 Sherman Street, parcel 10-08-124.

Mr. Davis seconded, all voted in favor.

Public Hearing – 7:30 p.m.

September 25, 2012

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning & Community Development Coordinator

Subject: Approving a Special Use Permit Request for a Remote Accessory Parking Lot at 203 Clinton Street, Parcel 10-08-122, to Serve the Existing Office Building at 316 Sherman Street, Parcel 10-08-124.

The City Council has set a public hearing on the above subject request for Monday, October 1, 2012 at 7:30 pm.

The Planning Board reviewed the request at its September 4, 2012 meeting and adopted a motion recommending that Council approve the Special Use Permit.

Attached are the report prepared for the Planning Board and an excerpt from its minutes.

The Zone Change Ordinance for this property should be adopted before considering this resolution.

The public hearing must be held and the City Council must respond to the questions in Part II, and Part III if necessary, of the Short Environmental Assessment Form before it may vote on the resolution. The resolution and approves the Special Use Permit contingent on the related zone change being approved.

# RESOLUTION

Page 1 of 1

Approving a Special Use Permit Request for a Remote Accessory Parking Lot at 203 Clinton Street, Parcel 10-08-122, to Serve the Existing Office Building at 316 Sherman Street, Parcel 10-08-124.

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

### *Introduced by*

Council Member Jeffrey M. Smith

WHEREAS Brian Jones of Aubertine & Currier, on behalf of RCAN LLC, has requested a Special Use Permit for a remote accessory parking lot at 203 Clinton Street, parcel 10-08-122, to serve the existing office building at 316 Sherman Street, parcel 10-08-124, and

WHEREAS the Planning Board of the City of Watertown reviewed the request for a Special Use Permit at its meeting held on September 4, 2012, and recommended that the City Council of the City of Watertown approve the request as submitted, and

WHEREAS a public hearing was held on the proposed Special Use Permit on Tuesday, September 4, 2012, after due public notice, and

WHEREAS the City Council has reviewed the Short Environmental Assessment Form, responding to each of the questions contained in Part II and has determined that the project, as submitted, is Unlisted and will not have a significant effect on the environment,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown declares that the proposed Special Use Permit to allow a remote accessory parking lot at 203 Clinton Street, parcel 10-08-122, to serve the existing office building at 316 Sherman Street, parcel 10-08-124, is an Unlisted Action for the purposes of SEQRA and hereby determines that the project, as proposed, will not have a significant effect on the environment, and

BE IT FURTHER RESOLVED by the City Council of the City of Watertown that a Special Use Permit is hereby granted to RCAN LLC for a remote accessory parking lot at 203 Clinton Street, parcel 10-08-122, to serve the existing office building at 316 Sherman Street, parcel 10-08-124, contingent upon the approved zoning classification of the subject property being changed to Limited Business District.

**Seconded by Council Member Joseph M. Butler Jr.**



# MEMORANDUM

City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

315-785-7730

Fax: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Special Use Permit Approval – 203 Clinton Street, Parcel Number 10-08-122 <sup>KAM</sup>

DATE: August 29, 2012

**Request:** Special Use Permit request for a remote accessory parking lot at 203 Clinton Street, parcel 10-08-122, to serve the existing office building at 316 Sherman Street, parcel 10-08-124

**Applicant:** Brian Jones, Aubertine & Currier

**Proposed Use:** Parking lot

**Property Owner:** RCAN, LLC

---

**Submitted:**

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8 1/2" x 11" Copy of Parcel Map: Yes                      A Sketch of the Site to Scale: Yes

Completed Part I of an Environmental Assessment Form: Yes                      SEQRA: Unlisted Action

County Planning Board Review Required: No

---

**Comments:** Normally a parking lot is not a permitted use in the Limited Business District. However, because this lot will be used in conjunction with the nearby medical office building at 316 Sherman Street, the City Council has the ability to approve the lot as a remote accessory parking lot to the office building on the nearby (but not adjacent) principal parcel, as specified in § 310-51.

This Special Use Permit cannot be approved unless the zoning is changed from Residence A to Limited Business District. Off street parking for a commercial use is not allowed in a residential district.

Summary:

1. The applicant shall obtain a change of zoning from Residence A to Limited Business for this Special Use Permit to be valid.

cc: Planning Board Members  
City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Brian Jones, Aubertine & Currier, 522 Bradley Street



# CITY OF WATERTOWN, NEW YORK

245 Washington Street, Watertown, NY 13601

Office: (315) 785-7730 - Fax: (315) 782-9014

## Special Use Permit Application

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### APPLICANT INFORMATION

Name: Brian A. Jones, AIA, LEED AP BD+C, Aubertine and Currier, PLLC

Mailing Address: 522 Bradley Street, Watertown, NY 13601

Phone Number: 315-782-2005

Email: baj@aubertinecurrier.com

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### PROPERTY INFORMATION

Property Address: 203 Clinton Street, Watertown, NY

Tax Parcel Number(s): 10-08-122

Property Owner (if not applicant): RCAN, LLC

If applicant is not owner or owner's representative, indicate interest in the property:

Signed Purchase Agreement (attach)       Signed Lease (attach)       None yet

Zoning District: Currently Residential-A, proposing Zoning change to limited business or allow use of parking to current zoning.

Required Attachments:

- 8.5x11 parcel map with property outlined with heavy black ink
- Sketch of the site drawn to an engineering scale (e.g. 1"=20')
- Completed Part I of the Environmental Assessment Form (SEQR)

---

### REQUEST DETAILS

Proposed Use: Parking Lot

Explain proposal (use additional 8.5x11 sheets if necessary):

Use property as a 19 space parking lot. New landscaping buffer will be provided.

AUG 21 2012

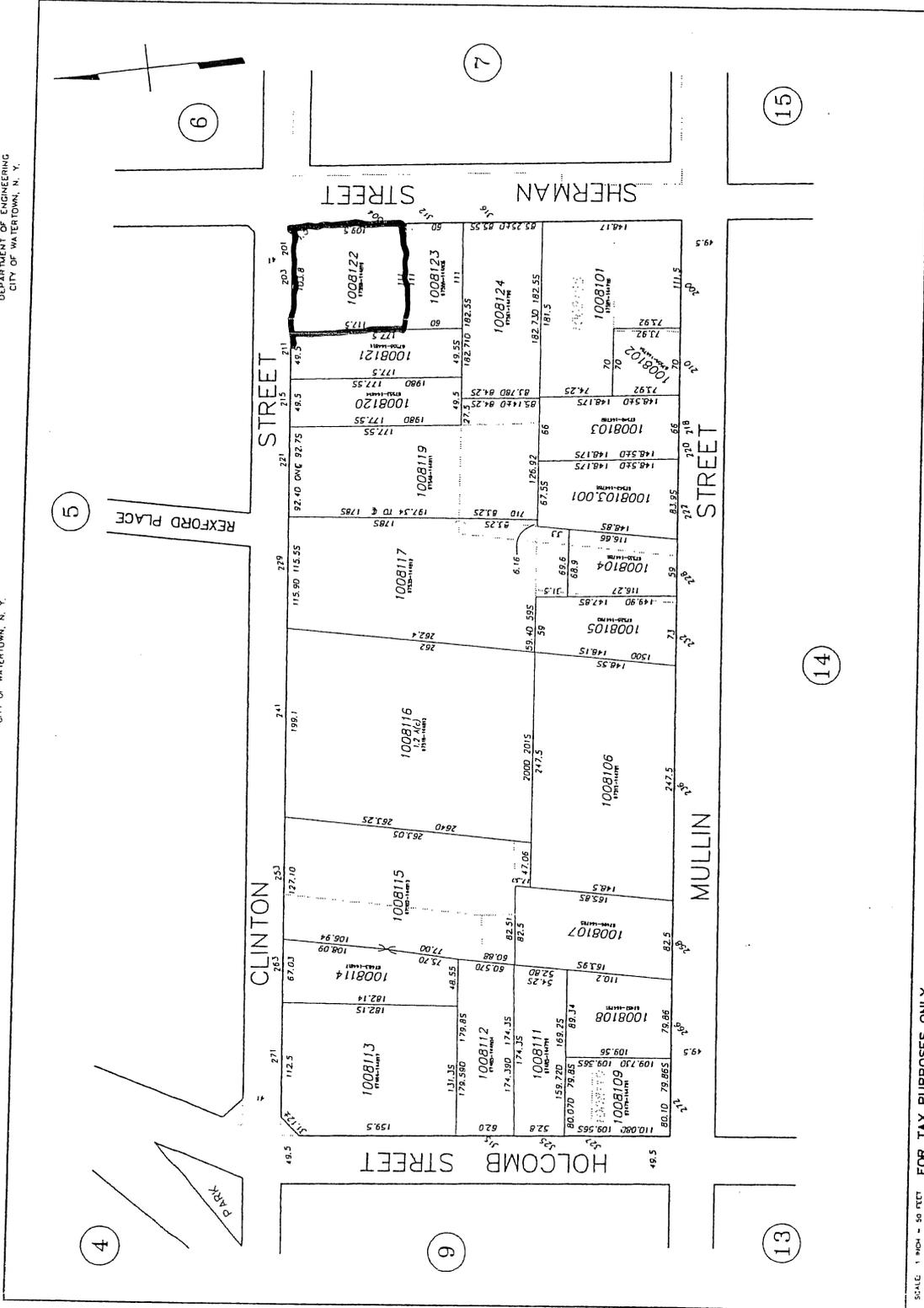
I certify that the information provided in this application is true to the best of my knowledge.

Signature: 

Date: 08-21-2012

MADE FOR  
 DEPARTMENT OF ASSESSMENT AND TAXATION  
 CITY OF WATERTOWN, N. Y.

BY  
 DEPARTMENT OF ENGINEERING  
 CITY OF WATERTOWN, N. Y.



DISTRICT 10 MAP 8  
 REVISED JANUARY 21, 2004

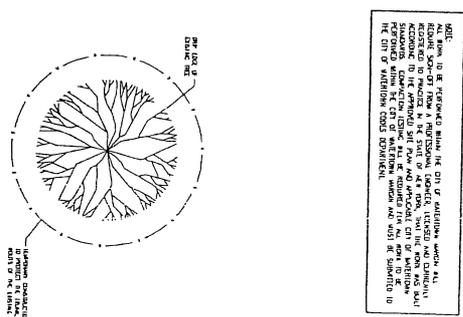
SCALE: 1" HIGH = 50 FEET  
 FOR TAX PURPOSES ONLY  
 NOT TO BE USED FOR CONVEYANCE

Drawing created by Survey & Mapping, Inc. (315) 387-7779 - Fax: (315) 387-4113 - CMAS

NOTE: THE CITY OF WATERTOWN HAS THE CITY OF WATERTOWN WATER, ALL RIGHTS RESERVED. ANY REUSE OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF THE CITY OF WATERTOWN IS PROHIBITED. THE CITY OF WATERTOWN IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS INFORMATION. THE CITY OF WATERTOWN DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION.

**ALBERTINE CURBIER**  
 422 SHIRLEY DRIVE  
 WATERTOWN, NEW YORK 13151  
 Phone: (315) 852-2065  
 Fax: (315) 852-4172

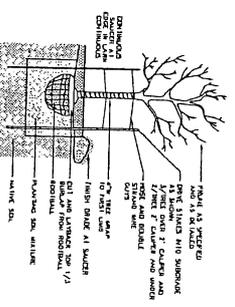
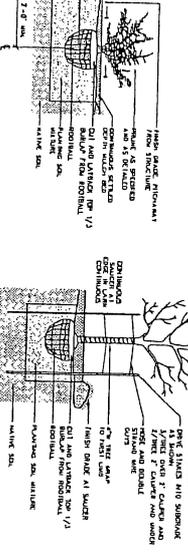
RCAN, LLC  
 203 CLINTON STREET  
 CITY OF WATERTOWN  
 JEFFERSON COUNTY, STATE OF NEW YORK



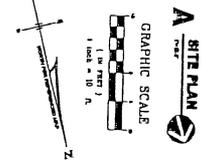
**1 EXISTING TREE PROTECTION**

**GENERAL NOTES**

- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND REMOVAL OF ANY TREE SHALL BE APPROVED BY THE CITY OF WATERTOWN.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM 10' BUFFER AROUND ALL EXISTING TREES.
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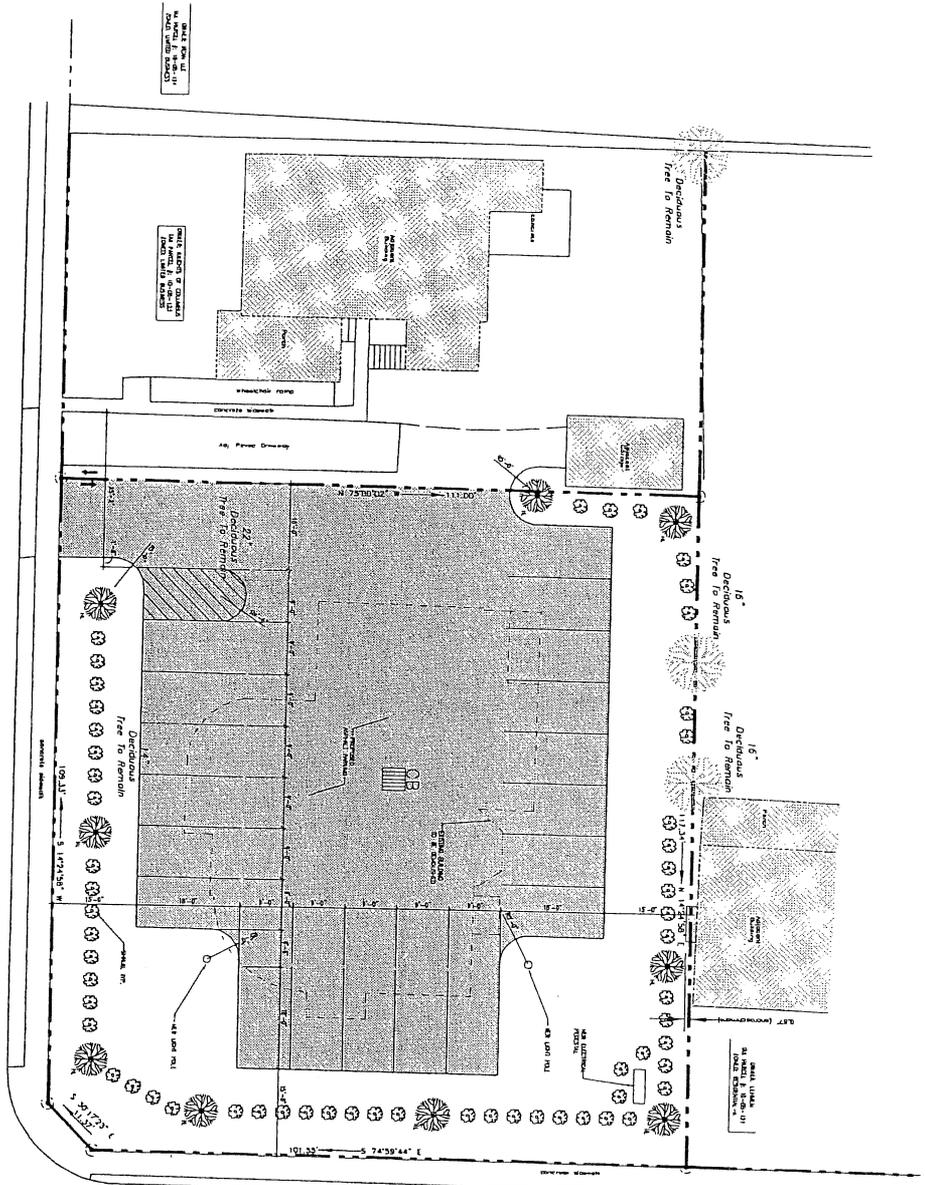


GENERAL INFORMATION		RESPONSIBILITY	
DATE	12/15/20	DATE	12/15/20
PROJECT	CLINTON STREET	PROJECT	CLINTON STREET
CLIENT	RCAN, LLC	CLIENT	RCAN, LLC
DESIGNER	ALBERTINE CURBIER	DESIGNER	ALBERTINE CURBIER
SCALE	AS SHOWN	SCALE	AS SHOWN



**Sherman Street**

**Clinton Street**



**3 TYPICAL SHRUB PLANTING DETAIL**

**2 TYPICAL TREE PLANTING DETAIL**

PROCESS PRINT  
 NOT FOR CONSTRUCTION



## Excerpt from 9/4/12 Planning Board Meeting Minutes

### ZONE CHANGE REQUEST & SPECIAL USE PERMIT – RCAN LLC 203 CLINTON STREET – PARCEL 10-08-122

The Planning Board then considered a request submitted by Brian Jones of Aubertine and Currier, on behalf of RCAN LLC, to change the approved zoning classification of 203 Clinton Street, parcel 10-08-122, from Residence A to Limited Business.

Mrs. Freda mentioned that the applicant was also requesting a Special Use Permit and a Site Plan Approval. She suggested that the Board discuss both the Zone Change and Special Use Permit at once.

The Board thus also considered the request submitted by Brian Jones of Aubertine and Currier, on behalf of RCAN LLC, for a Special Use Permit allowing a remote accessory parking lot at 203 Clinton Street, parcel 10-08-122, to serve the existing office building at 316 Sherman Street, parcel 10-08-124.

Brian Jones and Sharon Howard (of RCAN LLC) were present to discuss the project. Mr. Jones approached the Board and explained the project. He noted that the existing house would be removed and replaced with a parking lot to serve his client's existing office building two doors down Sherman Street. He noted that his client already has a lease in place to use the intervening property, owned by Knights of Columbus, for parking during business hours. He also noted that the Clinton Street curb cut would be closed.

Mr. Katzman asked if the house to be demolished was the burnt out building at the corner. Ms. Howard corrected him that the house is not burned, but is abandoned and boarded up.

Mr. Katzman asked if the sidewalks would be replaced. Mr. Jones stated that they hoped to maintain the existing ones where possible.

Mrs. Freda noted that some trees marked for preservation were shown in the asphalt area. Mr. Jones stated that they initially wanted to save the trees, but further evaluation showed that they were not in good condition.

Mrs. Freda noted that the spacing between the perpendicular parking spaces at the northeast and northwest corners appears tight. Mr. Jones stated that he would review this issue, but the spaces were a typical 9 by 18 size.

Mr. Katzman asked how snow storage would be accomplished. Mr. Jones responded that there was some flexibility given the large landscaped buffers around the lot.

Mr. Katzman suggested using the empty corners for snow storage, perhaps with pavement or gravel underneath. Mr. Davis said that this could be a good idea if the cost of extra pavement is low.

Mr. Katzman stated that an alternative to paving the corners would be to install the asphalt several inches above the grade of the grass area so that there is a depression to hold snow, and prevent plow blades from ruining the sod.

Ms. Howard asked how much buffer is required around the lot—five or fifteen feet. Mr. Mix outlined the rules in the ordinance. Only the western property line would be

required to have a landscaped buffer, a minimum of 5' wide and maximum of 15'. The Planning Board and City Council can impose other requirements as it sees fit as part of Site Plan Approval.

Mr. Davis asked if the applicant had any intent to purchase the Knights of Columbus property. Ms. Howard said that they would like to, but she needs to find the Knights and alternate location first.

Ms. Pistolese arrived at 3:22 pm.

Mr. Katzman said that he would like to approve the project and allow the minimum buffer size to the west.

Mr. Mix noted that the Site Plan Approval should be tabled because of the lack of a grading and drainage plan. Since no building permit is required for this project, he thought it would be better to get those before approval.

Mr. Katzman then moved to recommend that City Council approve the request submitted by Brian Jones of Aubertine and Currier, on behalf of RCAN LLC, to change the approved zoning classification of 203 Clinton Street, parcel 10-08-122, from Residence A to Limited Business; and also the request submitted by Brian Jones of Aubertine and Currier, on behalf of RCAN LLC, for a Special Use Permit allowing a remote accessory parking lot at 203 Clinton Street, parcel 10-08-122, to serve the existing office building at 316 Sherman Street, parcel 10-08-124.

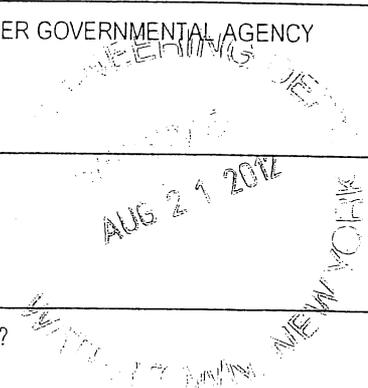
Mr. Davis seconded, all voted in favor.

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART 1- PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR Brian A. Jones, AIA, LEED AP BD+C, Aubertine and Currier, PLLC	2. PROJECT NAME RCAN LLC, Parking Lot Construction
3. PROJECT LOCATION: Municipality <u>City of Watertown</u> County <u>Jefferson</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 203 Clinton Street (Corner of Clinton and Sherman Streets)	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Existing .29 acre parcel will have existing 2 story vacant residence demolished. New parking lot to be constructed along with landscaping buffer.	
7. AMOUNT OF LAND AFFECTED: Initially <u>.29</u> acres                      Ultimately <u>.29</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If no, describe briefly Parking lot is not an allowed use for Residential-A.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>Adjacent property is zoned limited business.</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Brian A. Jones, AIA, LEED AP BD+C</u>	Date: <u>8-21-12</u>
Signature: <u></u>	



If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
 Yes  No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?  
 Yes  No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
 Yes  No If Yes, explain briefly:

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

\_\_\_\_\_  
 Name of Lead Agency

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Title of Responsible Officer

\_\_\_\_\_  
 Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Signature of Preparer (If different from responsible officer)

Public Hearing – 7:30 p.m.

September 26, 2012

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning & Community Development Coordinator

Subject: Changing the Approved Zoning Classifications of 24 Properties, Between Coffeen Street and the Black River, in Order to Conform to the Local Waterfront Revitalization Program

City Council has scheduled a Public Hearing regarding the above subject zone change for 7:30 pm on October 1, 2012. The Planning Board reviewed the zone change proposal at its July 3<sup>rd</sup>, August 7<sup>th</sup>, and September 4<sup>th</sup> meetings, and passed a resolution recommending approval at the latter meeting.

Copies of maps showing the existing zoning and this proposed rezoning are included within City Council Members' Agenda Packages. Attached to this memo are copies of the reports prepared for the Planning Board and excerpts from the Planning Board Minutes.

These proposed changes are completely encompassed within the LWRP boundary, which was already subject to an environmental review, so no further SEQRA action is necessary. After the Public Hearing, the Council will be free to vote on the ordinance.

# ORDINANCE

Page 1 of 3

Changing the Approved Zoning Classification of 24 Properties, Between Coffeen Street and the Black River, in Order to Conform to The Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

***Introduced by***

Council Member Joseph M. Butler Jr.

BE IT ORDAINED where certain changes to Zoning District boundaries are required in order to implement the City of Watertown’s Local Waterfront Revitalization Program, and

WHEREAS City Staff have submitted a request to change the approved zoning classification of certain properties between the Black River and Coffeen Street, and

WHEREAS the Planning Board of the City of Watertown considered the zone change request at its meeting held on September 4, 2012, and adopted a motion recommending that the City Council approve the zone changes as requested, and

WHEREAS the City Council deems it in the best interest of the citizens of the City of Watertown to approve the requested zone change, and

WHEREAS a public hearing was held on the proposed zone change on October 1, 2012, after due public notice, and

WHEREAS the City Council has made a declaration of Negative Findings of the impacts of the proposed zone change according to the requirements of SEQRA,

ORDINANCE

Page 2 of 3

Changing the Approved Zoning Classification of 24 Properties, Between Coffeen Street and the Black River, in Order to Conform to The Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

NOW THEREFORE BE IT ORDAINED that the unzoned portion of the following parcel is hereby zoned **Residence B District**:

7-17-205      720 LAWRENCE ST

And,

BE IT FURTHER ORDAINED that the zoning classification of each of the parcels in the following list is hereby changed to **Waterfront District**:

7-07-402      410 NEWELL ST  
 7-07-403      424 NEWELL ST  
 7-07-401      400 NEWELL ST

And,

BE IT FURTHER ORDAINED that the zoning classification of each of the parcels in the following list is hereby changed to **Commercial District**:

7-08-217      307 HOWK ST  
 7-08-203      518 COFFEEN ST  
 7-08-202      510 COFFEEN ST  
 7-08-201      303 HOWK ST  
 7-08-205      532 COFFEEN ST  
 7-08-206      540 COFFEEN ST  
 7-08-207      546 COFFEEN ST  
 7-07-322      482 BLACK RIVER PKWY  
 7-07-319      440 COFFEEN ST  
 7-08-107      320 HOWK ST  
 7-08-106      314 HOWK ST  
 7-08-105      310 HOWK ST  
 7-08-104      308 HOWK ST  
 7-08-103      478 COFFEEN ST  
 7-08-108      324 HOWK ST  
 7-16-102      556 COFFEEN ST  
 7-16-101      550 COFFEEN ST

# ORDINANCE

Page 3 of 3

Changing the Approved Zoning Classification of 24 Properties, Between Coffeen Street and the Black River, in Order to Conform to The Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

And,

BE IT FURTHER ORDAINED that the zoning classification of each of the parcels in the following list is hereby changed to **Light Industrial District**:

- 7-16-112.001 341 ENGINE ST
- 7-16-114 345 ENGINE ST

And,

BE IT FURTHER ORDAINED that the zoning classification of a portion of parcel number 77-01-001, 1 Conrail, being the railroad bed lying between Coffeen Street and the Black River, is hereby changed to **Light Industrial District**, and

BE IT FURTHER ORDAINED that the Zoning Map of the City of Watertown shall be amended to reflect these changes, and

BE IT FURTHER ORDAINED this amendment to the Zoning Ordinance of the City of Watertown shall take effect as soon as it is published once in the official newspaper of the City of Watertown, or printed as the City Manager directs.

**Seconded by** Council Member Teresa R. Macaluso



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE  
245 WASHINGTON STREET, SUITE 304, WATERTOWN, NY 13601  
PHONE: (315) 785-7730 – FAX: (315) 782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: LWRP Zone Changes – Land use review of Coffeen and W. Main St. areas

DATE: June 26, 2012

In preparation for the next round of Local Waterfront Revitalization Program (LWRP) zone changes, staff has prepared a map of existing land uses on the west side of the City. As shown on the map, there are substantial areas which are already in residential or commercial use. The difficult question will be the several large, active industrial uses along Coffeen Street near the railroad, which include construction companies, warehouses, a Verizon facility, and our own Public Works garages. There are also several active industrial uses on the north side of the river, including vehicle storage, a flooring warehouse, and a machine shop.

A description of the land use categories follows:

- Commercial – Uses typically associated with Neighborhood Business District or Commercial District, including retail, restaurants, and offices.
- Industry – Uses associated with Heavy Industry and Light Industry districts, including manufacturing, warehouses, and self-storage facilities.
- Multi-family – Residential development with more than one dwelling unit per parcel, including boarding houses.
- Single Family – Residential development with a single unit per parcel.
- Vacant – Parcels which are either completely undeveloped, or contain uninhabitable buildings.

Please start to review the existing uses in this area. We will give an overview of the LWRP for the new board members and begin discussing possible changes for this area at the meeting.

cc: City Council Members  
Robert Slye, City Attorney  
Justin Wood, Civil Engineer II



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE  
245 WASHINGTON STREET, SUITE 304, WATERTOWN, NY 13601  
PHONE: (315) 785-7730 – FAX: (315) 782-9014

TO: Planning Board Members

FROM: Andrew Nichols, Planner

SUBJECT: Local Waterfront Revitalization Program

DATE: August 3, 2012

At last month's meeting the Board was provided with maps depicting the existing land uses along Coffeen Street and West Main Street. The next step in this process will be to adopt zone changes for these areas.

Attached you will find two maps, one showing existing zoning and one showing proposed changes for LWRP "Phase 6". These maps are for discussion only. No public notice was sent prior to this meeting, so the Board should not make a recommendation to Council at this time.



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE  
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601  
PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator <sup>KAM</sup>

SUBJECT: Zone Change – Local Waterfront Revitalization Program (Phase 6)

DATE: August 22, 2012

---

**Request:** Changing the approved zoning classifications of 24 properties, between Coffeen Street and the Black River, in order to conform to the Local Waterfront Revitalization Program

**Applicant:** City Staff

**Owner:** Various

**SEQRA:** Unlisted

**County review:** Not Required

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**Comments:** As presented at the previous meeting, this sixth phase of zone changes will primarily convert parcels in the Coffeen Street and Engine Street areas from Light Industrial to Commercial, in order to allow residential or mixed-use development. Staff has not been able to identify any ongoing industrial uses in these change areas.

The three parcels slated to become Waterfront District are either vacant, or the site of a “water-dependent” whitewater rafting company, and thus no conformance issues are expected.

An unzoned portion of a residential parcel on Lawrence Street will be zoned Residence B.

cc: City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II

**Excerpt from 7/3/12 Planning Board Meeting Minutes**

**LWRP ZONE CHANGES – PHASE 6  
EXISTING LAND USES – COFFEEN ST, W. MAIN ST. AREAS**

Mr. Mix briefly explained the map of existing land uses provided to the Board, and asked that they consider it compared to the current zoning for further discussion at the next meeting. He also briefly outlined the goals of the Local Waterfront Revitalization Program for the benefit of the Board's newer members.

**Excerpt from 8/7/12 Planning Board Meeting Minutes**

**LWRP ZONE CHANGES – PHASE 6  
PROPOSED CHANGES – COFFEEN STREET**

Mr. Mix briefly reviewed the proposed changes and reminded the Board that no vote was needed at this time. If the Board does not see any major problems, notification will be sent to property owners and a vote can be taken next month.

There was general discussion regarding the LWRP and the difficulties of implementing the Waterfront District.

The Board agreed that the proposed changes looked appropriate.

**Excerpt from 9/4/12 Planning Board Meeting Minutes**

**LWRP ZONE CHANGES – PHASE 6  
PROPOSED CHANGES – COFFEEN STREET**

The Board the considered a request submitted by staff to change the approved zoning classifications of 24 properties, between the Coffeen Street and the Black River, in order to conform to the Local Waterfront Revitalization Program.

Mr. Mix noted that these changes are largely the same as what was discussed at the previous meeting. The affected property owners have been notified, and no objections were communicated to the Planning Office.

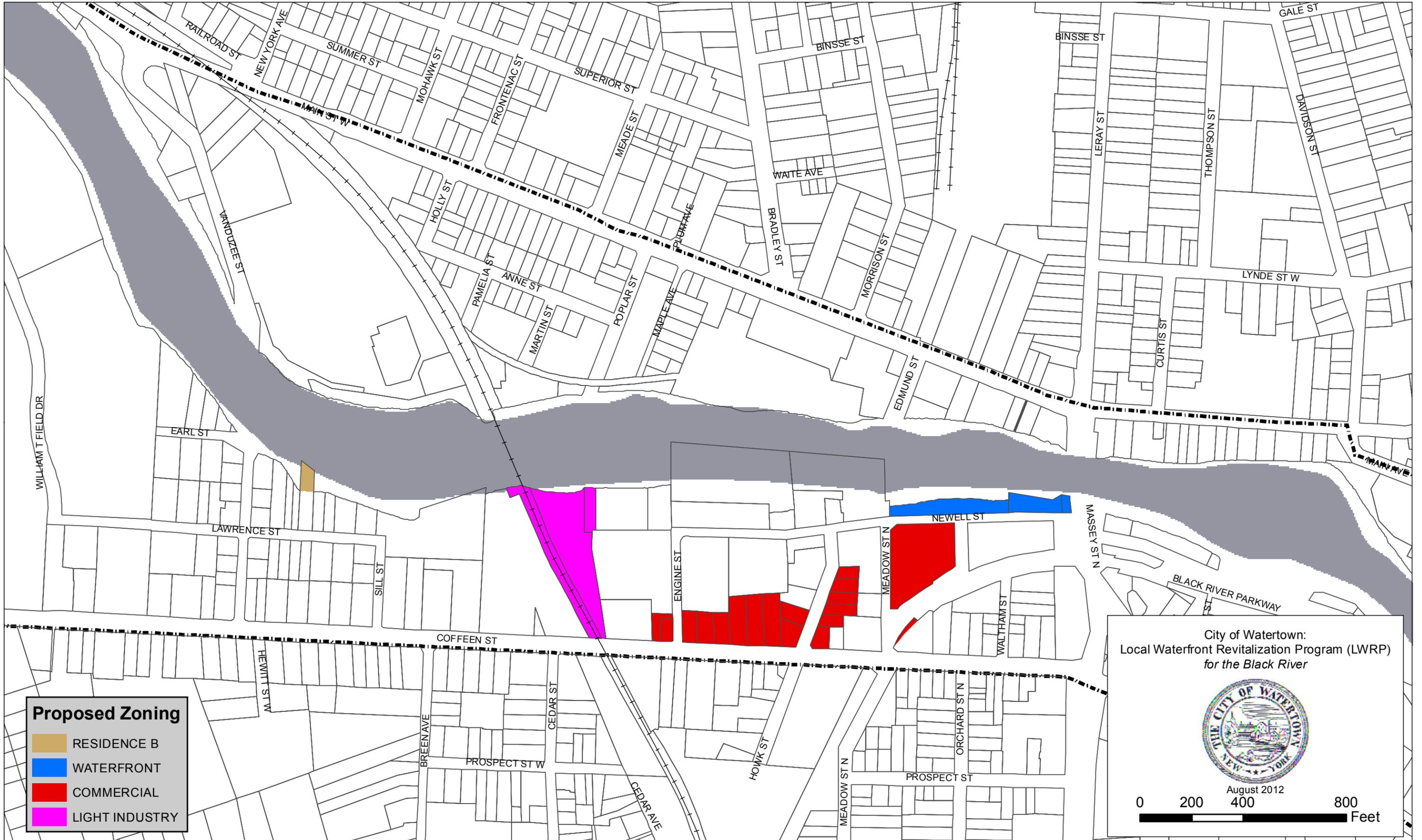
Mr. Davis stated that the zoning changes look good, but noted that zoning alone would not draw people to the waterfront.

Mr. Mix agreed that zoning alone cannot create the waterfront amenities that draw development. He outlined the recent waterfront projects that the City has undertaken, including parks and trails. The zone changes are meant to help guide private development toward the program goals.

Mr. Coburn moved to recommend that City Council approve the request submitted by staff to change the approved zoning classifications of 24 properties, between the Coffeen Street and the Black River, in order to conform to the Local Waterfront Revitalization Program, as submitted.

Mrs. Gervera seconded, all voted in favor.

# LWRP Proposed Zoning - Phase 6 - Coffeen Street



**Proposed Zoning**

- RESIDENCE B
- WATERFRONT
- COMMERCIAL
- LIGHT INDUSTRY

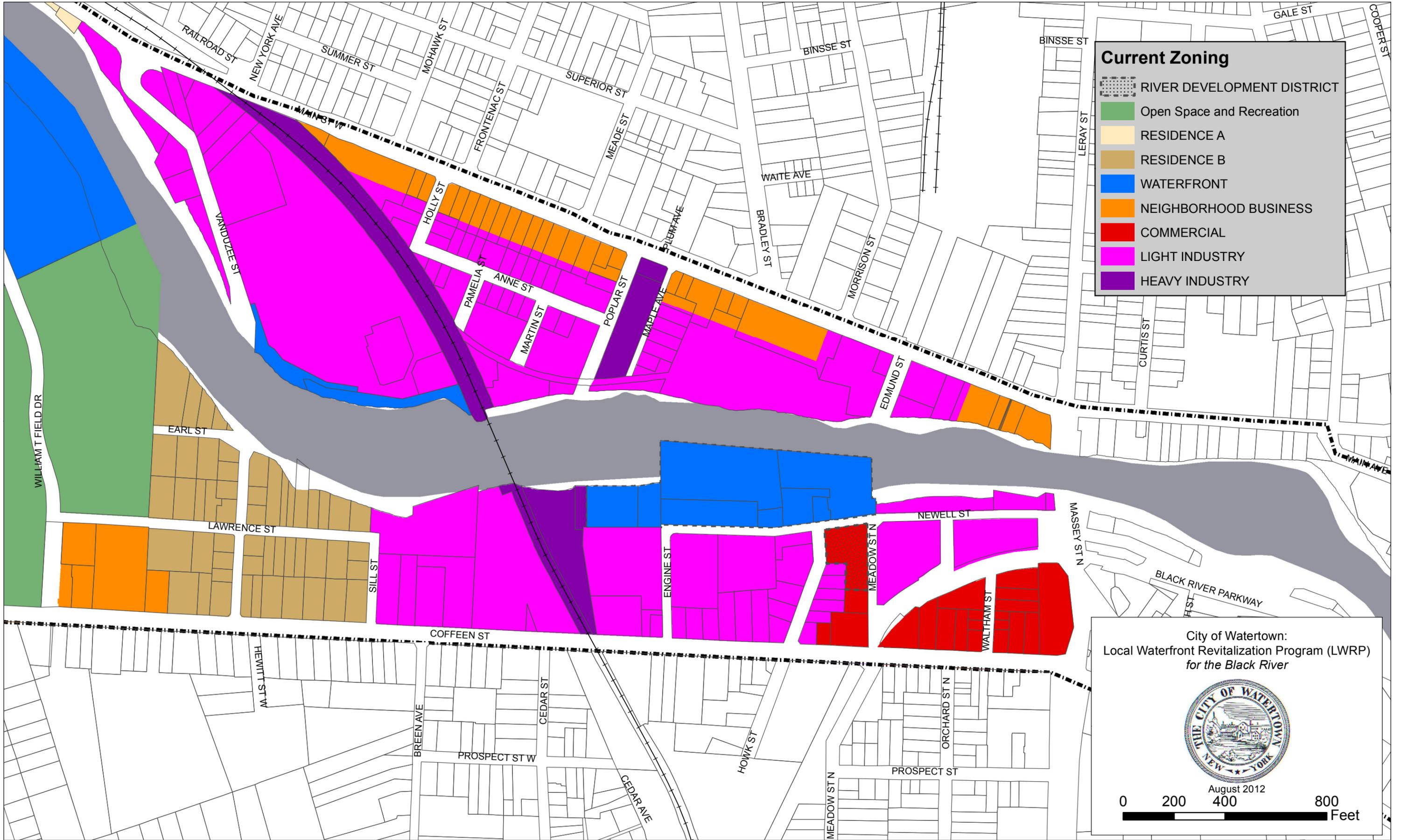
City of Watertown:  
Local Waterfront Revitalization Program (LWRP)  
for the Black River



August 2012

0 200 400 800 Feet

# Coffeen and Main Street Zoning



**Current Zoning**

- RIVER DEVELOPMENT DISTRICT
- Open Space and Recreation
- RESIDENCE A
- RESIDENCE B
- WATERFRONT
- NEIGHBORHOOD BUSINESS
- COMMERCIAL
- LIGHT INDUSTRY
- HEAVY INDUSTRY

City of Watertown:  
Local Waterfront Revitalization Program (LWRP)  
for the Black River

August 2012

0 200 400 800 Feet

September 27, 2012

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning and Community Development Coordinator

Subject: Creekwood Phase II Property Tax Exemption

As the City Council will recall, the Creekwood Project was approved with 200 housing units divided into two phases. The first phase is under construction with 96 units, and the second phase will have 104 units. Norstar will be submitting an application for housing tax credits by October 25, 2012. They feel the application would be strengthened if the property tax exemption for Phase II is approved by the City Council before it is submitted.

The Creekwood property was annexed into the City so that the Empire Zone boundary could be amended to include it. This would have allowed the developer to take advantage the Real Property Tax Law Section 485-e tax exemption, but the Empire Zone program expired before the project could be built. Since that was no longer available, a housing development fund company was formed pursuant to Private Housing Finance Law (PHFL) Article XI for Phase I, which made them eligible for the exemption under PHFL Section 577. The City Council authorized the exemption to mimic what they would have gotten under Section 485-e.

Norstar is now requesting the same exemption for Phase II that was approved for Phase I. Attached is a description of the project and Norstar's request from Kevin McCarthy, a Senior Project Manager with Norstar. The resolution authorizing the exemption for Phase I is also attached.

If the City Council wishes to proceed with this exemption, a resolution can be prepared the October 15, 2012 meeting.

200 South Division Street  
Buffalo, New York 14204  
Tel: (716) 847-1098  
Fax: (716) 847-1668



---

DEVELOPMENT USA, L.P.

---

733 Broadway  
Albany, New York 12207  
Tel: (518) 431-1051  
Fax: (518) 431-1053

September 25, 2012

**VIA e-MAIL DELIVERY**

Mr. Kenneth Mix  
Planning & Community Development Coordinator  
City of Watertown  
245 Washington Street  
Watertown, NY 13601

**RE: Creekwood – Phase II by Norstar, Watertown, NY**

Dear Ken:

Please find a submission package in connection with the anticipated real estate property tax exemption that would be presented to the City Council for approval for the Creekwood – Phase II development.

**PROJECT OVERVIEW**

In an effort to remediate the current housing crisis in Watertown, Norstar Development USA, L.P. (“Norstar”) has devised a plan for the overall construction of 200 market-oriented, multi-family residential units. The project contemplates 2 phases of 96 and 104 units, respectively, collectively known as Creekwood Apartments. As you know, Phase I has already closed on its construction financing and is approximately 70% complete.

The Creekwood – Phase II development will be located on a vacant parcel of land located at 950 Rear Mill Street and 980 Rear Mill Street, Watertown, NY. Norstar has achieved site control of the proposed development site by way of a purchase option it has on the land.

Phase II is currently projected to include 20 one bedroom, one bath units; 20 two bedroom, one bath units; 36 two bedroom, two bath units; and 28 three bedroom, two full bath units for a total of 104 units. Unit sizes are approximately 878 square feet for one bedroom units, 1060 to 1162 square feet for two bedroom units and 1258 square feet for three bedroom units.

Creekwood – Phase II also provides appropriate amenities. In addition to well-appointed townhouse-style units with direct access and private outdoor space, the project will have direct access to a clubhouse that was constructed as part of Phase I - this will feature management office space, clubroom,

200 South Division Street  
Buffalo, New York 14204  
Tel: (716) 847-1098  
Fax: (716) 847-1668



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DEVELOPMENT USA, L.P.

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733 Broadway  
Albany, New York 12207  
Tel: (518) 431-1051  
Fax: (518) 431-1053

fitness center and laundry (each residential unit will also have a washer/dryer hook-up). Outside there will be a playground plus a grassy area for active/passive recreation.

It is currently projected that 78 units in Phase II will be subject to the income restrictions of 60% of area median income, with 26 units allocated to market-rate. These rents are \$516 to \$910 for one bedroom units, \$607 to \$1035 for two bedroom units and \$693 to \$1140 for three bedroom units.

### **Project Design/Use**

The proposed development currently consists of two building types:

Building Type A will feature 8 units in total: i) 2 one-bedroom garden apartments; ii) 2 two-bedroom townhouses; iii) 2 three-bedroom townhouse; iv) 2 two-bedroom garden apartment;

Building Type B will feature 6 units in total: i) 2 two-bedroom garden apartments; ii) 4 two bedroom townhouses;

The buildings are two stories in height and mostly townhouse style. The one-bedroom units are flats. It is anticipated that this development will qualify for participation under both the Green Building Initiative and the Energy Efficiency Initiative, as overseen by the New York State Homes and Community Renewal, thereby achieving a maximization of energy efficiency as well as controlling operating costs, post-completion.

### **BACKGROUND ON PROPOSED PROPERTY TAX EXEMPTION**

As you are aware, the Starwood and Summit Wood developments in Watertown that were developed by Norstar both benefit from the Real Property Tax law Section 485(e) program. Creekwood's financing initially anticipated the use of that tax exemption, but given that the 485(e) program is now defunct, Creekwood – Phase II, as was the case on Phase I, will seek a property tax exemption under Article XI of the New York Private Housing Finance Law through the creation of a housing development fund company ("HDFC"). The creation of this HDFC, which will be sponsored by the Development Authority of the North Country, will allow the project to be eligible for property tax, sales and mortgage recording tax exemptions, similar to Starwood and Summit Wood. At the time of construction closing, the HDFC will then obtain fee title to the property as the nominee of Creekwood II LLC (who will become the beneficial owner of the site) and it will also become a member of Creekwood II LLC with a de minimus ownership interest.

Attached for your reference please find a copy of Section 577 of the Private Housing Finance Law, which is the statutory basis for the property tax exemption.

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Fax: (518) 431-1053

Norstar looks forward to working with the City on this issue so that the exemption package may be reviewed and approved well before October 25<sup>th</sup>, 2012 so as to be included in the funding application to HCR.

Please feel free to contact me at (518) 431-1051 x205 or [kmccarthy@norstarus.com](mailto:kmccarthy@norstarus.com) with any questions or comments on the enclosed materials.

Sincerely,

*Kevin*

Kevin P. McCarthy  
Senior Project Manager

cc: Brian Phelps, City Assessor (via e-mail)

Creek Wood  
Apartments - Phase I

Excerpt from Section  
577 of Article XI of  
NY Private Housing  
Finance Law

sioner. The certification from the local loan administrator shall state that: (i) the loan administrator has performed its responsibilities in connection with review and approval of applications to which such requisition pertains, (ii) to the best of the local loan administrator's knowledge the loans, to which the advances pertain, comply with the master servicing agreement and the provisions of this section, and (iii) the borrowers have demonstrated their ability to make the repayments required under the loan. In the event that funds are not available or the commissioner determines that the requisition, application or certification is defective, it shall so notify the local loan administrator within fifteen business days after receipt of the requisition.

(b) The commissioner shall establish criteria for prioritizing loan applications in the event that the requisitions submitted to the commissioner by one or more local loan administrators exceed the amount then available for the purposes of this section. Such criteria shall give a priority to housing for farmworkers and take into account: (i) whether the farmworker housing project to which the application pertains is for the purpose of bringing non-conforming accommodations in compliance with the provisions of the state sanitary code or the state fire prevention and building code; (ii) whether the farmworker housing project to which the application pertains is the most cost effective approach to enable the agricultural producer to construct or rehabilitate dwelling accommodations for farmworkers; (iii) whether the agricultural producer making application lacks the financial resources to undertake the farmworker housing project without obtaining a loan pursuant to this section; and (iv) such other factors as the commissioner deems relevant. In applying the criteria to be utilized for prioritizing loans, the commissioner shall be entitled to rely on the information contained in the copies of the applications submitted with the requisition.

(Added L.1995, c. 596, § 3; amended L.1998, c. 244, § 1, eff. July 7, 1998; L.1999, c. 3, §§ 7, 8, eff. Dec. 29, 1999; L.2004, c. 428, § 3, eff. Sept. 14, 2004; L.2008, c. 407, § 3, eff. Aug. 5, 2008.)

#### Historical and Statutory Notes

##### L.2008, c. 407 legislation

Subd. 3, par. (b). L.2008, c. 407, § 3, following "priority to housing for" deleted "seasonal"; and prior to "dwelling accommodations for" deleted "seasonal and dairy".

##### L.2004, c. 428 legislation

Subd. 2. L.2004, c. 428, § 3, deleted "and" before "(d) the local" in the second

sentence and inserted " , which shall include a provision that use of the loan to provide housing for a family member of the borrower or its principals shall constitute a default under the loan and security agreement" in the third sentence.

Subd. 3, par. (b). L.2004, c. 428, § 3, in the second sentence, inserted "give a priority to housing for seasonal farmworkers and" and inserted "and dairy".

#### § 576-e. Municipal housing assistance fund

##### Research References

##### Encyclopedias

NY Jur. 2d, Public Housing & Urban Renewal § 55, Municipal Aid.

#### § 577. Tax exemptions

1. (a) The local legislative body of any municipality in which a project of a housing development fund company is or is to be located may exempt the real property in such project from local and municipal taxes including school taxes, other than assessments for local improvements, to the extent of all or part of the value of the property included in the completed project. The tax exemp-

tion shall operate and continue for such period as may be provided by such local legislative body, but in no event for a period of more than forty years, commencing in each instance from the date on which the benefits of such exemption first became available and effective.

(b) Where a municipality acts on behalf of another taxing jurisdiction in assessing real property for the purpose of taxation, or in levying taxes therefor, the action of the local legislative body of such municipality in granting such tax exemption shall have the effect of exempting the real property in such project from local and municipal taxes including school taxes, other than assessments for local improvements, levied by or in behalf of both such taxing jurisdictions.

(c) The local legislative body of any municipality may grant an exemption under paragraph (a) of this subdivision to the real property of a project of any entity to which it is authorized to make a loan pursuant to section five hundred seventy-six-c of this article.

(d) In a city having a population of one million or more, within one hundred twenty days following receipt of a written submission from the supervising agency requesting a tax exemption pursuant to paragraph (a) of this subdivision for the real property containing the project of a housing development fund company, the local legislative body shall approve or disapprove by resolution the requested tax exemption. If the local legislative body fails to take such action within one hundred twenty days following receipt of such written submission from such supervising agency, then the tax exemption requested by the supervising agency shall be deemed approved pursuant to paragraph (a) of this subdivision.

2. Any inconsistent provision of law to the contrary notwithstanding, mortgages of a housing development fund company shall be exempt from the mortgage recording taxes imposed by article eleven of the tax law.

3. (a) Notwithstanding the provisions of subdivision one hereof, the real property of a state urban development corporation project acquired, owned, constructed, managed or operated by a company incorporated pursuant to the not-for-profit corporation law and this article shall be entitled to all the benefits provided by section four hundred twenty-two of the real property tax law. The real property of a state urban development corporation project, other than a state urban development corporation project acquired, owned, constructed, managed or operated by a company incorporated pursuant to the not-for-profit corporation law and this article, shall be exempt from all local and municipal taxes, other than assessments for local improvements, to the extent of the value of the property included in such project as represents an increase over the assessed valuation of the real property, both land and improvements, acquired for the project on the date of its acquisition by the housing development fund company. The tax exemption shall operate and continue so long as the mortgage loans of such housing development fund company are outstanding, but in no event for a period of more than forty years, commencing in each instance from the date when such housing development fund company first acquired such property. If a state urban development corporation project qualifying for tax exemption pursuant to this subdivision is sold, with the approval of the commissioner, to another housing development fund company, such successor company shall be entitled to all the benefits of this subdivision.

(b) In the event a state urban development corporation project is not subject to a state-aided, federally-aided or municipally-aided mortgage, as defined herein, it shall receive the tax exemption granted under paragraph (a) of this subdivision only if it has entered into a regulatory agreement with the commissioner pursuant to section five hundred seventy-six of this article, and

such tax exemption shall continue only so long as such agreement is in force and effect.

(Added L.1966, c. 500, § 1; amended L.1967, c. 658, § 6; L.1967, c. 758, §§ 16, 17; L.1968, c. 174, § 16; L.1970, c. 281, § 30; L.1980, c. 428, § 8; L.1995, c. 494, § 1; L.2009, c. 73, § 1, eff. June 24, 2009.)

#### Historical and Statutory Notes

##### L.2009, c. 73 legislation

Subd. 1, par. (d). L.2009, c. 73, § 1, added par. (d).

#### Research References

##### Encyclopedias

NY Jur. 2d, Public Housing & Urban Renewal § 69, Tax Law Exemptions.  
NY Jur. 2d, Taxation & Assessment § 116, Housing and Urban Renewal Organizations.

##### Forms

West's McKinney's Forms Selected Consol. Law, Private Housing Finance Law § 125  
Form 2, Petition to Determine Validity of City's Assessment Against Property Owned by Redevelopment Company Following Exemption Resolution.

##### Treatises and Practice Aids

New York Practice, Landlord & Tenant Practice in New York § 19:274, Loan Eligibility—Housing Development Fund Companies ("HDFCS").

#### § 577-a. Adjusting fair rental equalization for the elderly

#### Research References

##### Treatises and Practice Aids

New York Practice, Landlord & Tenant Practice in New York § 19:274, Loan Eligibility—Housing Development Fund Companies ("HDFCS").

#### § 577-b. Payment of arrears for certain taxes

1. The term eligible property as used in this section shall mean a multiple dwelling located in a city with a population of one million or more and owned by a company established pursuant to this article which:

(a) is controlled by and provides housing accommodations to its resident shareholders or members or agrees, on terms approved by the supervising agency, to offer to the residents of the multiple dwelling the opportunity to acquire ownership and control of the company; and

(b) on January first, two thousand two, had outstanding municipal real estate taxes relating to any period prior to January first, two thousand one.

2. (a) The supervising agency may offer to each company that owns an eligible property an opportunity to enter into a regulatory agreement pursuant to which the obligation to pay arrears of real estate taxes attributable to such property, including interest and penalties if any, shall be dealt with as provided in such agreement.

(b) The regulatory agreement shall include the following provisions:

(1) a term of thirty years;

(2) that the suspension of the obligation to pay arrears shall continue provided that the company complies with the terms of the regulatory agreement;

(3) that all suspended arrears including interest and penalties shall be forgiven provided that the company complies with the regulatory agreement for an initial period of ten years;

December 20, 2010

# RESOLUTION

Page 1 of 2

Authorizing Real Property Tax  
Exemption, Creekwood Apartments

***Introduced by***

Council Member Roxanne M. Burns

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY
X	
	X
X	
	X
X	
3	2

WHEREAS the City Council of the City of Watertown finds there to be a shortage of affordable housing units within the City and surrounding area, and

WHEREAS a proposal has been put forth by Norstar Development USA, L.P. to provide affordable housing owned by a Housing Development Fund Company to be formed pursuant to the Private Housing Finance Law Article XI, by the construction of a project located at 918 Mill St on tax parcels 3-14-101.200 and 3-14-105.200, and

WHEREAS the location of Norstar's proposed project had been included in the NYS Empire Zone for the purpose of providing certain tax benefits under Real Property Tax Law §485-e, and

WHEREAS the NYS Empire Zone program has expired and the desired incentives are no longer available under that program, and

WHEREAS pursuant to Private Housing Finance Law §577, the local legislative body of any municipality in which a project of a housing development fund company is located may exempt the real property in such project from local and municipal taxes including school taxes, and

WHEREAS it is the City's desire to offer the same exemption benefits that would have been conferred on such a project had it been constructed prior to the expiration of the Empire Zone.

NOW THEREFORE BE IT RESOLVED that upon the ownership of tax parcels 3-14-101.200 and 3-14-105.200 by a Housing Development Fund Company formed pursuant to the Private Housing Finance Law and the construction of a project by said Housing Development Fund Company, said project shall be exempt from City, County and School taxes in the same general manner as those exemptions previously offered under Real Property Tax Law §485-e, and

# RESOLUTION

Page 2 of 2

Authorizing Real Property Tax  
Exemption, Creekwood Apartments

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

BE IT FURTHER RESOLVED exemption will commence on the first assessment roll following an increase to the assessment attributable to construction and will be for a term of 10 years. The amount of exemption is limited to a percentage of the increase in assessed value attributable to the construction or improvement as determined in the first year of exemption. This "base amount" remains constant throughout the term of the exemption, except where there is a change to the assessment, in which case the base amount is adjusted by the same percentage as the change in assessment. The first 7 years of the exemption, the exemption shall be at 100% of the "base amount." In years 8, 9 and 10 the exemption shall be at 75%, 50% and 25% respectively, and

BE IT FURTHER RESOLVED this exemption will terminate immediately in the event that the project is transferred to an entity other than, or no longer under the control of a Housing Development Fund Company formed pursuant to the Private Housing Finance Law, and

BE IT FURTHER RESOLVED that during the term of this exemption the project will utilize the City of Watertown's curbside refuse and recycling services by providing at minimum an individual 64 gallon tote for each occupied residential unit. The exemption will expire immediately in the event that the project no longer utilizes this service, and

BE IT FURTHER RESOLVED this exemption will terminate in the event that project is to be assessed pursuant to Real Property Tax Law 581-a at the request of project owner.

**Seconded by Council Member Teresa R. Macaluso**

September 25, 2012

To: The Honorable Mayor and City Council  
From: Michael A. Lumbis, Planner  
Subject: Mayor Joseph M. Butler Pavilion Dedication Signs

Attached for City Council review and consideration are two options for the placement of the proposed dedication signs at the Mayor Joseph M. Butler Pavilion located in the J.B. Wise Parking Lot.

Once the Council provides direction regarding the preferred location of the signs, Staff will obtain pricing for the design, construction and installation.

## Joseph M. Butler Pavilion – Dedication Sign, Option 1



- Sign to be mounted flat on the gable end wall just inside the entrance to the pavilion.
- Two signs total, one on the east and west side of the pavilion.
- Approximate size of sign would be 20" x 60".
- Provides more visual exposure to pavilion users.
- Protected, secure mounting about 11' off of the ground.

## Joseph M. Butler Pavilion – Dedication Sign, Option 2



- Sign to be mounted from the support beam in the middle of the structure.
- Two signs total, one on the north and south side of the pavilion.
- Approximate size of sign would be 20" x 60".
- Provides more visual exposure to Black River Parkway.
- Mounting not as sturdy, sign exposed to the elements and bottom of sign approximately 9' off of the ground.

September 25, 2012

To: The Honorable Mayor and City Council  
From: James E. Mills, City Comptroller  
Subject: Offer to Purchase a Portion of Conger Avenue

The City has received the attached offer of \$50 from Bonnie Peck to purchase a portion of Conger Avenue as shown on the attached map. If City Council is interested in accepting this offer it would have to abandon that portion of Conger Avenue and formally discontinue its use as a public street. General City Law Section 29 provides the process for abandoning public streets by changing the City's official map. The law requires the proposed change be referred to the Planning Board for a report and that a public hearing be held.

Ms. Peck has already obtained the necessary surveys to properly describe the lot she is seeking to acquire. She is agreeable to combining the proposed lot with her existing lot and as already obtained that survey as well.

Staff is requesting direction from City Council on proceeding with the steps necessary to sell a portion of the street.

**Bonnie Peck**  
183 Congor Avenue  
Watertown, N.Y. 13601  
(315)788-4499 Home Phone  
(315)408-8966 Cell Phone

---

September 23, 2012

Watertown City Hall  
Mr. James Mills, City Comptroller  
245 Washington Street  
Watertown, NY 13601

RE: 183 Congor Avenue

Dear Mr. Mills:

I would like to purchase the previously mentioned property in my letter dated September 17, 2012. I am offering you a purchase price of \$50.00 for this small City owned piece of property adjoining mine. As you are aware, I will still have to file a new deed for this to be added to my existing property, which adds considerable cost for me. I have already had to pay for a survey to be done, etc.

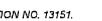
I would really appreciate a prompt response from you, as I am trying to correct this very overdue problem with my property. I do not want my children to be dealing with this, if something should happen to me. Thank you for your time and consideration in this matter.

Respectfully Submitted,



Bonnie Peck

Enc.

- LEGEND:**
- BUILDING 
  - CONCRETE 
  - EDGE OF PAVEMENT 
  - IRON PIPE FOUND 
  - 3/4" CAPPED IRON REBAR SET 
  - MAG NAIL SET 
  - MARGIN 
  - PROPERTY LINE 
  - POWER POLE 
  - OVERHEAD UTILITY LINE 

**ABSTRACT REFERENCE:**

1. BROWELL ABSTRACT CORPORATION NO. 13151.
2. BLACK RIVER ABSTRACT CORPORATION NO. 56145.

**DEED REFERENCES:**

1. JOHN J. MORRISON & JO ANN MORRISON TO DALE E. PECK & BONNIE M. PECK  
DEED DATE: JULY 9, 1975  
DATE RECORDED: JULY 13, 1976  
LIBER 874, PAGE 265
3. GRACE BORELLO TO PATRICK A. BORELLO  
DEED DATE: MAY 13, 1999  
DATE RECORDED: MAY 14, 1999  
LIBER 1672, PAGE 348
2. FRANK M. GUARINO TO DONALD E. PATCHEN, JR. & DEBORAH PATCHEN  
DEED DATE: AUGUST 8, 1984  
DATE RECORDED: AUGUST 9, 1984  
LIBER 951, PAGE 299

**MAP REFERENCES:**

1. "MAP SHOWING LANDS TO BE CONVEYED TO DONALD E. & DEBORAH J. PATCHEN, BY THOMAS J. KOVACH, PROFESSIONAL LAND SURVEYOR, DATED JULY 20, 1984.
2. "SURVEY PLAT OF A PARCEL OF LAND TO BE CONVEYED TO THOMAS M. & SUE E. STORINO", FILE NO. 86-47-WATN, BY STORINO & DORR, LAND SURVEYORS, DATED AUGUST 21, 1986, WITH A LAST REVISION DATE OF SEPTEMBER 21, 1986.
3. CITY OF WATERTOWN MONUMENTATION RECORD, PAGE 108, EMMETT STREET.
4. CITY OF WATERTOWN DEPARTMENT OF ASSESSMENT AND TAXATION TAX ASSESSMENT DISTRICT 8 MAP 4, WITH A LAST REVISION OF JANUARY 5, 2004.

**NOTES:**

1. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE.

SURVEYOR HAS MADE NO INVESTIGATION NOR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT ABSTRACT TITLE SEARCH MAY DISCLOSE.

2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. PRIOR TO CONSTRUCTION CONTACT UNDERGROUND UTILITIES CALL CENTER OF NEW YORK FOR LOCATIONS OF ALL UNDERGROUND UTILITIES. (1-800-245-2628)

3. CAPS ON ALL IRON REBARS SET READ:

T STORINO  
L.S. 50035

4. PARCEL B TO BE CONVEYED BY THE CITY OF WATERTOWN TO BONNIE M. PECK.

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STORINO GEOMATICS  
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

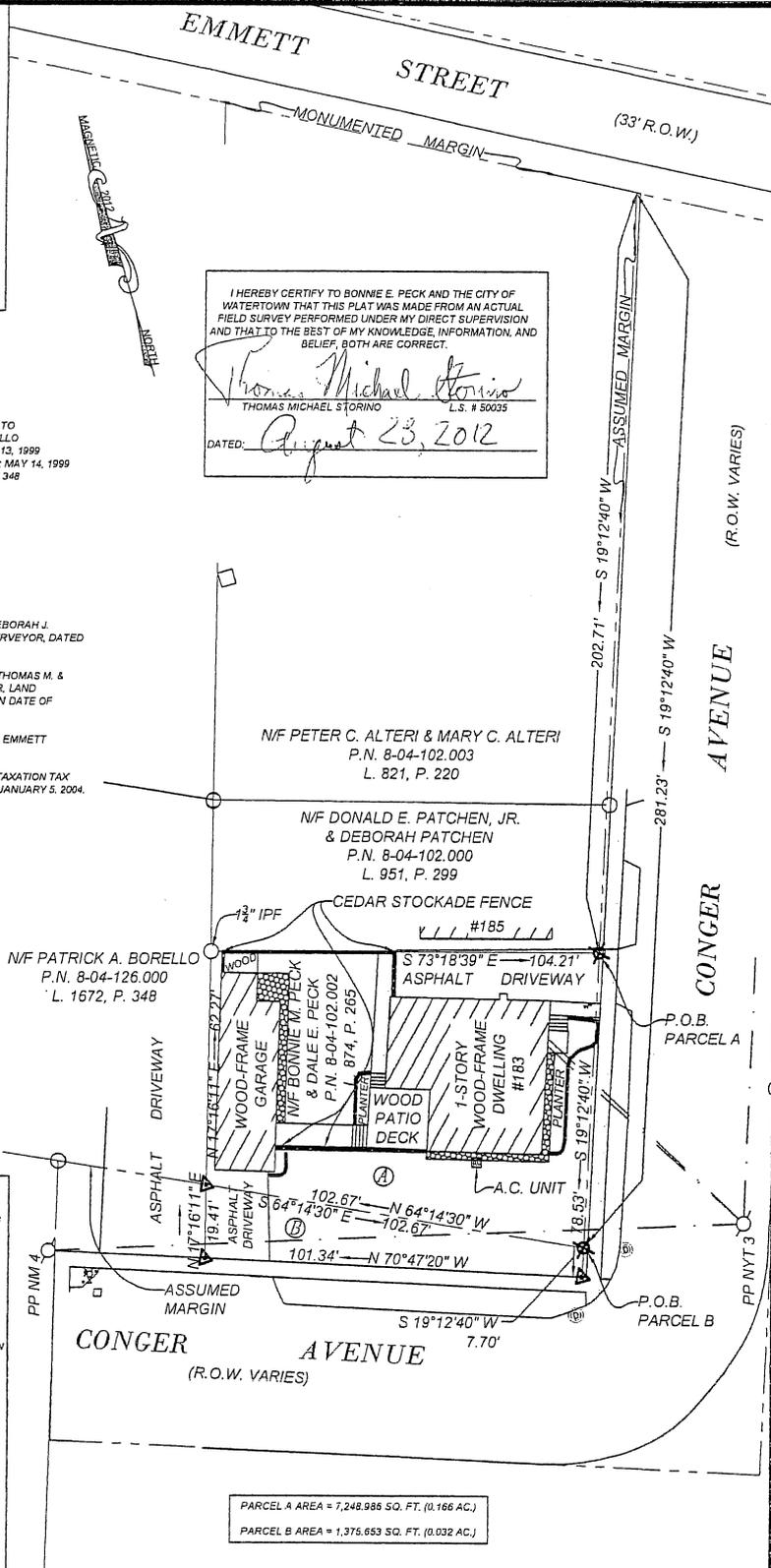
COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S WINKED SEAL OR HIS EMBOSSED SEAL AND ORIGINAL SIGNATURE IN RED INK SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

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THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED AND OTHERWISE VOID ON ALL UNAUTHORIZED COPIES.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTY FOR WHOM THE SURVEY IS PREPARED, AND IF REQUESTED ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREIN AND TO THE SUCCESSORS (BY MERGER OR OPERATION OF LAW) TO THE LENDING INSTITUTION AND THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFICATION VALID AS OF FINAL SURVEY DATE.



I HEREBY CERTIFY TO BONNIE E. PECK AND THE CITY OF WATERTOWN THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, BOTH ARE CORRECT.

*Thomas Michael Storino*  
THOMAS MICHAEL STORINO L.S. # 50035

DATED: August 23, 2012

PARCEL A AREA = 7,248.986 SQ. FT. (0.166 AC.)  
PARCEL B AREA = 1,375.653 SQ. FT. (0.032 AC.)

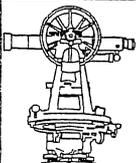
THOMAS MICHAEL STORINO  
P.L.S. NO. 50035

DATE:	8/20/2012
SCALE:	1" = 40 FT.
DRAWN BY:	AMS
CHECKED BY:	TMS
FILE NO.:	12-020.01-COW
DRAWING NO.:	1
SURVEY DATES:	7/27/2012 8/16/2012 8/19/2012
REVISION DATES:	

**SURVEY PLAT OF A PARCEL OF LAND KNOWN AS P.N. 8-04-102.002, LANDS OF BONNIE M. PECK & DALE E. PECK, AND A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY**

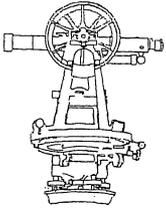
183 CONGER AVENUE  
CITY OF WATERTOWN

COUNTY OF JEFFERSON  
STATE OF NEW YORK



**STORINO GEOMATICS**  
LAND SURVEYING SERVICES & CONSULTING, PLLC

179 CONGER AVENUE  
WATERTOWN, NEW YORK 13601  
TEL/FAX: (315) 798-0287  
WWW.STORINOGEMATICS.COM



STORINO GEOMATICS  
LAND SURVEYING SERVICES & CONSULTING, PLLC

THOMAS M. STORINO, PLS

179 CONGER AVENUE  
WATERTOWN, NEW YORK 13601-2318  
TEL/FAX: (315) 788-0287  
WWW.STORINOGEOMATICS.COM

SUGGESTED DESCRIPTION  
PARCEL B, A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY  
LANDS OF THE CITY OF WATERTOWN

ALL THAT TRACT or parcel of land being a portion of the Conger Avenue Right-Of-Way in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

Beginning at a ½" capped iron rebar set at an angle point in the assumed margin of Conger Avenue (R.O.W. Varies), said rebar marking the most southeasterly corner of a parcel of land that was conveyed to Dale E. Peck and Bonnie M. Peck by deed dated July 9, 1976, (Liber 874, Page 265), said rebar further being situate along the westerly assumed margin of Conger Avenue a direct tie bearing of S 19°12'40" W and a direct tie distance of 281.23 feet from the intersection of the southerly monumented margin of Emmett Street (33' R.O.W.) and the westerly monumented margin of Conger Avenue;

THENCE S 19°12'40" W, along the westerly assumed margin of Conger Avenue, a distance of 7.70 feet to a mag nail set in a concrete walk, said mag nail marking the most southeasterly corner of Parcel B;

THENCE N 70°47'20" W, along the northerly side of said concrete walk, a distance of 101.34 feet to a mag nail set in said concrete walk, said mag nail marking the most southwesterly corner of Parcel B;

THENCE N 17°16'11" E, a distance of 19.41 feet to a mag nail set in the northerly assumed margin of Conger Avenue, said mag nail marking the most northwesterly corner of Parcel B;

THENCE S 64°14'30" E, along the northerly assumed margin of Conger Avenue, a distance of 102.67 feet to the point and place of beginning.

CONTAINING 1,375.653 SQ. FT. (0.032 AC.) of land more or less.

SUBJECT to and including any and all rights or restrictions of record.

ALSO SUBJECT to and including any and all other rights or restrictions of record that an accurate updated abstract of title may disclose.

INTENDING to describe lands owned by the City of Watertown within the Conger Avenue Right-Of-Way.

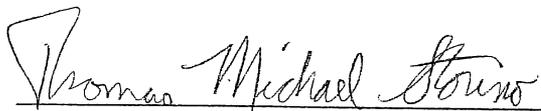
AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 7/27/2012, 8/16/2012, and 8/19/2012, and shown on a plat titled "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS P.N. 8-04-102.002, LANDS OF BONNIE M. PECK & DALE E. PECK, AND A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY.", dated 8/20/2012, a copy of which is part of this instrument.

The bearings used in this description are based on magnetic north as observed on July 27, 2012.

All capped iron rebars set read "T STORINO, LS 50035".

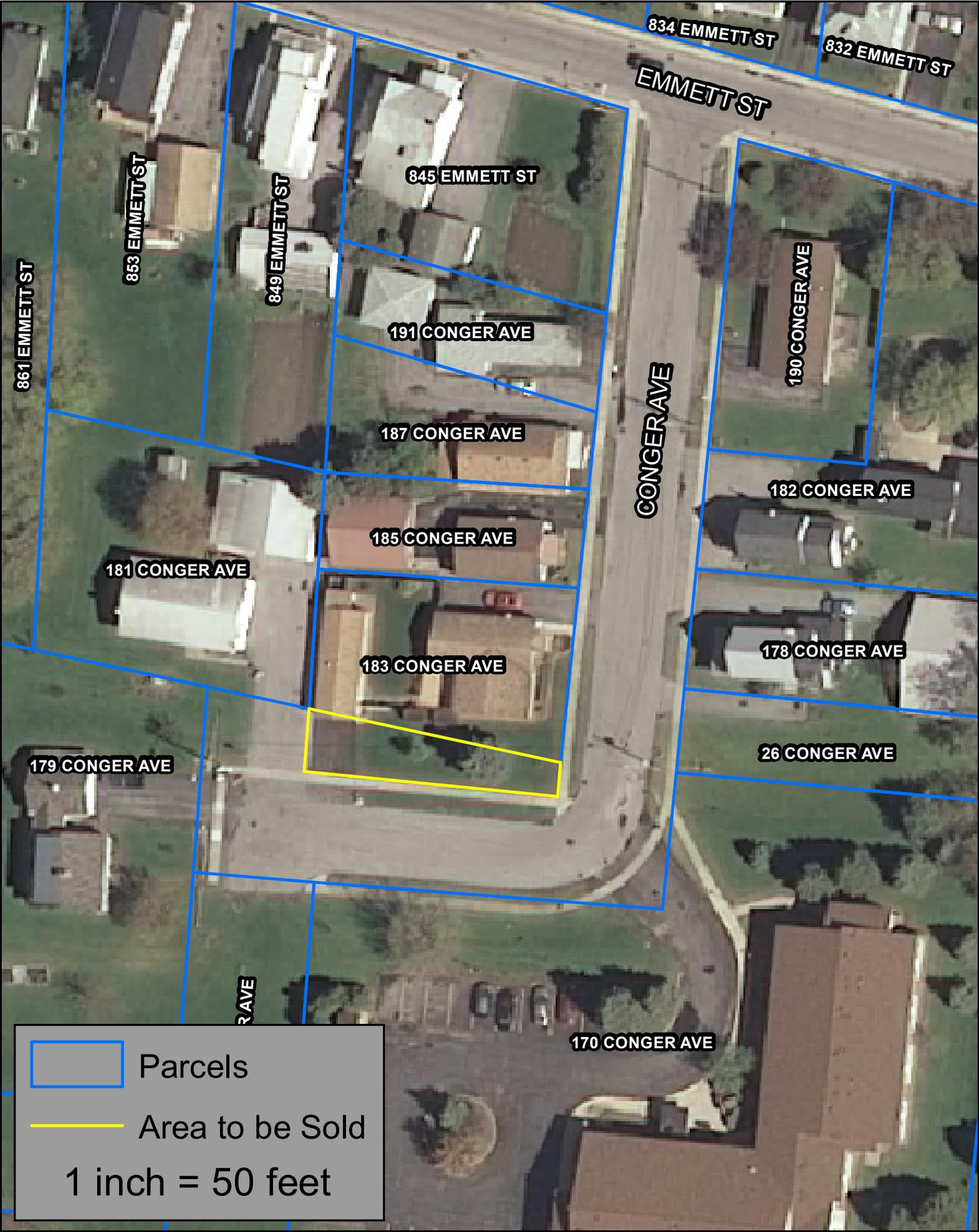
The monumented margins referred to herein are those as monumented by the Department of Engineering of the City of Watertown, New York. The parcel numbers referred to herein are those shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

It being the intent of the City of Watertown, to accomplish delineation and marking of the property corners of Parcel B; thus enabling creation of an updated description and survey plat.



Thomas Michael Storino, L.L.S. No. 50035  
Licensed Land Surveyor

# Property Sale - 183 Conger Ave



September 26, 2012

To: The Honorable Mayor and City Council  
From: Brian Phelps, City Assessor  
Subject: Real Property Tax Exemption 485-a

Real Property Tax Law 485-a authorizes as a local option the ability to exempt from taxation the value of improvements made as part of a conversion of commercial property to a mixed-use (commercial & residential) property.

The above mentioned conversions are not currently covered by either the 485-b or 421-f exemptions that are currently available for commercial construction and residential improvements respectively. The following table shows the respective exempt amounts and durations.

485-a (Mixed Use)	421-f (Residential)	485-b (Commercial)
100% exempt for 8 years then phased out in 4 years	100% exempt with phase out over 8 years	50% exempt with phase out over 10 years

The exemption requires that the cost of the conversion be greater than \$10,000 or a higher amount set by City Council.

The exemption covers only conversions and would not apply to currently mixed use property expansions or to rehabilitation of vacant buildings.

In order to enact the 485-a exemption a local law would have to be enacted, and would only apply to renovations commenced after the effective date of the local law. Enactment would need to be prior to the City's taxable status date of December 1<sup>st</sup> to apply to the following year's assessment rolls.

Any exemption enacted would apply only to the City of Watertown taxes. Jefferson County and the Watertown School District are able to consider enacting the exemption only if and when a municipality within its boundaries has done so.



229 Washington Street  
Watertown, New York 13601

Phone: (315) 785-7705  
Fax: (315) 788-2584



September 26, 2012

TO: Sharon Addison, City Manager  
FROM: Barbara Wheeler, Library Director  
SUBJECT: Sunday Hours Trial at the Library

Ten applications were received for the position of temporary library clerk. Two applicants were hired from that group and will be trained during the week of October 1, 2012.

Sunday hours will commence on October 7, 2012 and run through the last Sunday in November which is the 25<sup>th</sup>. Our hours of operation on Sundays will be from 12:00 noon to 5:00 PM.

We have been using a variety of methods to advertise to the public that the library will be open on Sundays for a trial period.

September 25, 2012

To: The Honorable Mayor and City Council  
From: James E. Mills, City Comptroller  
Subject: Reports Issued by NYS Office of the State Comptroller

On September 24<sup>th</sup> the Office of the State Comptroller proposed a Fiscal Stress Monitoring System designed to evaluate every city, county, town, village and school district based on a series of standard financial indicators, to determine if, according to those measures, they are in measurable fiscal stress or is approaching fiscal stress. The objective of this system is to provide an early warning to local officials and citizens of impending fiscal problems so that corrective actions can be taken before a true financial crisis occurs. The system will also evaluate and report the general environmental factors affecting the City, such as property value, employment and poverty trends. This system will not require any new reporting by the City as the State will utilize data that the City already submits in its annual financial reports. The State Comptroller's Office will open a 60 day comment period to receive feedback on these proposed measures. Under the proposal the plan will be implemented with fiscal years ending December 31, 2012 and later.

Also this week the State Comptroller issued a report titled "New York Cities: An Economic and Fiscal Analysis 1980 – 2010" which examines the demographic and financial trends of all New York cities over the past three decades.

Both reports are attached for City Council review.

**OFFICE OF THE NEW YORK STATE COMPTROLLER**

**Thomas P. DiNapoli • State Comptroller**



# **Proposed Fiscal Stress Monitoring System**

**DIVISION OF LOCAL GOVERNMENT AND SCHOOL ACCOUNTABILITY**

**SEPTEMBER 2012**

*For additional copies of this report contact:*

**Comptroller's Press Office**

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Albany, New York 12236

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**110 State Street, 15th Floor, Albany, NY 12236.**

**Date of Issue: September 2012**

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## Introduction

Since the onset of the economic recession in December 2007, local governments and school districts throughout the State and country faced new challenges that threatened their fiscal health. A growing number of local officials, outside researchers and other interested parties have been sounding the alarm over the financial threats to local governments. We have seen in other states, such as California, Pennsylvania and Rhode Island, where local governments have filed for bankruptcy or radically reduced or eliminated the services they provide. These challenges will continue to threaten the fiscal health of local governments and school districts as the economy continues to recover from the Great Recession.

A first step to helping local governments in New York State deal with these fiscal challenges is to identify clearly those local governments and school districts that are moving towards, or are already in, fiscal stress. Such monitoring of the fiscal health of local governments and school districts should allow for early actions to prevent these entities from ending up in severe fiscal stress. Such preventative actions should result in less cost and less disruption to vital services.

It is a constitutional and statutory function of the State Comptroller to examine into and report on the financial affairs and condition of local governments. As part of this function, we are proposing a public Fiscal Stress Monitoring System that will identify both local governments and school districts that are in fiscal stress, as well as nearing fiscal stress. It is hoped that this proposed Fiscal Stress Monitoring System will identify for local officials the need to take actions in a timely manner that change their financial trends for the better, with the least disruption and pain to the citizens we all serve.

The data for these measures will be drawn from the information local governments and school districts already submit. Therefore, this proposed system does not impose any additional reporting requirements on local governments. Before these measures are adopted, they will be shared with all local governments and school districts for their review and comment. This 60-day comment period will be announced shortly.

# Proposed Fiscal Stress Monitoring System

## Overview

Fiscal stress is a judgment about the financial condition of an individual entity that must take into consideration its unique circumstances, but can be generally defined as a local government's or school district's inability to generate enough revenues within its current fiscal period to meet its expenditures (budget solvency). In contrast, a fiscally healthy local government or school district is able to finance services on an ongoing basis—meaning that the local government or school district can endure short-term financial pressures (such as revenue shortfalls or unanticipated expenditures). Any attempt to identify or predict fiscal stress must realize that changes in behavior, the specific financial decisions made in a locality, or unforeseen external events, can quickly change ongoing financial trends. These local actions can change the financial health of a locality or school district suddenly, either for better or worse.

This proposed Fiscal Stress Monitoring System consists of evaluating local governments (counties, cities, towns, and villages) and school districts based on both financial and environmental indicators. The financial indicators will be calculated using financial data that is filed in annual update documents (AUDs) by each local government and in annual financial reports (ST-3s) for school districts. A score will be calculated for each financial indicator to arrive at a current overall score for each local government and school district, which will then be used to classify whether the unit is in “significant fiscal stress,” “moderate fiscal stress,” is “nearing fiscal stress,” or is “not in fiscal stress.”

The environmental indicators will be calculated using an array of sources, including data from the United States Census Bureau, the New York State Department of Labor, and the New York State Education Department, as well as financial data that is filed in AUDs. A score will be calculated for each environmental indicator to arrive at a current overall score for each local government and school district, which will be used to notate the units with negative environmental conditions. Specifically, units that have negative environmental conditions will be notated with plus signs from worst to best: “+++,” “++,” and “+.” Units that are deemed to not have negative environmental conditions will not receive a notation.

Once a local government or school district is evaluated based on both financial and environmental indicators, it will result in the unit having a financial indicator classification and an environmental indicator notation. For example, a local government that receives the worst overall score from both the financial and environmental indicators would be classified as in “significant fiscal stress +++.” Additionally, a unit that is classified as in “significant fiscal stress +++” will be considered worse than a unit that is classified as just in “significant fiscal stress” with no plus sign notations because, in addition to having a negative financial condition, the unit also has worse environmental conditions.

## Local Government Financial Indicators

The proposed Fiscal Stress Monitoring System for local governments consists of nine financial indicators within five categories, outlined in the table below, including the calculation and the purpose for each of the financial indicators. An in-depth explanation of each of the proposed financial indicator calculations has been included in Appendix A.

Local Government Financial Indicators			
Category	Financial Indicator	Calculation	Purpose
Year-End Fund Balance	Assigned and Unassigned Fund Balance	$(\text{Assigned} + \text{Unassigned Fund Balance}) / \text{Gross Expenditures}$	To identify the amount of fund balance that is being used to fund operations and/or that is available to provide a cushion for revenue shortfalls or expenditure overruns.
	Total Fund Balance	$\text{Total Fund Balance} / \text{Gross Expenditures}$	To identify the amount of fund balance that is available to be used to fund operations, provide a cushion for revenue shortfalls or expenditure overruns, and/or is reserved for specific future purposes.
Operating Deficits	Operating Deficit	$(\text{Gross Revenues} - \text{Gross Expenditures}) / \text{Gross Expenditures}$	To identify local governments that are realizing operating deficits.
Cash Position	Cash Ratio	$(\text{Cash} + \text{Investments}) / \text{Current Liabilities}$	To identify the ability of the local government to liquidate current liabilities.
	Cash % of Monthly Expenditures	$(\text{Cash} + \text{Investments}) / (\text{Gross Expenditures} / 12 \text{ Months})$	To identify the ability of the local government to fund the ensuing fiscal year's operations from available cash.
Use of Short-Term Debt	Short-Term Debt Issuance	$(\text{Revenue Anticipation Notes} + \text{Tax Anticipation Notes} + \text{Budget Notes}) / \text{Total Revenues}$	To identify the amount of short-term debt that is issued to meet obligations (cash-flow).
	Short-Term Debt Issuance Trend	Short-Term Debt Issued	To identify the trend in the issuance of short-term debt.
Fixed Costs	Personal Services and Employee Benefits % Revenues	$(\text{Personal Services Expenditures} + \text{Employee Benefits Expenditures}) / \text{Total Revenues}$	To identify the amount that revenues are restricted to be used for salaries and benefits.
	Debt Service % Revenues	$\text{Debt Service Expenditures} / \text{Total Revenues}$	To identify the amount that revenues are restricted to be used for debt service expenditures.

**Year-End Fund Balance** – The level of a local government's year-end fund balance can affect its ability to deal with revenue shortfalls and expenditure overruns (emergency situations). A negative or low level of fund balance can affect the local government's ability to provide services at current levels. In addition, since fund balance is the accumulated results of the local government's financial operations over time, it is a strong measure of financial condition and is not unduly affected by short-term circumstances. Two financial indicators were chosen in this category to evaluate the local government's assigned and unassigned fund balance level, and its total fund balance (difference being reserves).

Operating Deficits – Annual operating results are a good measure of the local government’s recent financial operations and the direction that its finances are headed. Local governments that have multiple years of operating deficits or a significant operating deficit in one fiscal year can face financial hardship. Additionally, multiple years of operating deficits are a reliable sign that the local government’s budget is not structurally balanced - that its current revenues are not sufficient to support current expenditures. One financial indicator was selected in this category to evaluate the trend of operating deficits and determine whether the local government realized a significant operating deficit in the most recently completed fiscal year.

Cash Position – Another way to evaluate fiscal health is whether an entity has enough cash to pay its bills on time. A local government with a low level of cash and short-term investments may not be able to pay its current obligations (insolvency). The two financial indicators in this category evaluate the local government’s ability to liquidate current liabilities and its ability to fund the ensuing fiscal year’s operations from available cash.

Use of Short-Term Debt – Local governments in fiscal stress are more likely to have to issue short-term debt in order to meet obligations. Increasing reliance on the issuance of short-term debt indicates that the local government has cash-flow issues that are not being resolved. The two financial indicators in this category evaluate the amount of short-term debt that was issued in the last fiscal year and the trend in the issuance of short-term debt.

Fixed Costs – This category was selected because the level of a local government’s fixed costs determines the local government’s flexibility with responding to economic changes. A local government with a high level of fixed costs has more difficulty adjusting service levels if resources decline. These two financial indicators determine the amount that revenues are restricted to be used for personal services and employee benefits, and for debt service (both are of a fixed nature).

When calculating the financial indicators for local governments, the general fund and combined funds will be used for indicators one and two, the combined funds for indicators three through five, and all funds (combined funds plus generally the debt service fund) for indicators six through nine. The specific funds that will be used for each class of local government are outlined in the table below.

Class	General Fund	Combined Funds
Cities	General Fund	General, All Water, and All Sewer Funds
Counties	General Fund	General, County Road, Road Machinery, Water, Sewer, and All Enterprise Funds
Villages	General Fund	General, All Water, and All Sewer Funds
Towns	General Town-Wide and Highway Town-Wide Funds	General Town-Wide, General Part-Town, Highway Town-Wide, Highway Part-Town, All Water, and All Sewer Funds

A score will be calculated for each of the nine financial indicators to arrive at a current overall score for each local government. An explanation of the proposed scoring of each financial indicator and the proposed overall scoring has been included in Appendix B.

## Local Government Environmental Indicators

Fourteen environmental indicators<sup>1</sup> are proposed for evaluating local governments, which are outlined in the table below, including the calculation and the purpose for each of the environmental indicators. An in-depth explanation of each of the proposed environmental indicator calculations has been included in Appendix C.

Local Government Environmental Indicators			
Category	Environmental Indicator	Calculation	Purpose
Population	Change In Population 1990 to 2010	$\frac{(\text{Total Population 2000 Census} - \text{Total Population 1990 Census})}{\text{Total Population 1990 Census}}$ and $\frac{(\text{Total Population 2010 Census} - \text{Total Population 2000 Census})}{\text{Total Population 2000 Census}}$	To identify local governments where total population has declined over the last two decades or significantly declined over the last decade.
Age	Change In Median Age of Population 2000 to 2010	$\frac{(\text{Median Age of Population 2010 Census} - \text{Median Age of Population 2000 Census})}{\text{Median Age of Population 2000 Census}}$	To identify local governments where the median age of their residents has increased.
	Median Age of Population 2010	Median Age of Population 2010 Census	To identify the median age of the residents of a local government.
Poverty	Child Poverty Rate 2010	Child Poverty Rate 2010 Census	To identify the child poverty rate of the local government.
	Change In Child Poverty Rate 2000 to 2010	Child Poverty Rate 2010 Census - Child Poverty Rate 2000 Census	To identify local governments where the child poverty rate has increased.
Property Value	Change In Property Value	$\frac{(\text{Full Value Most Current Fiscal Year} - \text{Full Value Prior Fiscal Year})}{\text{Full Value Prior Fiscal Year}}$	To identify local governments where property values have declined.
	Property Value Per Capita	$\frac{\text{Full Value Most Current Fiscal Year}}{\text{Total Population 2010 Census}}$	To identify the property wealth of the local government.
Employment Base	Change In Unemployment Rate	$\text{Unemployment Rate 2011} - \text{Unemployment Rate 2010}$	To identify local governments where the unemployment rate has increased.
	Unemployment Rate	Unemployment Rate 2011	To identify the unemployment rate of the local government.
	Change In Total Jobs In County	Total Jobs In County 2011 - Total Jobs In County 2010	To identify local governments that are within counties in which the total jobs in the county have declined.
Intergovernmental Revenues	Reliance on State and Federal Aid	$\frac{\text{State and Federal Aid Current Fiscal Year}}{\text{Total Revenues Current Fiscal Year}}$	To identify the dependence of the local government on State and Federal funding.
	Change in State and Federal Aid	$\frac{(\text{State and Federal Aid Current Fiscal Year} - \text{State and Federal Aid Prior Fiscal Year})}{\text{State and Federal Aid Prior Fiscal Year}}$	To identify local governments where State and Federal Aid revenues have declined.
Constitutional Tax Limit	Constitutional Tax Limit Exhausted	$\text{Tax Levy} / \text{Tax Limit}$	To determine the extent to which a city or village has exhausted its tax limit.
Sales Tax Revenues	Change in Local Sales Tax Receipts	$\frac{(\text{Local Sales Tax Receipts Most Current 12 Months} - \text{Local Sales Tax Receipts Prior 12 Months})}{\text{Local Sales Tax Receipts Prior 12 Months}}$	To identify counties where local sales tax receipts have declined.

<sup>1</sup> All 14 environmental indicators will not be used to evaluate each class of local government. Appendix D contains a table outlining the environmental indicators that will be used to evaluate each class of local government.

Population – The change in population can provide insight into the health of the local economy and can pose challenges to a local government’s finances. Declining population in a local government may affect property values and the associated tax base, which affects a local government’s revenues. Additionally, despite the fact that population is declining, local government officials are often unable to cut the associated costs, since many expenditures, including debt service, personal services, and employee benefits, are fixed in the short term.

Age – The age of the population provides important insight into the service needs within a community. A local government with an increasing median age or an already high median age may require additional services (i.e., public transportation and healthcare), resulting in additional expenditures. The two indicators in this category are the current median age of the population and the trend in the age (whether the population is trending older or younger).

Poverty – The level of poverty within a local government provides important insight into the service needs within a community. The two indicators in this category are the current poverty rates - as measured by child poverty rates - and the trend in the level of child poverty.

Property Value – Property value is a useful sign of the health of the local economy and also may affect one of the local government’s major revenue sources (real property taxes). A local government with declining property values needs to increase its tax rate(s) in order to raise the same amount of real property tax revenues. The two indicators in this category evaluate the current property wealth and the trend in a local government’s property value.

Employment Base – The level of unemployment and change in available jobs provides information on the economic activity of an area and also may affect a local government’s revenues. A local government with an increasing unemployment rate, high unemployment rate, and/or declining available jobs indicates that its residents are experiencing reductions in personal income. Therefore, the residents’ ability to support the local economy is diminished. This may result in a significant decline in the local government’s revenues that are based on economic activity (i.e., sales tax receipts). The three indicators in this category determine the current unemployment rate, the trend in the unemployment rate and the trend in the total jobs in the county in which the local government is located.

Intergovernmental Revenues – The extent to which a local government’s operations are supported by intergovernmental revenues from State and Federal sources can pose challenges to a local government’s finances. A local government with a large dependence on State and Federal funding can have a greater revenue risk (vulnerability to reductions of such revenues) because the local government does not control most intergovernmental revenues. The two indicators in this category evaluate the local government’s current level of dependence on intergovernmental revenues and whether this dependence is growing or declining.

Constitutional Tax Limit – This category is applied to cities and villages only. The extent to which a city or village has exhausted its constitutional tax limit reduces its financing

options. A city or village that has exhausted a significant amount of its constitutional tax limit loses flexibility in its revenue structure and may not be able to sustain the current level of services provided to its residents.

Sales Tax Revenues – This category is applied to counties only. The change in sales tax revenues can provide insight into the health of the local economy and can pose challenges to a county’s finances. A county with declining sales tax revenues will need to generate additional revenues to sustain the current level of services provided to its residents. This will vary according to the significance of sales tax revenues as a portion of the total revenues realized by a county.

A score will be calculated for each of the applicable environmental indicators to arrive at an overall score for each local government. An explanation of the proposed scoring of each environmental indicator and the proposed overall scoring has been included in Appendix D.

### School District Financial Indicators

The proposed financial indicators for schools are slightly different than for local governments. Seven financial indicators within four categories were developed for evaluating school districts, which are outlined in the table below. An in-depth explanation of each of the proposed financial indicator calculations has been included in Appendix E.

School District Financial Indicators			
Category	Financial Indicator	Calculation	Purpose
Year-End Fund Balance	Assigned and Unassigned Fund Balance	$(\text{Assigned Fund Balance} + \text{Unassigned Fund Balance}) / \text{Gross Expenditures}$	To identify the amount of fund balance that is being used to fund operations and/or that is available to provide a cushion for revenue shortfalls or expenditure overruns.
	Total Fund Balance	$\text{Total Fund Balance} / \text{Gross Expenditures}$	To identify the amount of fund balance that is available to be used to fund operations, provide a cushion for revenue shortfalls or expenditure overruns, and/or is reserved for specific future purposes.
Operating Deficits	Operating Deficit	$(\text{Gross Revenues} - \text{Gross Expenditures}) / \text{Gross Expenditures}$	To identify school districts that are realizing operating deficits.
Cash Position	Cash Ratio	$(\text{Cash} + \text{Investments}) / \text{Current Liabilities}$	To identify the ability of the school district to liquidate current liabilities.
	Cash % of Monthly Expenditures	$(\text{Cash} + \text{Investments}) / (\text{Gross Expenditures} / 12 \text{ Months})$	To identify the ability of the school district to fund the ensuing fiscal year's operations from available cash.
Use of Short-Term Debt	Short-Term Debt Issuance	$(\text{Revenue Anticipation Notes} + \text{Tax Anticipation Notes} + \text{Budget Notes}) / \text{Total Revenues}$	To identify the amount of short-term debt that was issued to meet obligations (cash-flow).
	Short-Term Debt Issuance Trend	Short-Term Debt Issued	To identify the trend in the issuance of short-term debt.

Year-End Fund Balance – The level of a school district’s year-end fund balance can affect its ability to deal with revenue shortfalls and expenditure overruns (emergency situations). A negative or low level of fund balance can affect the school district’s ability to provide services at current levels. In addition, since fund balance is the accumulated results of the school district’s financial operations over time, it is a strong measure of financial condition and is not unduly affected by short-term circumstances. Two financial indicators were chosen in this category to evaluate the school district’s assigned and unassigned fund balance level, and its total fund balance (difference being reserves).

Operating Deficits – Annual operating results are a good measure of the recent financial operations and the direction that a school district’s finances are headed. School districts that have multiple years of operating deficits or a significant operating deficit in one fiscal year can face financial hardship. Additionally, multiple years of operating deficits are a reliable sign that a school district’s budget is not structurally balanced - that its current revenues are not sufficient to support current expenditures. One financial indicator was selected in this category to evaluate the trend of operating deficits and determine whether the school district realized a significant operating deficit in the most recently completed fiscal year.

Cash Position – Another way to evaluate fiscal health is whether an entity has enough cash to pay its bills on time. A school district with a low level of cash and short-term investments may not be able to pay its current obligations (insolvency). The two financial indicators in this category evaluate the ability to liquidate current liabilities and the ability to fund the ensuing fiscal year’s operations from available cash.

Use of Short-Term Debt – School districts in fiscal stress are more likely to have to issue short-term debt in order to meet obligations. A school district that increasingly relies on the issuance of short-term debt indicates that the school district has cash-flow issues that are not being resolved. The two financial indicators in this category evaluate the amount of short-term debt that was issued in the last fiscal year as well as the trend in the issuance of short-term debt.

When calculating the financial indicators for school districts, only the general fund will be used. A score will be calculated for each of the seven financial indicators to arrive at a current overall score for each school district. An explanation of the proposed scoring of each financial indicator and the proposed overall scoring has been included in Appendix F.

### **School District Environmental Indicators**

Six environmental indicators are proposed for evaluating school districts, which are outlined in the following table. An in-depth explanation of each of the proposed environmental indicator calculations has been included in Appendix G.

School District Environmental Indicators			
Category	Environmental Indicator	Calculation	Purpose
Property Value	Change in Property Value	$(\text{Full Value Most Current Fiscal Year} - \text{Full Value Prior Fiscal Year}) / \text{Full Value Prior Fiscal Year}$	To identify school districts where property values have declined.
Enrollment	Change in Enrollment	$(\text{Enrollment Most Current Fiscal Year} - \text{Enrollment Prior Fiscal Year}) / \text{Enrollment Prior Fiscal Year}$	To identify school districts where enrollment has declined.
Budget Votes	Budget Vote Defeats First Budget Vote Trend	Budget Vote Defeated First Vote	To identify school districts where their budget was defeated during the first vote multiple times.
	Change in Approval % First Budget Vote	$\text{Approval \% First Budget Fiscal Year} - \text{Approval \% First Budget Vote Prior Fiscal Year}$	To identify school districts where the approval percentage of their budget during the first budget vote has declined.
Graduation Rate	Graduation Rate %	$\text{Number of Students That Graduated} / \text{Number of Students That Entered 9th Grade Four Years Prior}$	To identify the graduation rate of the school district.
Free or Reduced Priced Lunch	Free or Reduced Priced Lunch %	$\text{Free or Reduced Priced Lunch Eligible Students K-6} / \text{Enrollment K-6}$	To identify the poverty rate of the school district.

**Property Value** – Property value is a useful sign of the health of the local economy and also may affect one of the school district’s major revenue sources (real property taxes). A school district with declining property values needs to increase its tax rate(s) in order to raise the same amount of real property tax revenues. This indicator evaluates the trend in a school district’s property value.

**Enrollment** – Changes in school district enrollment can provide insight into the health of the local economy and can pose challenges to a school district’s finances. A school district with declining enrollment may experience a decline in the property values and the associated tax base, which may affect a school district’s revenues. Additionally, despite the fact that enrollment is declining, school districts are often unable to cut the associated costs, since many expenditures, including debt service, personal services, and employee benefits are fixed in the short term.

**Budget Votes** – The level of community support for a school district’s budget directly affects the school district’s ability to incur the expenditures that are anticipated. Additionally, because of the onset of the tax cap starting with the 2012-13 fiscal year, the level of community support for a school district’s budget will directly affect the school district’s ability to raise real property taxes (major source of revenue). The two indicators in this category identify school districts that had their budgets defeated during the first

vote multiple times, and school districts that have had a declining approval percentage for the first budget vote.

Graduation Rate – Graduation rates may affect the school district’s expenditures. A low graduation rate may indicate a school district that has students with higher needs that require additional academic services, resulting in additional expenditures for the school district.

Free or Reduced Price Lunch – The percentage of students eligible for free or reduced price lunch is directly correlated with the poverty rate. A high percentage of students that are eligible for free or reduced price lunch indicates a school district has students with higher needs that require additional services, resulting in additional expenditures for the school district.

A score will be calculated for each of the six environmental indicators to arrive at an overall score for each school district. An explanation of the proposed scoring of each environmental indicator and the proposed overall scoring has been included in Appendix H.

### **Internal Verification**

There will be several steps of internal verification performed by OSC prior to finalizing a list of local governments and school districts that will be classified as in “significant fiscal stress,” “moderate fiscal stress,” or “nearing fiscal stress.” Specifically, for each unit initially identified, the data and calculations that were used to determine these units’ classification (significant fiscal stress, moderate fiscal stress, or nearing fiscal stress) will be reviewed and verified. The internal verification process will also consist of verification of the data and calculations for a sample of units not identified as being in fiscal stress.

The draft scoring will then be shared with each local government and school district that is identified as in or nearing fiscal stress for their review before the list is finalized.

## **Assistance Provided to Local Governments**

Once the fiscal stress monitoring system has identified local governments and school districts experiencing some level of fiscal stress, there is an array of services that OSC could provide to these units. The services that are provided to the local governments and/or school districts would be the responsibility of the OSC regional office that has oversight responsibility for the unit(s) identified.

Budget Reviews – Review the unit’s budget prior to adoption by the governing board to ensure that the significant revenue and expenditure projections are reasonable and that the budget is structurally balanced.

Technical Assistance – Contact each unit by phone and discuss the indicators that resulted in it being deemed in some level of fiscal stress. Provide additional guidance to the unit via on-site technical assistance.

Multi-Year Financial Planning – Provide each unit with the information to access OSC’s on-line multi-year financial planning tool. Provide any hands-on assistance the unit needs to fully utilize the tool and develop a multi-year plan, identify its fiscal issues and develop a corrective action plan.

Publications and Resources – Provide units with a predetermined set of local government management guides and other publications related to financial management (e.g., financial condition analysis, multi-year financial and capital planning, etc.). Provide units with a five-year financial comparison of the data they filed in their annual update document/ST-3 in an excel spreadsheet.

Training – Advise each unit about the full menu of training that OSC offers, including on-line training, regional training, and association and conference trainings.

## APPENDIX A

### PROPOSED LOCAL GOVERNMENT FINANCIAL INDICATOR CALCULATIONS

The following contains an in-depth explanation of each of the proposed financial indicator calculations:

Assigned and Unassigned Fund Balance – The general fund’s assigned fund balance (account codes 914 and 915) plus unassigned fund balance (account code 917) divided by the general fund’s gross expenditures (EOU) during the same fiscal year. In fiscal years prior to the fiscal year ending 2011, the numerator would consist of account code 910 (appropriated fund balance) plus account code 911 (unreserved, unappropriated fund balance). The combined funds’ assigned fund balance (account codes 914 and 915) plus unassigned fund balance (account code 917 and account code 924 for enterprise funds) divided by the combined funds’ gross expenditures (EOU) during the same fiscal year.

Total Fund Balance – The general fund’s total fund balance at fiscal year end divided by the general fund’s gross expenditures (EOU) during the same fiscal year. The combined funds’ total fund balance at fiscal year end divided by the combined funds’ gross expenditures (EOU) during the same fiscal year.

Operating Deficits – The combined funds’ gross revenues (ROS) minus gross expenditures (EOU) at fiscal year end divided by the combined funds’ gross expenditures during the same fiscal year (EOU).

Cash Ratio – The total of the combined funds’ cash and investments (account codes 200-223, 450, and 451) at fiscal year end divided by the combined funds’ current liabilities (account codes 600-626 and 631-668 minus account codes 280, 290, and 295) during the same fiscal year.

Cash as a Percentage of Monthly Expenditures – The total of the combined funds’ cash and investments (account codes 200, 201, 450, and 451) at fiscal year end divided by the combined funds’ average monthly gross expenditures (EOU) during the same fiscal year.

Short-Term Debt Issuance – The total of short-term debt (RANs, TANs, and budget notes) that were issued during the fiscal year divided by the general fund’s total revenues during the same fiscal year.

Short-Term Debt Issuance Trend – The number of years that short-term debt (RANs, TANs, and budget notes) was issued over the last three fiscal years.

Personal Service and Employee Benefits as a Percentage of Revenues – The total of all funds’ (except the capital projects fund) personal services expenditures and employee benefits expenditures (expenditure object codes .1 and .8) at fiscal year end divided by all funds’ (except the capital projects fund) total revenues (except revenue account code 5791 - advanced of refunding bonds) during the same fiscal year.

Debt Service as a Percentage of Revenues – The total of all funds' (except the capital projects fund) debt service expenditures (expenditure object codes .6 and .7) at fiscal year divided by all funds' (except the capital projects fund) total revenues (except revenue account code 5791 - advanced of refunding bonds) during the same fiscal year.

**APPENDIX B**  
**PROPOSED LOCAL GOVERNMENT FINANCIAL INDICATORS**  
**SCORING**

<b>Local Government Financial Indicators Scoring</b>			
<b>Financial Indicator</b>	<b>Scoring - Points</b>	<b>Maximum Points</b>	<b>Scoring - Weighted Average</b>
Assigned and Unassigned Fund Balance	<b>General Fund Only</b> 3 Points = Less Than or Equal to 5% Last Fiscal Year 2 Points = Greater Than 5% But Less Than or Equal to 10% Last Fiscal Year 1 Point = Greater Than 10% But Less Than or Equal to 15% Last Fiscal Year 0 Points = Greater Than 15% Last Fiscal Year <b>Combined Funds minus General Fund</b> 1 Point = Negative Result Last Fiscal Year	4	
	<b>General Fund Only</b> 3 Points = Less Than or Equal to 10% Last Fiscal Year 2 Points = Greater Than 10% But Less Than or Equal to 15% Last Fiscal Year 1 Point = Greater Than 15% But Less Than or Equal to 20% Last Fiscal Year 0 Points = Greater Than 20% Last Fiscal Year <b>Combined Funds minus General Fund</b> 1 Point = Negative Result Last Fiscal Year	4	50%
Total Fund Balance	<b>General Fund Only</b> 3 Points = Less Than or Equal to 10% Last Fiscal Year 2 Points = Greater Than 10% But Less Than or Equal to 15% Last Fiscal Year 1 Point = Greater Than 15% But Less Than or Equal to 20% Last Fiscal Year 0 Points = Greater Than 20% Last Fiscal Year <b>Combined Funds minus General Fund</b> 1 Point = Negative Result Last Fiscal Year	4	50%
Operating Deficit	<b>Combined Funds</b> 3 Points = Deficits in Three of Last Three Fiscal Years or a Deficit in the Last Fiscal Year Equal to or Less Than -10% 2 Points = Deficits in Two of Last Three Fiscal Years 1 Point = Deficit in One of Last Three Fiscal Years 0 Points = No Deficits in Last Three Fiscal Years	3	10%
Cash Ratio	<b>Combined Funds</b> 3 Points = Less Than or Equal to 50% Last Fiscal Year 2 Points = Greater Than 50% But Less Than or Equal to 75% Last Fiscal Year 1 Point = Greater Than 75% But Less Than or Equal to 100% Last Fiscal Year 0 Points = Greater Than 100% Last Fiscal Year	3	
Cash % of Monthly Expenditures	<b>Combined Funds</b> 3 Points = Less Than or Equal to 33.3% Last Fiscal Year 2 Points = Greater Than 33.3% But Less Than or Equal to 66.7% Last Fiscal Year 1 Point = Greater Than 66.7% But Less Than or Equal to 100% Last Fiscal Year 0 Points = Greater Than 100% Last Fiscal Year	3	20%
Short-Term Debt Issuance	<b>All Funds</b> 3 Points = Greater Than 15% Last Fiscal Year 2 Points = Greater Than 5% But Less Than or Equal to 15% Last Fiscal Year 1 Point = Greater Than 0% But Less Than or Equal to 5% Last Fiscal Year 0 Points = 0% Last Fiscal Year	3	
Short-Term Debt Issuance Trend	<b>All Funds</b> 3 Points = Issuance In Each of Last Three Fiscal Years or Issued a Budget Note In Last Fiscal Year 2 Points = Issuance In Each of Last Two Fiscal Years 1 Point = Issuance In Last Fiscal Year 0 Points = No Issuance	3	10%
Personal Services and Employee Benefits % Revenues	<b>All Funds</b> 3 Points = Last Three Fiscal Year Average Greater Than or Equal to 75% 2 Points = Last Three Fiscal Year Average Greater Than or Equal to 70% But Less Than 75% 1 Point = Last Three Fiscal Year Average Greater Than or Equal to 65% But Less Than 70% 0 Points = Last Three Fiscal Year Average Less Than 65%	3	
Debt Service % Revenues	<b>All Funds</b> 3 Points = Last Three Fiscal Year Average Greater Than or Equal to 20% 2 Points = Last Three Fiscal Year Average Greater Than or Equal to 15% But Less Than 20% 1 Point = Last Three Fiscal Year Average Greater Than or Equal to 10% But Less Than 15% 0 Points = Last Three Fiscal Year Average Less Than 10%	3	10%
<b>Totals</b>		<b>29</b>	<b>100%</b>

The categories will be given different weights to reflect their relative importance in measuring financial stress. The total maximum number of points that a local government can receive is 29 points. If a local government receives a total score greater than or equal to 18.85 (65 percent of total points) it will be considered in significant fiscal stress; if a local government receives a total score greater than or equal to 15.95 (55 percent of total points), but less than 18.85, it will be considered in moderate fiscal stress; if a local government receives a total score greater than or equal to 13.05 (45 percent of total points), but less than 15.95, it will be considered nearing fiscal stress; and if a local government receives a total score less than 13.05, it will not be considered in fiscal stress.

## APPENDIX C

### PROPOSED LOCAL GOVERNMENT ENVIRONMENTAL INDICATOR CALCULATIONS

The following contains an in-depth explanation of each of the environmental indicator calculations:

Change In Population 1990 to 2000 – The local government's total population from the 2000 Census minus the local government's total population from the 1990 Census divided by the local government's total population from the 1990 Census. Additionally, the local government's total population from the 2010 Census minus the local government's total population from the 2000 Census divided by the local government's total population from the 2000 Census.

Change In Median Age of Population 2000 to 2010 – The local government's total population median age from the 2010 Census minus the local government's total population median age from the 2000 Census divided by the local government's total population median age from the 2000 Census.

Median Age of Population 2010 – The median age of the residents of a local government based on the 2010 Census.

Child Poverty Rate 2010 – The child poverty rate of the local government based on the 2010 Census. The statewide average poverty rate was 19.90% based on the 2010 Census.

Change In Child Poverty Rate 2000 to 2010 – The local government's child poverty rate from the 2010 Census minus the local government's child poverty rate from the 2000 Census.

Change In Property Value – The local government's full value for the most current fiscal year minus the local government's full value for the prior fiscal year divided by the local government's full value for the prior fiscal year.

Property Value Per Capita – The local government's full value for the most current fiscal year divided by the local government's total population as of the 2010 census.

Change In Unemployment Rate – The unemployment rate for the local government for 2011 minus the unemployment rate for the local government for 2010. Unemployment rates are only available for local governments with a population of 25,000 or more. Therefore, for local governments that have a population of less than 25,000, we used the unemployment rate for the county that the local government most resides in.

Unemployment Rate – The unemployment rate of the local government for 2011. The statewide average unemployment rate for 2011 was 8.2 percent. Unemployment rates are only available for local governments with a population of 25,000 or more. Therefore, for local governments that have a population of less than 25,000, we used the unemployment rate for the county that the local government most resides in.

Change In Total Jobs In County – The total jobs in the county for 2011 minus the total jobs in the county for 2010. For each local government, we used the data for the county that the local government most resides in.

Reliance on State and Federal Aid – All funds' (except the capital projects fund) State and Federal Aid revenues (revenue account codes 3000 through 4000 minus account codes 3960 and 4960) at fiscal year end for the current fiscal year divided by all funds' (except the capital projects fund) total revenues at fiscal year end for the current fiscal year.

Change In State and Federal Aid – All funds' (except the capital projects fund) State and Federal Aid revenues (revenue account codes 3000 through 4000 minus account codes 3960 and 4960) at fiscal year end for the current fiscal year minus all funds' (except the capital projects fund) State and Federal Aid revenues (revenue account codes 3000 through 4000 minus account codes 3960 and 4960) at fiscal year end for the prior fiscal year divided by all funds' (except the capital projects fund) State and Federal Aid revenues (revenue account codes 3000 through 4000 minus account codes 3960 and 4960) at fiscal year end for the prior fiscal year.

Constitutional Tax Limit – The city or village tax levy divided by its tax limit.

Change In Local Sales Tax Receipts – The local sales tax receipts for the most current 12 months minus the local sales tax receipts for the prior 12 months divided by the local sales tax receipts for the prior 12 months. The local sales tax receipts represent the amount that is distributed to counties on a monthly basis from OSC. We used the change in the consumer price index (CPI) for the same time period as the change in local sales tax receipts for scoring purposes.

## APPENDIX D

### PROPOSED LOCAL GOVERNMENT ENVIRONMENTAL INDICATORS SCORING

Local Government Environmental Indicators Scoring							
Environmental Indicator	Scoring - Points	County		City and Village		Town	
		Max. Points	Scoring - Weighted Average	Max. Points	Scoring - Weighted Average	Max. Points	Scoring - Weighted Average
Change In Population 1990 to 2010	3 Points = Change Between 1990 and 2000 and 2000 and 2010 are Both Less Than 0% or Change Between 2000 and 2010 Less Than -10% 2 Points = Change Between 2000 and 2010 Less Than or Equal to -5% 1 Point = Change Between 2000 and 2010 Less Than 0% But More Than -5% 0 Points = Change Between 2000 and 2010 More Than or Equal to 0%	3	15%	3	15%	3	20%
Change In Median Age of Population 2000 to 2010	3 Points: Greater Than or Equal to 25%. 2 Points: Greater Than or Equal to 20% But Less Than 25% 1 Point: Greater Than or Equal to 15% But Less Than 20% 0 Points: Less Than 15%	3		3		3	
Median Age of Population 2010	1 Point: Greater Than or Equal to 50 0 Points: Less Than 50	1	10%	1	10%	1	10%
Child Poverty Rate 2010	3 Points: Greater Than or Equal to 39.80% (Twice the Statewide Average) 2 Points: Greater Than or Equal to 29.85% (One and Half The Statewide Average) But Less Than 39.80% 1 Point: Greater Than or Equal to 19.90% (Statewide Average) But Less Than 29.85% 0 Points: Less Than 19.90% (Statewide Average)	3		3		3	
Change In Child Poverty Rate 2000 to 2010	1 Point: Greater Than 0% Points 0 Points: Less Than or Equal to 0% Points	1	10%	1	15%	1	20%
Change In Property Value	3 Points = Four Fiscal Year Average Less Than or Equal to -4% or Change Between Last Two Fiscal Years Less Than -10% 2 Points = Four Fiscal Year Average Less Than or Equal to -2% But More Than -4% 1 Point = Four Fiscal Year Average Less Than or Equal to -1% But More Than -2% 0 Points = Four Fiscal Year Average Greater Than -1%	3		3		3	
Property Value Per Capita	3 Points: Less Than or Equal to \$10,000. 2 Points: Greater Than \$10,000 But Less Than or Equal to \$20,000 1 Point: Greater Than \$20,000 But Less Than or Equal to \$30,000 0 Points: Greater Than \$30,000	3	25%	3	30%	3	30%
Change In Unemployment Rate	1 Point: Greater Than 0% Points 0 Points: Less Than or Equal to 0% Points	1		1		1	
Unemployment Rate	1 Point: Greater Than 8.2% (Statewide Average) 0 Points: Less Than or Equal to 8.2% (Statewide Average)	1		1		1	
Change In Total Jobs In County	1 Point: Less Than 0 0 Points: Greater Than or Equal to 0	1	10%	1	10%	1	10%
Reliance on State and Federal Aid	3 Points = Four Fiscal Year Average Greater Than or Equal to 50% 2 Points = Four Fiscal Year Average Greater Than or Equal to 40% But Less Than 50% 1 Point = Four Fiscal Year Average Greater Than or Equal to 30% But Less Than 40% 0 Points = Four Fiscal Year Average Less Than 30%	3		3		3	
Change in State and Federal Aid	1 Point: Less Than 0% In Last Fiscal Year 0 Points: Greater Than or Equal to 0% In Last Fiscal Year	1	10%	1	10%	1	10%
Constitutional Tax Limit Exhausted	3 Points: Greater Than or Equal to 80% Last Fiscal Year. 2 Points: Greater Than or Equal to 65% But Less Than 80% Last Fiscal Year 1 Point: Greater Than or Equal to 50% But Less Than 65% Last Fiscal Year 0 Points: Less Than 50% Last Fiscal Year	0	0%	3	10%	0	0%
Change In Local Sales Tax Receipts	3 Points: Less Than 0% 2 Points: Greater Than or Equal to 0% But Less Than 1.35% (One Half the CPI Change) 1 Point: Greater Than or Equal to 1.35% But Less Than 2.7% (CPI Change) 0 Points: Greater Than or Equal to 2.7% (CPI Change)	3	20%	0	0%	0	0%
<b>Totals</b>		<b>27</b>	<b>100%</b>	<b>27</b>	<b>100%</b>	<b>24</b>	<b>100%</b>

The categories will be given different weights to reflect their relative importance in determining environmental conditions. The total maximum number of points that a county, city, or village can receive is 27 points. If a county, city, or village receives a total score greater than or equal to 13.50 (50 percent of total points) it will be considered to have the worst environmental conditions, which will be notated by "+++;" if a county,

city, or village receives a total score greater than or equal to 10.80 (40 percent of total points), but less than 13.50, it will be considered to have the next level of negative environmental conditions, which will be notated by "++;" if a county, city, or village receives a total score greater than or equal to 8.10 (30 percent of total points), but less than 10.80, it will be considered to have the last level of negative environmental conditions, which will be notated by "+" and if a county, city, or village receives a total score less than 8.10, it will not be considered to have negative environmental conditions and will not receive a notation.

The total maximum number of points that a town can receive is 24 points. If a town receives a total score greater than or equal to 12.00 (50 percent of total points), it will be considered to have the worst environmental conditions, which will be notated by "+++;" if a town receives a total score greater than or equal to 9.60 (40 percent of total points), but less than 12.00, it will be considered to have the next level of negative environmental conditions, which will be notated by "++;" if a town receives a total score greater than or equal to 7.20 (30 percent of total points), but less than 9.60, it will be considered to have the last level of negative environmental conditions, which will be notated by "+" and if a town receives a total score less than 7.20, it will not be considered to have negative environmental conditions and will not receive a notation.

## APPENDIX E

### PROPOSED SCHOOL DISTRICT FINANCIAL INDICATOR CALCULATIONS

The following contains an in-depth explanation of each of the proposed financial indicator calculations:

Assigned and Unassigned Fund Balance – The general fund's assigned fund balance (account codes 914 and 915) plus unassigned fund balance (account codes 916 and 917) divided by the general fund's gross expenditures (EOU) during the same fiscal year. In fiscal years prior to the 2010-11 fiscal year, the numerator would consist of account code 910 (appropriated fund balance) plus account code 911 (unreserved, unappropriated fund balance).

Total Fund Balance – The general fund's total fund balance at fiscal year end divided by the general fund's gross expenditures (EOU) during the same fiscal year.

Operating Deficits – The general fund's gross revenues (ROS) minus gross expenditures (EOU) at fiscal year end divided by the general fund's gross expenditures (EOU) during the same fiscal year.

Cash Ratio – The total of the general fund's cash and investments (account codes 200-223, 450, and 451) at fiscal year end divided by the general fund's current liabilities (account codes 600-626 and 631-668 minus account codes 280, 290, and 295) during the same fiscal year.

Cash as a Percentage of Monthly Expenditures – The total of the general fund's cash and investments (account codes 200, 201, 450, and 451) at fiscal year end divided by the general fund's average monthly gross expenditures (EOU) during the same fiscal year.

Short-Term Debt Issuance – The total of short-term debt (RANs, TANs, and budget notes) that were issued during the fiscal year divided by the general fund's total revenues during the same fiscal year.

Short-Term Debt Issuance Trend – The number of years that short-term debt (RANs, TANs, and budget notes) was issued over the last three fiscal years.

## APPENDIX F

### PROPOSED SCHOOL DISTRICT FINANCIAL INDICATORS SCORING

<b>School District Financial Indicators Scoring</b>			
<b>Financial Indicator</b>	<b>Scoring - Points</b>	<b>Maximum Points</b>	<b>Scoring - Weighted Average</b>
Assigned and Unassigned Fund Balance	<b>3 Points</b> = Less Than or Equal to 0% Last Fiscal Year <b>2 Points</b> = Greater Than 0% But Less Than or Equal to 2% Last Fiscal Year <b>1 Point</b> = Greater Than 2% But Less Than or Equal to 5% Last Fiscal Year <b>0 Points</b> = Greater Than 5% Last Fiscal Year	3	
Total Fund Balance	<b>3 Points</b> = Less Than or Equal to 0% Last Fiscal Year <b>2 Points</b> = Greater Than 0% But Less Than or Equal to 5% Last Fiscal Year <b>1 Point</b> = Greater Than 5% But Less Than or Equal to 10% Last Fiscal Year <b>0 Points</b> = Greater Than 10% Last Fiscal Year	3	50%
Operating Deficit	<b>3 Points</b> = Deficits in Three of Last Three Fiscal Years Less Than or Equal to -1.5% <b>2 Points</b> = Deficits in Two of Last Three Fiscal Years Less Than or Equal to -1.5% <b>1 Point</b> = Deficit in One of Last Three Fiscal Years Less Than or Equal to -5% <b>0 Points</b> = No Deficits Last Three Fiscal Years	3	20%
Cash Ratio	<b>3 Points</b> = Less Than or Equal to 50% Last Fiscal Year <b>2 Points</b> = Greater Than 50% But Less Than or Equal to 75% Last Fiscal Year <b>1 Point</b> = Greater Than 75% But Less Than or Equal to 100% Last Fiscal Year <b>0 Points</b> = Greater Than 100% Last Fiscal Year	3	
Cash % of Monthly Expenditures	<b>3 Points</b> = Less Than or Equal to 33.3% Last Fiscal Year <b>2 Points</b> = Greater Than 33.3% But Less Than or Equal to 66.7% Last Fiscal Year <b>1 Point</b> = Greater Than 66.7% But Less Than or Equal to 100% Last Fiscal Year <b>0 Points</b> = Greater Than 100% Last Fiscal Year	3	20%
Short-Term Debt Issuance Amount	<b>3 Points</b> = Greater Than 15% Last Fiscal Year <b>2 Points</b> = Greater Than 5% But Less Than or Equal to 15% Last Fiscal Year <b>1 Point</b> = Greater Than 0% But Less Than or Equal to 5% Last Fiscal Year <b>0 Points</b> = 0% Last Fiscal Year	3	
Short-Term Debt Issuance Trend	<b>3 Points</b> = Issuance In Each of Last Three Fiscal Years or Issued a Budget Note In Last Fiscal Year <b>2 Points</b> = Issuance In Each of Last Two Fiscal Years <b>1 Point</b> = Issuance In Last Fiscal Year <b>0 Points</b> = No Issuance	3	10%
<b>Totals</b>		<b>21</b>	<b>100%</b>

The categories will be given different weights to reflect their relative importance in measuring financial stress. The total maximum number of points that a school district can receive is 21 points. If a school district receives a total score greater than or equal to 13.65 (65 percent of total points), it will be considered in significant fiscal stress; if a school district receives a total score greater than or equal to 9.45 (45 percent of total points), but less than 13.65, it will be considered in moderate fiscal stress; if a school district receives a total score greater than or equal to 5.25 (25 percent of total points), but less than 9.45, it will be considered nearing fiscal stress; and if a school district receives a total score less than 5.25, it will not be considered in fiscal stress.

## APPENDIX G

### PROPOSED SCHOOL DISTRICT ENVIRONMENTAL INDICATOR CALCULATIONS

The following contains an in-depth explanation of each of the environmental indicator calculations:

Change in Property Value – The school district's full value for the most current fiscal year minus the school district's full value for the prior fiscal year divided by the school district's full value for the prior fiscal year.

Change in Enrollment – The school district's enrollment for the most current fiscal year minus the school district's enrollment for the prior fiscal year divided by the school district's enrollment for the prior fiscal year.

Budget Vote Defeats First Budget Vote Trend – In fiscal years prior to the 2012-13 fiscal year budget vote, a majority of total votes had to be "yes" (more than 50 percent) or the budget would be defeated. Starting with the 2012-13 fiscal year budget vote and budget votes in fiscal years after, a majority of total votes had to be "yes" (more than 50 percent) or the budget would be defeated if it did not include an override of the tax cap. Alternatively, a supermajority of total votes had to be "yes" (more than 60 percent) or the budget would be defeated if it included an override of the tax cap.

Change in Approval Percentage for the First Budget Vote – The approval percentage for the first budget vote for the most current fiscal year minus the approval percentage for the first budget vote for last fiscal year. The approval percentage consists of the total number of "yes" votes for the first budget vote divided by the total number of votes cast for the first budget vote.

Graduation Rate Percentage – The total number of students that graduated in the most current fiscal year divided by the number of students that entered 9th grade four years prior. The number of students that graduated in the most current fiscal year consists of students that graduated within four years with a local, regents, or regents with an advanced designation diploma.

Free or Reduced Priced Lunch Percentage – The total free or reduced priced lunch eligible students K-6 for the most current fiscal year divided by the total enrollment K-6 for the most current fiscal year.

## APPENDIX H

### PROPOSED SCHOOL DISTRICT ENVIRONMENTAL INDICATORS SCORING

School District Environmental Indicators Scoring			
Environmental Indicator	Scoring - Points	Maximum Points	Scoring - Weighted Average
Change in Property Value	<p><b>3</b> Points = Four Fiscal Year Average Less Than or Equal to -4% or Change Between Last Two Fiscal Years Less Than -10%</p> <p><b>2</b> Points = Four Fiscal Year Average Less Than or Equal to -2% But Greater Than -4%</p> <p><b>1</b> Point = Four Fiscal Year Average Less Than or Equal to -1% But Greater Than -2%</p> <p><b>0</b> Points = Four Fiscal Year Average Greater Than -1%</p>	3	30%
Change in Enrollment	<p><b>3</b> Points = Four Fiscal Year Average Less Than or Equal to -3.5%</p> <p><b>2</b> Points = Four Fiscal Year Average Less Than or Equal to -2.5% But Greater Than -3.5%</p> <p><b>1</b> Point = Four Fiscal Year Average Less Than or Equal to -1.5% But Greater Than -2.5%</p> <p><b>0</b> Points = Four Fiscal Year Average Greater Than -1.5%</p>	3	10%
Budget Vote Defeats First Budget Vote Trend	<p><b>3</b> Points = Budget Vote Defeated First Time Four of Last Four Fiscal Years</p> <p><b>2</b> Points = Budget Vote Defeated First Time Three of Last Four Fiscal Years</p> <p><b>1</b> Point = Budget Vote Defeated First Time Two of Last Four Fiscal Years</p> <p><b>0</b> Points = Budget Vote Defeated First Time One or None of Last Four Fiscal Years</p>	3	
Change in Approval % First Budget Vote	<p><b>3</b> Points = Four Fiscal Year Average Less Than or Equal to -9% Points and Last Fiscal Year Approval % Less Than 60%</p> <p><b>2</b> Points = Four Fiscal Year Average Less Than or Equal to -6% Points But Greater Than -9% Points and Last Fiscal Year Approval % Less Than 60%</p> <p><b>1</b> Point = Four Fiscal Year Average Less Than or Equal to -3% Points But Greater Than -6% Points and Last Fiscal Year Approval % Less Than 60%</p> <p><b>0</b> Points = Four Fiscal Year Average Greater Than -3% Points</p>	3	25%
Graduation Rate %	<p><b>3</b> Points = Graduation % Below 1.5 Standard Deviations of That Fiscal Years Average Graduation Rate % in Three or More of Last Four Fiscal Years</p> <p><b>2</b> Points = Graduation % Below 1.5 Standard Deviations of That Fiscal Years Average Graduation Rate % in Two of Last Four Fiscal Years</p> <p><b>1</b> Point = Graduation % Below 1.5 Standard Deviations of That Fiscal Years Average Graduation Rate % in One of Last Four Fiscal Years</p> <p><b>0</b> Points = Graduation % Below 1.5 Standard Deviations of That Fiscal Years Average Graduation Rate % in None of Last Four Fiscal Years</p>	3	25%
Free or Reduced Priced Lunch %	<p><b>3</b> Points = Three Fiscal Year Average Greater Than or Equal to 75%</p> <p><b>2</b> Points = Three Fiscal Year Average Greater Than or Equal to 65% But Less Than 75%</p> <p><b>1</b> Point = Three Fiscal Year Average Greater Than or Equal to 55% But Less Than 65%</p> <p><b>0</b> Points = Three Fiscal Year Average Less Than 55%</p>	3	10%
<b>Totals</b>		<b>18</b>	<b>100%</b>

The categories will be given different weights to reflect their relative importance in determining environmental conditions. The total maximum number of points that a

school district can receive is 18 points. If a school district receives a total score greater than or equal to 10.80 (60 percent of total points), it will be considered to have the worst environmental conditions, which will be notated by "+++;" if a school district receives a total score greater than or equal to 8.10 (45 percent of total points), but less than 10.80, it will be considered to have the next level of negative environmental conditions, which will be notated by "++;" if a school district receives a total score greater than or equal to 5.40 (30 percent of total points), but less than 8.10, it will be considered to have the last level of negative environmental conditions, which will be notated by "+" and if a school district receives a total score less than 5.40, it will not be considered to have negative environmental conditions and will not receive a notation.

## APPENDIX I

### INDICATORS REVIEWED BUT NOT INCLUDED IN THE PROPOSED SYSTEM

A number of financial and environmental indicators were evaluated but are not included in this proposal because they were not as effective as the ones selected. We did not utilize these financial indicators for an array of reasons, which included, but were not limited to, the following: the information provided by the indicator was already captured by another indicator that was utilized, the indicator did not provide information that was as pertinent as the information that was captured by the indicators that were utilized, or the indicator simply did not provide useful information.

<b>Local Government Financial Indicators Not Utilized</b>	
<b>Financial Indicator</b>	<b>Calculation</b>
Change In Reserve Balance	$(\text{Current Fiscal Year Reserve Balance} - \text{Previous Fiscal Year Reserve Balance}) / \text{Previous Fiscal Year Reserve Balance}$
Unplanned Deficit	$(\text{Gross Revenues} - \text{Gross Expenditures}) + \text{Assigned Appropriated Fund Balance} / \text{Gross Expenditures}$
Change In Revenues	$(\text{Current Fiscal Year Gross Revenues} - \text{Previous Fiscal Year Gross Revenues}) / \text{Previous Fiscal Year Gross Revenues}$
Change In Expenditures	$(\text{Current Fiscal Year Gross Expenditures} - \text{Previous Fiscal Year Gross Expenditures}) / \text{Previous Fiscal Year Gross Expenditures}$
Assigned Unappropriated Fund Balance and Unassigned Fund Balance Liquidity	$(\text{Cash} + \text{Short Term Investments}) / (\text{Assigned Unappropriated Fund Balance} + \text{Unassigned Fund Balance})$
Long-Term Debt	$\text{Outstanding Long-Term Debt} / \text{Full Valuation}$
Interfund Advances	$\text{Due From Other Funds} / \text{Total Assets}$
Change In Interfund Advances	$(\text{Current Fiscal Year Due From Other Funds} - \text{Previous Fiscal Year Due From Other Funds}) / \text{Previous Fiscal Year Due From Other Funds}$
Intergovernmental Revenues	$\text{Intergovernmental Revenues} / \text{Total Revenues}$
RPT Collections	$\text{Taxes Receivable Overdue} / \text{Real Property Tax Revenues}$

<b>Local Government Environmental Indicators Not Utilized</b>	
<b>Environmental Indicator</b>	<b>Calculation</b>
Change In Working Population 1990 to 2010	$(\text{Working Population 2000 Census} - \text{Working Population 1990 Census}) / \text{Working Population 1990 Census}$ and $(\text{Working Population 2010 Census} - \text{Working Population 2000 Census}) / \text{Working Population 2000 Census}$
Change In Constitutional Tax Limit Exhausted	$\text{Current Fiscal Year Tax Limit Exhausted} - \text{Previous Fiscal Year Tax Limit Exhausted}$

<b>School District Financial Indicators Not Utilized</b>	
<b>Financial Indicator</b>	<b>Calculation</b>
Change In Reserve Balance	$(\text{Current Fiscal Year Reserve Balance} - \text{Previous Fiscal Year Reserve Balance}) / \text{Previous Fiscal Year Reserve Balance}$
Unplanned Deficit	$(\text{Gross Revenues} - \text{Gross Expenditures}) + \text{Assigned Appropriated Fund Balance} / \text{Gross Expenditures}$
Change In Revenues	$(\text{Current Fiscal Year Gross Revenues} - \text{Previous Fiscal Year Gross Revenues}) / \text{Previous Fiscal Year Gross Revenues}$
Change In Expenditures	$(\text{Current Fiscal Year Gross Expenditures} - \text{Previous Fiscal Year Gross Expenditures}) / \text{Previous Fiscal Year Gross Expenditures}$
Assigned Unappropriated Fund Balance and Unassigned Fund Balance Liquidity	$(\text{Cash} + \text{Short Term Investments}) / (\text{Assigned Unappropriated Fund Balance} + \text{Unassigned Fund Balance})$
Long-Term Debt	$\text{Outstanding Long-Term Debt} / \text{Full Valuation}$
Interfund Advances	$\text{Due From Other Funds} / \text{Total Assets}$
Change In Interfund Advances	$(\text{Current Fiscal Year Due From Other Funds} - \text{Previous Fiscal Year Due From Other Funds}) / \text{Previous Fiscal Year Due From Other Funds}$
Intergovernmental Revenues	$\text{Intergovernmental Revenues} / \text{Total Revenues}$
Fixed Costs	$\text{Fixed Costs} / \text{Total Revenues}$

<b>School District Environmental Indicators Not Utilized</b>	
<b>Environmental Indicator</b>	<b>Calculation</b>
Reliance on State and Federal Aid	$\text{State and Federal Aid} / \text{Total Revenues}$
Change in State and Federal Aid	$(\text{State and Federal Aid Current Fiscal Year} - \text{State and Federal Aid Prior Fiscal Year}) / \text{State and Federal Aid Prior Fiscal Year}$
Reliance on Local Revenues	$\text{Local Revenues} / \text{Total Revenues}$
Change in Local Revenues	$(\text{Local Revenues Current Fiscal Year} - \text{Local Revenues Prior Fiscal Year}) / \text{Local Revenues Prior Fiscal Year}$



# **New York Cities:**

## **An Economic and Fiscal Analysis 1980 – 2010**

September 2012

New York State is home to 62 cities with a combined population of 10.4 million. New York City, the largest with a population of 8.2 million, is a global center of commerce and culture. New York State's other 61 cities, with a combined population of 2.2 million, have their own rich histories and distinctive challenges. Many of these cities now face serious fiscal stress, prompting broad debate over the origin of such problems and potential responses by the State. This report seeks to inform that debate by examining the economic and fiscal histories of these other cities between 1980 and 2010, a period characterized by divergent trends for different groups of cities in the Empire State.

Given that each of New York's cities is unique, these fiscal and economic conditions vary. However, as a whole, the 46 cities in upstate New York – defined here as those found in the Capital District, the Southern Tier, and farther north or west – are facing greater challenges than Yonkers and the smaller cities located in the Mid-Hudson and Lower Hudson regions and on Long Island. New York City is on a relatively strong economic trajectory. Partly as a result, these 15 cities are generally in sound condition economically – enjoying growth in population and jobs – although in some cases their fiscal conditions are troubled. Most upstate cities, by contrast, face deep challenges economically and demographically, as well as fiscally.

In general, cities in upstate New York have not fared well over the past few decades. A half century ago, these cities were a model of economic growth, jobs and innovation. Today, many of these cities are struggling to balance budgets and revitalize their economies in the midst of structural deficits and economic stagnation. The financial problems of New York's cities, particularly in upstate New York, are not recent phenomena but go back many years, especially for the cities of Buffalo, Syracuse, Utica, Binghamton and Rochester. These problems are partly the result of significant job losses followed by population declines that began in the 1950s as manufacturing operations began leaving the State. Population losses accelerated throughout the 1960s and the 1970s and have continued through 2010, although at a slower pace.

Now, with a slow economic recovery from the financial meltdown of 2008-2009, cities are trying to manage with stagnant or contracting tax bases while facing the challenges of an aging population, higher rates of poverty and unemployment, and increasing demands for social services. In addition, the costs of doing business and delivering necessary services such as police and fire protection have increased, often at rates higher than the rate of inflation or the growth in personal income.

For many years, cities have relied on property taxes as the main local source of revenue to fund expenses. With property tax bases that are often stagnant and property taxes at historically high levels relative to housing values and income levels, troubled cities have been turning to sales tax increases and higher user fees for services. However, these additional revenues have not kept pace with growing expenditures.

Some cities have begun to examine new options such as seeking additional revenue from tax-exempt property owners, although such funding streams remain small in the context of overall budgets. Many if not most cities have been drawing down budgetary reserves in recent years – a strategy that by definition is unsustainable.

The current fiscal crunch is a product of long-term and systemic factors, and will intensify if local elected leaders are unable to identify or implement acceptable solutions. As reserves are further depleted, some cities are likely to be confronted with current year deficits that, if left unaddressed, could lead to difficulty in continuing normal operations. The decades-long economic and fiscal challenges facing New York’s cities have reached a new and critical point requiring serious public discussion.

<b>New York’s Cities – 2010 Population</b>					
<b>Upstate Cities</b>			<b>Downstate Cities</b>		
<b>City</b>	<b>Population</b>	<b>City</b>	<b>Population</b>	<b>City</b>	<b>Population</b>
<b>Albany</b>	97,856	<b>Mechanicville</b>	5,196	<b>Beacon</b>	15,541
<b>Amsterdam</b>	18,620	<b>North Tonawanda</b>	31,568	<b>Glen Cove</b>	26,964
<b>Auburn</b>	27,687	<b>Niagara Falls</b>	50,193	<b>Hudson</b>	6,713
<b>Batavia</b>	15,465	<b>Norwich</b>	7,190	<b>Kingston</b>	23,893
<b>Binghamton</b>	47,376	<b>Ogdensburg</b>	11,128	<b>Long Beach</b>	33,275
<b>Buffalo</b>	261,310	<b>Olean</b>	14,452	<b>Middletown</b>	28,086
<b>Canandaigua</b>	10,545	<b>Oneida</b>	11,393	<b>Mount Vernon</b>	67,292
<b>Cohoes</b>	16,168	<b>Oneonta</b>	13,901	<b>Newburgh</b>	28,866
<b>Corning</b>	11,183	<b>Oswego</b>	18,142	<b>New Rochelle</b>	77,062
<b>Cortland</b>	19,204	<b>Plattsburgh</b>	19,989	<b>New York</b>	8,175,133
<b>Dunkirk</b>	12,563	<b>Rensselaer</b>	9,392	<b>Peekskill</b>	23,583
<b>Elmira</b>	29,200	<b>Rochester</b>	210,565	<b>Port Jervis</b>	8,828
<b>Fulton</b>	11,896	<b>Rome</b>	33,725	<b>Poughkeepsie</b>	32,736
<b>Geneva</b>	13,261	<b>Salamanca</b>	5,815	<b>Rye</b>	15,720
<b>Glens Falls</b>	14,700	<b>Saratoga Springs</b>	26,586	<b>White Plains</b>	56,853
<b>Gloversville</b>	15,665	<b>Schenectady</b>	66,135	<b>Yonkers</b>	195,976
<b>Hornell</b>	8,563	<b>Sherrill</b>	3,071		
<b>Ithaca</b>	30,014	<b>Syracuse</b>	145,170		
<b>Jamestown</b>	31,146	<b>Tonawanda</b>	15,130		
<b>Johnstown</b>	8,743	<b>Troy</b>	50,129		
<b>Lackawanna</b>	18,141	<b>Utica</b>	62,235		
<b>Little Falls</b>	4,946	<b>Watertown</b>	27,023		
<b>Lockport</b>	21,165	<b>Watervliet</b>	10,254		

Source: U.S. Census, 2010

## A Short Economic History

### Population

With the exception of New York City, Buffalo, Syracuse, Rochester and Yonkers, most of New York's cities are relatively small. Of the State's 62 cities, 10 have populations below 10,000, 39 have populations between 10,000 and 50,000 and eight have populations between 50,000 and 100,000. Four cities (Buffalo, Syracuse, Rochester and Yonkers) have populations over 100,000. The City of Sherrill in Oneida County is the smallest city in New York with a population of 3,071, while New York City is by far the largest with a population of approximately 8.2 million.

For many of these cities, the early to mid-20th century was a time of prosperity, with growth in population and employment as the national and State economies expanded. During the second half of the 1900s, the broad decline of manufacturing employment and other factors combined to drain jobs and population from many of New York's cities, increasing regional competition for businesses and jobs.

The largest decline in population in the State of New York occurred in the 1970s. However, unlike the City of New York and many cities in the Hudson Valley and Long Island, New York's upstate cities have continued to lose population through 2010. Since 1980, New York's upstate cities have seen a net population decline of about 279,000 or 14.9 percent from the 1980 total of 1.9 million. This loss in population between 1980 and 2010 for the upstate cities followed a loss in population of approximately 514,000 between 1960 and 1980. In the upstate area, only six cities have seen increases in population since 1980: Saratoga Springs (2,680), Ithaca (1,282), Oneida (583), Rensselaer (345), Sherrill (241), and Canandaigua (126), all quite modest-relative to the overall scale of the general decline.

With the exception of the decade of the 1970s, the cities in the Hudson Valley, Long Island and New York City have all gained population. Cities located in Hudson Valley and Long Island saw solid growth of about 41,000 people or 6.8 percent since 1980. New York City incurred an increase in population of 1.1 million or 15.6 percent.

New York Cities – Change in Population							
Region	Population 1960	Change 1960-70	%	Change 1970-80	%	Change 1980-2010	%
<b>Upstate</b>	2,415,611	<b>-204,000</b>	-8.5	<b>-309,578</b>	-14.0	<b>-279,448</b>	-14.9
<b>Hudson Valley and Long Island</b>	602,523	<b>5,348</b>	0.9	<b>-30,690</b>	-5.1	<b>40,769</b>	6.8
<b>New York City</b>	7,781,984	<b>112,878</b>	1.5	<b>-823,223</b>	-10.4	<b>1,103,494</b>	15.6
<b>All Cities</b>	10,800,118	<b>-83,774</b>	-0.8	<b>-1,163,491</b>	-10.9	<b>864,815</b>	9.1
Source: U.S. Census, 1960, 1970, 1980, 2010							

As a point of comparison, total population in New York State has increased by 1.8 million or 10.4 percent since 1980, and by 2.6 million or 15 percent since 1960.

The following tables list those cities with the largest decreases and increases in population since 1980. Appendix A contains this same information for the period 1960 through 2010. Appendix B lists population changes for all cities in New York State.

The tables demonstrate that the larger cities in Western New York have experienced the largest declines in population since 1980, with Niagara Falls losing 30 percent and Buffalo losing 27 percent. This trend is not confined to Western New York, but extends throughout the Southern Tier and Central New York, with Rome experiencing a population loss of 23 percent, Elmira a loss of 17 percent and Syracuse a loss of about 15 percent.

In comparison, most of the recent increases in population for cities are in the downstate region. While New York City has gained more than one million people since 1980, the smaller cities in the Hudson Valley and Long Island region have also seen significant increases, with Middletown growing by 31 percent, Peekskill by 29 percent, and Newburgh, by 23 percent. The only upstate city with a significant gain in population is Saratoga Springs, which has seen an increase of 11.2 percent since 1980.

<b>Largest Decreases in Population</b>		
<b>1980 – 2010</b>		
<b>City</b>	<b>Change 1980-2010</b>	<b>Percentage</b>
<b>Buffalo</b>	-96,560	-27.0
<b>Rochester</b>	-31,176	-12.9
<b>Syracuse</b>	-24,935	-14.7
<b>Niagara Falls</b>	-21,191	-29.7
<b>Utica</b>	-13,397	-17.7
<b>Rome</b>	-10,101	-23.0
<b>Binghamton</b>	-8,484	-15.2
<b>Troy</b>	-6,509	-11.5
<b>Elmira</b>	-6,127	-17.3
<b>Auburn</b>	-4,861	-14.9
<b>Source: U.S. Census</b>		

<b>Largest Increases in Population</b>		
<b>1980 – 2010</b>		
<b>City</b>	<b>Change 1980-2010</b>	<b>Percentage</b>
<b>New York</b>	1,103,494	15.6
<b>White Plains</b>	9,854	21.0
<b>Middletown</b>	6,632	30.9
<b>New Rochelle</b>	6,268	8.9
<b>Newburgh</b>	5,428	23.2
<b>Peekskill</b>	5,347	29.3
<b>Poughkeepsie</b>	2,979	10.0
<b>Saratoga</b>	2,680	11.2
<b>Beacon</b>	2,604	20.1
<b>Glen Cove</b>	2,346	9.5
<b>Source: U.S. Census</b>		

The 2010 Census also delineates shifts in population among different age groups within each city. As with the country as a whole, New York State's population is aging, with a higher percentage of the current population in the older age groups. However, this increasing share of older New Yorkers is especially striking among those cities that have incurred population losses over the last 30 years.

As indicated in the table below, New York's cities, excluding the City of New York, saw a combined loss of about 239,000 people or 9.7 percent since 1980. Of this amount, about 229,000 were under the age of 40, while about 9,600 were over the age of 40. All of these losses occurred in New York's upstate cities. Upstate cities lost 229,000 people under the age of 40 and about 50,000 people over the age of 40. Downstate cities actually gained about 41,000 people, mostly people over the age of 40.

The cities in the Hudson Valley and Long Island, again in contrast, actually experienced a population increase of about 41,000 or 6.8 percent since 1980. However, consistent with the trend of other cities, this increase was concentrated in the over-40 age group, which increased by 15.6 percent for these cities.

<b>New York Cities – Population and Age Distribution</b>				
<b>1980 - 2010</b>				
	<b>Upstate</b>	<b>Hudson Valley and Long Island</b>	<b>Total</b>	<b>New York City</b>
<b>1980 Population</b>	1,873,247	600,619	2,473,866	7,071,639
<b>Under 40</b>	1,146,571	341,036	1,487,607	4,245,591
<b>Over 40</b>	726,676	259,583	986,259	2,826,048
<b>2010 Population</b>	1,593,799	641,388	2,235,187	8,175,133
<b>Under 40</b>	917,098	341,405	1,258,503	4,617,307
<b>Over 40</b>	676,701	299,983	976,684	3,557,826
<b>Difference</b>	-279,448	40,769	-238,679	1,103,494
<b>Under 40</b>	-229,473	369	-229,104	371,716
<b>Over 40</b>	-49,975	40,400	-9,575	731,778
<b>Percentage</b>	-14.9	6.8	-9.7	15.6
<b>Under 40</b>	-20.0	0.1	-15.4	8.8
<b>Over 40</b>	-6.9	15.6	-1.0	25.9

Source: U.S. Census, 1980, 2010

As a point of comparison, the 2010 Census revealed that New York's population has increased since 1980 by approximately 1.8 million people, or 10.4 percent, to 19.4 million people. This growth in population was actually an increase of 2.3 million people over 40 years of age (34.1 percent) offset by a loss of 508,000 people under the age of 40 (-4.7 percent).

## Employment

Associated with the decline in population has been a decline in employment, particularly in the manufacturing sector, which had been a mainstay of the economies of Western New York, Central New York and the Southern Tier. From 1980 through 2010, New York State lost approximately 765,000 manufacturing jobs. The current number of manufacturing jobs in New York State is about 457,000, down from its peak of approximately 1.8 million in 1953.

Offsetting the loss in the manufacturing sector has been an increase of 1.7 million service sector jobs between 1980 and 2010. In total, approximately 1.3 million jobs have been added since 1980.

While job losses in manufacturing have been offset by increases in services, many of these service sector jobs are not located in upstate New York, but in the downstate region of the State. In other words, jobs lost in Buffalo, Niagara Falls and Syracuse have not been replaced with new service sector jobs. Since 1980, the Hudson Valley, Long Island and New York City have had higher job growth than elsewhere in the State.

After New York City, the greatest job gains over the past 30 years have been in the Nassau/Suffolk county region, followed by the Dutchess/Orange county region. The increase of about 100,000 jobs in Dutchess and Orange counties represents a 49.3 percent increase. The Capital District also had substantial growth with an increase of 56,500 jobs, followed by the Rochester region with an increase of 52,400 jobs. The Utica/Rome and Binghamton regions are among the lowest for job growth. The cities included in each region are listed in Appendix C.

New York's Job Gains – by Region		
1980 – 2010		
Region	Change (000's)	% Change
<b>New York City (incl. Westchester)</b>	899.3	26.8
<b>Nassau/Suffolk</b>	174.8	14.4
<b>Dutchess/Orange</b>	99.6	49.3
<b>Albany/Schenectady/Troy</b>	56.5	15.2
<b>Rochester</b>	52.4	11.9
<b>Syracuse</b>	25.8	9.2
<b>Buffalo/Niagara Falls</b>	21.9	4.2
<b>Utica/Rome</b>	6.2	4.9
<b>Binghamton</b>	0.5	0.4
<b>Rest of State</b>	168.1	22.0
Source: NYS Statistical Yearbooks, 1982, 2011		

Job Gains – Cities within Regions		
1980 – 2010		
Cities by Region	Change (000's)	% Change
<b>New York City (incl. Westchester)</b>	836.4	26.9
<b>Dutchess/Orange</b>	13.3	35.1
<b>Albany/Schenectady</b>	10.5	8.1
<b>Nassau/Suffolk</b>	5.0	18.9
<b>Utica/Rome</b>	-3.1	-6.7
<b>Syracuse</b>	-11.1	-11.6
<b>Binghamton</b>	-3.6	-14.9
<b>Rochester</b>	-14.2	-11.9
<b>Buffalo/Niagara Falls</b>	-31.3	-15.5
<b>Rest of State</b>	-3.5	-2.3
Source: U.S. Census, 1980, 2010 ACS Estimates		

However, while many of the State's regions have seen growth in jobs, most of this growth took place outside of the cities – especially in upstate New York. Between 1980 and 2010, most of the cities west of the Capital District saw an actual decline in jobs, for a net decline of 66,800 jobs. Cities within the Buffalo/Niagara Falls region (Buffalo, Lackawanna, Tonawanda, North Tonawanda, Lockport and Niagara Falls) suffered losses of over 31,000 jobs or approximately 16 percent of the total number of jobs in 1980. Specifically, the City of Buffalo lost 22,500 and Niagara Falls lost 7,000 jobs.

The cities of Rochester, Geneva, and Batavia also experienced significant job losses between 1980 and 2010. The latest estimates by the U.S. Census Bureau show that Rochester lost the most (13,500 jobs) while the remaining two cities lost 836 jobs.

Cities near New York City, driven by the New York City economy, have seen a net increase of approximately 836,400 jobs over the last 30 years, while cities in Dutchess and Orange counties saw a net increase of about 13,300 jobs, followed by the cities in the Capital Region, including Albany, Troy, Rensselaer and Schenectady, at 10,500. The change in employment for each city within a region is included in Appendix C.

<b>Unemployment Rates – Percentage of Workforce</b>		
<b>City</b>	<b>1980</b>	<b>2010</b>
<b>Buffalo</b>	13.1	12.4
<b>Elmira</b>	12.3	12.3
<b>Gloversville</b>	14.8	14.0
<b>Hornell</b>	10.0	12.2
<b>Niagara Falls</b>	10.3	9.2
<b>Ogdensburg</b>	12.5	8.9
<b>Oswego</b>	12.7	11.4
<b>Rochester</b>	9.1	11.7
<b>Syracuse</b>	8.5	10.5
<b>Schenectady</b>	8.4	9.3
<b>Utica</b>	9.6	11.5
<b>State Rate</b>	<b>7.1</b>	<b>8.5</b>
<b>Source: U.S. Census</b>		

The same cities that are experiencing significant population losses are also showing relatively higher unemployment rates. For many of these cities, unemployment rates have been high for a number of years. In 2010, 32 cities out of a total of 62 exceeded the average State unemployment rate of 8.5 percent. Forty-two cities exceeded the average rate in 1980, which was 7.1 percent for both the State and the nation.

The consistently high rates of unemployment in some areas reflect the loss of jobs over a period of time. Such high rates contribute to higher rates of poverty, raising the level of services required of local governments while reducing the tax base.

As with unemployment, the highest poverty rates are found in the upstate cities, with the exception of Newburgh, which is in downstate New York. Forty-eight cities had 2010 poverty rates in excess of the State average of 14.2 percent, while 27 cities had poverty rates in excess of 20 percent. In comparison, the national poverty rates were 13 percent for 1980 and 14.3 percent for 2010. The poverty rates for cities as of the year 2009, along with unemployment rates, are listed in Appendix D.

<b>Poverty Rates – 1980 vs. 2010 (Percentage)</b>		
<b>City</b>	<b>1980</b>	<b>2010</b>
<b>Ithaca*</b>	32.3	41.2
<b>Syracuse</b>	18.4	31.1
<b>Rochester</b>	17.5	30.4
<b>Buffalo</b>	20.7	29.6
<b>Utica</b>	16.8	29.0
<b>Binghamton</b>	15.5	27.8
<b>Gloversville</b>	14.6	27.5
<b>Elmira</b>	17.5	25.9
<b>Newburgh</b>	26.7	25.8
<b>Dunkirk</b>	13.5	25.8
<b>New York State</b>	13.4	14.2

\* Poverty levels for some cities, particularly smaller ones such as Ithaca, are affected by the large number of college students who reside there.

Source: U.S. Census, 1980 Census, 2010 ACS Estimates

## Economic Data

At times, it is useful to compile a number of economic data points in order to present a comparative picture of a city's situation relative to its surrounding municipalities. In the case of the upstate cities, especially the larger cities of Buffalo, Rochester, Syracuse and Albany, their economic conditions differ dramatically from those of their contiguous municipalities. Presented below are six economic indicators for these cities and also for two to three towns that are contiguous to each city. These economic indicators for all cities are presented in Appendix E.

<b>Economic Indicators – Cities and Towns</b>				
City/Town	Buffalo	Amherst	Cheektowaga	Tonawanda
Labor Force	124,217	62,529	39,883	39,927
Employed	108,785	58,900	37,200	37,516
Unemployed	15,432	3,629	2,683	2,411
Unemp. Rate (%)	12.4	5.8	6.7	6.0
Per Capita Income (\$)	19,409	34,312	24,085	25,999
Poverty Rate	29.6	8.2	9.1	9.6

City/Town	Rochester	Brighton	Gates	Irondequoit
Labor Force	99,061	18,585	14,970	26,992
Employed	87,456	17,650	13,977	25,323
Unemployed	11,605	935	993	1,669
Unemp. Rate (%)	11.7	5.0	6.6	6.2
Per Capita Income (\$)	17,865	37,610	24,279	27,341
Poverty Rate (%)	30.4	9.5	6.6	10.0

City/Town	Syracuse	Dewitt	Onondaga	Salina
Labor Force	66,143	12,731	11,731	18,245
Employed	59,410	11,967	11,053	17,133
Unemployed	6,733	764	678	1,112
Unemp. Rate (%)	10.2	6.0	5.8	6.1
Per Capita Income (\$)	17,866	36,542	30,751	25,864
Poverty Rate (%)	31.1	7.9	5.3	7.4

City/Town	Albany	Bethlehem	Colonie	Guilford
Labor Force	51,354	18,190	44,990	19,906
Employed	46,944	17,403	42,844	18,993
Unemployed	4,410	787	2,146	913
Unemp. Rate (%)	8.6	4.3	4.8	4.6
Per Capita Income (\$)	23,341	39,867	35,075	38,039
Poverty Rate (%)	25.3	5.1	5.7	5.5

Source: U.S. Census, American Community Survey Estimates, 2010

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## City Finances

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Despite low population and employment growth and, in some cases, population and employment losses, most city budgets in New York State are balanced year in and year out. A cursory review of these budgets will not reveal the level of fiscal stress that city mayors are managing on a daily basis. However, a deeper analysis of revenues and expenditures relative to certain economic and demographic variables uncovers a number of increasing financial stress points within city budgets, especially for those cities in upstate New York. Any combination of factors contributing to these stress points, if not corrected early, can lead to significant fiscal problems in future years.

In some cases, stress can be highlighted by the gap between revenues and expenditures, which has been filled at times with State aid, reserves, or short term solutions such as shifting costs to future years. Other signs of fiscal stress emerge from analysis of the relationships among cities' fiscal, economic and social trends.

For example, indicators of fiscal stress can be discerned by examining the growth in revenues and expenditures relative to growth in personal income and inflation, and by comparing growth in total revenues and expenditures relative to such growth on a per capita basis. These indicators show the tax burden carried by individuals and can point to a city's flexibility to raise revenues in the future. Determining the overall level of property taxes relative to median housing values, median household income and property taxes relative to the New York State constitutional tax limit, an overall limit on the amount of property taxes that a city may raise, provides another measure of stress.

Cities are the deliverers of essential local services for their residents (police, fire control, water and sewer infrastructure, etc.). Thus, the bulk of city budgets represent personal service costs including wages, salaries and employee benefits. Examining the growth in expenditures and components in spending can identify those areas where growth has exceeded the rate of inflation and, at times, the increase in personal income.

The largest cost drivers for cities over the past 30 years have been personal service costs as well as health insurance and workers compensation. Pension costs have increased in recent years due to poor market conditions. Health care costs have risen significantly since the 1980s. Not surprisingly, given the economic backdrop for many cities, the above indicators show that many of New York's cities, especially in upstate New York, are undergoing significant fiscal stress. In addition, some other cities with stronger economic bases are also experiencing problems, primarily as a result of poor management decisions, such as an over-reliance on non-recurring revenues, to balance budgets. Given its unique nature, the City of New York is not included in the following discussion, unless noted.

## City Operating Budgets

The operating budgets of New York's cities range from \$6.1 million for Sherrill, the smallest city in the State, to \$464.2 million for Buffalo, the largest city outside of New York City. The primary components of a city's revenue stream, revenues used to finance a city's operating budget, include property taxes, sales and use taxes ("sales tax"), State aid, Federal aid and other local revenue actions such as fees (water and park) as well as the sale of property. These revenues do not include bond and note proceeds issued for capital projects. For all cities combined, local revenues – monies raised by local taxes, fees and other local revenue actions – increased by 221 percent over the 30-year period 1980 to 2010. State and Federal aid to cities increased by 148 percent. Combining local revenues with State and Federal aid yields total operating revenues, which grew by 197 percent for the period between 1980 and 2010. Total operating revenues do not include proceeds from bonds and notes issued to fund capital projects. Operating expenditures increased by 215 percent over the same period. Inflation, as measured by the Consumer Price Index, increased by 165 percent for the period 1980 through 2010.

Property taxes increased by approximately 209 percent, sales taxes by 303 percent, and other fees, fines and charges grew by 194 percent. State aid increased by 292 percent, higher than the growth rate in the property tax or in other local revenues. Federal aid grew by only 16 percent. Locally generated revenues and State aid for New York's cities far outpaced inflation from 1980 through 2010, while Federal aid fell significantly after adjusting for inflation.

<b>New York's Cities – Revenues and Operating Expenditures (\$ Millions)</b>				
	<b>1980</b>	<b>2010</b>	<b>Difference</b>	<b>% Increase</b>
<b>Local Revenues</b>	957,683	3,079,807	2,122,124	221.2
<b>State and Federal Revenues</b>	481,768	1,194,839	713,071	148.0
<b>Total Revenues</b>	1,439,451	4,274,646	2,835,195	197.0
<b>Operating Expenditures</b>	1,264,470	3,988,620	2,724,150	215.4
<b>Consumer Price Index</b>				165.0

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## Revenues

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The property tax has been and still is the main source of revenues for cities, followed by the sales tax, fees, fines and charges for services such as utilities and water. Over time as expenditures increase, cities have turned to the sales tax to augment the property tax, and as sales tax revenues have flattened or declined, cities have turned to other charges and State aid to finance their budgets.

As seen in the table below, in 1980, on average, for the cities of New York, property taxes accounted for 24.4 percent of total revenues, with other revenues including charges, fees, intergovernmental transfers, etc., accounting for 28.7 percent of revenues and for State aid at 16 percent. In 2010, the percentages for State aid and the sales tax have increased significantly, while property taxes and other revenues remained relatively flat, as seen below. As a share of total revenue, sales and use taxes increased to 18.1 percent from 13.4 percent and State aid has increased from 16 percent to 21 percent. Federal aid, in contrast, showed a significant decline from an average of 17.5 percent of total revenues to 6.8 percent.

Breakdown of City Revenues (Percentage)						
Year	Property Taxes	Sales and Use Taxes	Other Revenues	State Aid	Federal Aid	Total
1980	24.4	13.4	28.7	16.0	17.5	100.0
2010	25.5	18.1	28.5	21.1	6.8	100.0

Indicative of a growing disparity between locally raised revenues and local expenditures is the increase over time in State aid, which over the period of this study, has risen substantially. As the table on the following page shows, the level of growth in State aid varies from one city to another. Factors in such variation may include whether the city has a dependent school district, the city's ability to generate new local revenues as evidenced by growth in the local tax base, and historical patterns of aid programs established by the Legislature. All of the cities shown in the table have seen higher rates of growth in State aid than in other revenues.

## Revenues – Property Taxes

The property tax is the major source of revenue for cities. Property taxes also finance the budgets of counties, school districts, towns and other municipal organizations. When combined, the total property tax bill in New York State, excluding New York City, has increased from \$9 billion in 1980 to approximately \$30 billion in 2009, the last year for which complete data is available. City property tax revenues, excluding New York City, accounted for 4 percent or \$352 million of total property taxes levied in 1980 and \$1.1 billion, or 3.5 percent, in 2009.

City taxes are only one part of the total that homeowners and businesses pay for property taxes. School taxes typically are the largest element of overall property tax costs. Still, cities must set their own property tax rates in an environment that is influenced by taxpayers' perceptions of overall tax burdens – a context that many local officials have concluded makes significant increases in tax rates difficult.

As cities contemplate increasing property taxes to fund ongoing operations, they are faced with constraints. These constraints include a constitutional tax limit, a property tax cap and pressure by taxpayers to eliminate property tax increases. When comparisons are made on property tax burdens, in most cases the total property taxes raised by all governments within a county is used to gain a sense of how New York relates to other states. According to the National Tax Foundation, New York ranks highest in the nation when total property taxes by county are measured as a percentage of household value, and very high in the nation when measured as a percentage of income.

<b>Growth in State Aid Relative to Other Revenues</b>		
<b>1980 – 2010 (Percentage)</b>		
<b>Cities</b>	<b>Growth in State Aid</b>	<b>Growth in Other Local Revenues</b>
<b>Auburn</b>	244.9	230.3
<b>Binghamton</b>	194.8	24.9
<b>Buffalo</b>	257.5	77.3
<b>Glen Cove</b>	129.8	113.2
<b>Glens Falls</b>	619.2	251.9
<b>Gloversville</b>	192.8	170.1
<b>Hornell</b>	283.0	152.2
<b>Jamestown</b>	187.1	119.2
<b>Lackawanna</b>	279.3	49.1
<b>North Tonawanda</b>	821.6	500.8
<b>Oneida</b>	203.2	8.0
<b>Oneonta</b>	259.7	203.9
<b>Rochester</b>	788.2	146.3
<b>Rome</b>	345.1	72.2
<b>Sherrill</b>	377.2	172.7
<b>Salamanca</b>	986.7	289.6
<b>Saratoga Springs</b>	774.9	442.5
<b>Syracuse</b>	377.3	196.6
<b>Tonawanda</b>	317.2	96.0
<b>Utica</b>	211.6	76.0
<b>Watervliet</b>	691.2	337.8
<b>Yonkers</b>	662.1	263.5

For the years 2007 through 2009, out of a total of 1,823 counties in the United States, 15 counties in upstate New York rank as the highest in the nation in property taxes as a percentage of median home value. The national average of property taxes to median home value is 0.96 percent, which means that on homes which cost \$100,000, the average property tax nationwide is \$960. Upstate New York counties show significantly higher percentages. For example, Orleans County ranks as the nation's highest, with property taxes equal to 2.99 percent of median home value (\$2,990 on a \$100,000 home), followed by Niagara County at 2.83 percent and Monroe County at 2.78 percent. Allegany, Wayne and Cortland counties are next in line. These counties contain cities with some of the greatest economic challenges in the State, including Rochester, Syracuse, Niagara Falls and Buffalo. All of New York's counties outside New York City are in excess of the national average of 0.96 percent. The following chart lists the 15 counties with the largest property tax burdens in New York, measured as a percentage of median home value and as a percentage of household income. A complete list of all counties is included in Appendix F.

<b>Total Property Taxes</b>					
<b>As a Percentage of Home Value and of Household Income</b>					
<b>County</b>	<b>Percentage of Home Value</b>	<b>National Rank</b>	<b>County</b>	<b>Percentage of Household Income</b>	<b>National Rank</b>
Orleans	2.99%	1	Nassau	8.11%	4
Niagara	2.83%	2	Rockland	7.89%	6
Monroe	2.78%	3	Westchester	7.66%	7
Allegany	2.69%	4	Putnam	7.43%	8
Wayne	2.67%	5	Suffolk	7.36%	9
Cortland	2.64%	6	Orange	6.08%	28
Genesee	2.61%	7	Sullivan	5.63%	42
Chautauqua	2.58%	8	Dutchess	5.58%	46
Seneca	2.56%	9	Ulster	5.50%	50
Wyoming	2.51%	10	Monroe	5.49%	52
Montgomery	2.49%	11	Schenectady	5.36%	54
Onondaga	2.46%	12	Tompkins	5.08%	61
Erie	2.46%	13	Columbia	4.97%	66
Livingston	2.43%	14	Washington	4.94%	70
Cayuga	2.37%	15	Niagara	4.91%	71
United States	0.96%		United States	2.85%	

Source: National Tax Foundation, Property Taxes on Owner-Occupied Housing, by County, Ranked by Taxes as a Percentage of Household Income, 2007-2009 (March 2, 2011)

New York's counties are also among the most heavily taxed in the nation with respect to property taxes as a percentage of median household income – although in this case, downstate counties take the lead. The national average is 2.85 percent, which means that, on average, property taxes paid for a household income of \$100,000 would be \$2,850. The highest ranking counties in New York – Nassau, Rockland, Westchester, Putnam and Suffolk – are only surpassed by the New Jersey counties of Passaic, Essex, Union and Bergen. This analysis indicates the pressure current property tax levels have placed on family income in New York State, as well as the pressure cities within these counties are feeling to keep any increases in property taxes at a minimum.

Due to high property taxes in New York, legislation was enacted in 2011 imposing a 2 percent annual cap on property tax levy increases, with certain exceptions. This legislation limits an annual increase in property taxes to the lower of 2 percent of the prior year's tax levy or the rate of inflation. Exceptions to this cap include property tax increases due to significant increases in pension rates, and to payments on tort judgments and claims that exceed 5 percent of the prior year's tax levy.

In addition to this cap, a number of cities are approaching a different type of tax limit – a constitutional tax limit on the total amount of property taxes they can raise. Under the State Constitution, a city is limited in the amount of property taxes it may impose. This cap is calculated by applying a limit, usually 2 percent, of a five-year rolling average of the full valuation of the city's assessment roll. The recently enacted property tax cap limits the annual increase in the amount of property taxes a city can raise within the overall constitutional limit.

In 2012, the property tax levies of 17 cities excluding the City of New York were above 60 percent of their constitutional tax limits. Four cities – Lackawanna, Binghamton, Jamestown and Gloversville, all in upstate New York – were above 80 percent of their limits.

Once again, reflecting stronger economies, the cities in the Hudson and Long Island regions fared better than upstate cities. In 2012, only four of the 15 cities in the Hudson Valley and Long Island regions had exceeded 40 percent of their available tax limit – Yonkers (68.2 percent), Newburgh (67.4 percent), Hudson (56.3 percent) and Middletown (42.4 percent). Upstate, 28 of 46 cities exceeded 40 percent. A full listing is included in Appendix G.

<b>City Constitutional Property Tax Limits – 2012 (Excluding New York City)</b>					
<b>Amount Expended (Percentage)</b>					
<b>Olean</b>	65.64	<b>Ogdensburg</b>	70.41	<b>Lackawanna</b>	84.53
<b>Tonawanda</b>	66.78	<b>Fulton</b>	71.06	<b>Binghamton</b>	85.82
<b>Lockport</b>	67.02	<b>Buffalo</b>	71.15	<b>Jamestown</b>	92.07
<b>Newburgh</b>	67.36	<b>Rochester</b>	74.86	<b>Gloversville</b>	92.72
<b>Rensselaer</b>	68.10	<b>Little Falls</b>	75.65		
<b>Yonkers</b>	68.19	<b>Niagara Falls</b>	76.95		
<b>Syracuse</b>	68.64				

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## Per Capita Revenues

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Another analysis that can be used to measure stress points in a city's financial plan is an examination of the rate of growth in an individual's tax burden relative to the rate of growth in overall taxes for a specific municipality. This is measured by comparing the per capita rate of growth in tax and fee revenues to the rate of growth in total city tax and fee revenues.

For New York's cities, such an analysis for the period 1980 through 2010 indicates that growth rates in per capita revenues over this period were higher than growth rates in total revenue for all but six upstate cities (Canandaigua, Ithaca, Oneida, Rensselaer, Saratoga Springs and Sherrill). Therefore, for these cities, the increase in taxes per person is higher than the overall growth in taxes between 1980 and 2010. This indicates that the tax base may be contracting or stagnant, as each individual is taking on a higher percentage of any increase in taxes. This result is more prevalent among the upstate cities than the cities in the Hudson Valley and Long Island regions and is not surprising given the loss of population and employment. Those cities which show the highest difference between the rates of growth in per capita revenue to total revenue growth are Buffalo, Hudson, Little Falls, Niagara Falls, Olean and Rome, all upstate cities.

The cities in the Hudson Valley and Long Island regions (with the exception of Kingston and Long Beach) all showed a reverse trend whereby the growth rate in revenues between 1980 and 2010 was higher than the per capita growth rate, thus indicating an expanding tax base upon which these cities can rely. The full analysis can be seen in Appendix H.

## Expenditures

Non-capital expenditures of cities can be divided into four major categories: personal services (wages and salaries), employee benefits, contractual payments, and debt service on the bonds and notes issued by the cities. In 1980, operating expenditures for all cities in New York State, once again excluding the City of New York, totaled \$1,265 million, growing to \$3,989 million in 2010, an increase of \$2,724 million or 215.4 percent.

Over this time period, the largest dollar increase in expenditures has been in wages and salaries. At an increase of 186 percent since 1980, this category has not increased as much in percentage terms as employee benefits, which rose 361 percent. Employee benefits, which include unemployment insurance, health benefits for current and retired workers and pension costs, increased by \$728 million over the past 30 years.

Contractual services tripled to \$1,025 million, while debt service on the bonds and notes of cities increased by \$214 million, or 138 percent. The impact of the increase in employee benefits on cities' budgets can be seen in the chart below. In 1980, personal service costs, on average, were 46 percent of a city's operating budget, while benefits were 16 percent and debt service was 12 percent. In 2010, on average, personal service costs dropped to 42 percent and debt service costs declined to approximately 9 percent, while employee benefits increased to approximately 23 percent, the only area of a substantive increase.

<b>Growth in City Operating Budgets</b>					
<b>1980 – 2010 (\$ Millions)</b>					
<b>Year</b>	<b>Personal Service</b>	<b>Employee Benefits</b>	<b>Contractual Services</b>	<b>Debt Services</b>	<b>Total</b>
<b>1980</b>	581.5	201.8	326.3	154.9	1,264.5
<b>2010</b>	1,665.5	930.0	1,024.8	368.4	3,988.7
<b>\$ Difference</b>	1,084.0	728.2	698.5	213.5	2,724.2
<b>% Difference</b>	186.4	360.9	214.1	137.8	215.4

## Expenditures – Benefits

For fiscal year 1980, 52 out of 61 cities, excluding New York City, reported to the Office of State Comptroller their total benefits expenditures along with the individual components of that spending.<sup>1</sup> For these 52 cities, benefits had grown in 2010 by approximately \$659 million or 350 percent from the 1980 level of \$188 million. Health insurance costs have clearly been the driving force behind this tremendous increase in employee benefits. For these reporting cities, total costs for health insurance were approximately \$25 million in 1980. By 2010, health insurance totaled \$354.5 million, an increase of \$329.5 million or 1,318 percent. In 2010, health insurance represented 42 percent of the total amount of benefits paid by these cities.

Although costs to local governments for employee retirement have increased in recent years, when examined over our 30-year period, these costs have increased by only \$64.1 million or about 58 percent for these 52 cities. The recent increases in employer contributions have been a direct result of the collapse in 2008-2009 in the financial markets and have followed contribution rates that approached 0 or 1 percent for some plans in the early 2000s. Other benefits which have also increased significantly include unemployment insurance, workers' compensation benefits and social security.

Breakdown of City Expenditures		
1980 – 2010 Percentage		
	1980	2010
<b>Personal Service</b>	46.0	41.8
<b>Employee Benefits</b>	16.0	23.3
<b>Contractual</b>	25.8	25.7
<b>Debt Service</b>	12.2	9.2
<b>Total</b>	100.0	100.0

City Employee Benefits*				
1980 – 2010 ( Millions of Dollars )				
	1980	2010	Difference	Percent Change
<b>Benefits</b>	188.1	847.2	659.0	350.4
<b>Health Insurance</b>	25.0	354.5	329.5	1,318.0
<b>Employee Retirement</b>	110.8	174.9	64.1	57.9
<b>Other</b>	52.3	317.9	265.6	507.8

\*Numbers are for 52 cities, excluding the City of New York and 9 other listed in endnote 1.

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## Per Capita Income and Expenditures

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The U.S. Census Bureau provides estimates of per capita income for cities for the years between decennial censuses. Comparing this data to per capita expenditure growth highlights those cities where, on average, the growth in spending is in excess of growth in income, or city residents' ability to pay. For 36 out of 61 cities, per capita growth in expenditures between 1980 and 2010 was higher than growth in personal income over that time period. In other words, growth in spending per person was higher than the average rate of growth in income per person.

The cities with the largest difference between the rate of growth in expenditures per person and per capita personal income growth include Amsterdam, Corning, Port Jervis, Salamanca and Norwich.

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## Infrastructure and Debt Service

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New York's cities generally possess an aging infrastructure: roads, bridges, water, and sewer facilities. Although population has declined, the boundaries of cities have not. The infrastructure is in need of rehabilitation and repair. Between fiscal years 1980 and 2009, debt issued for capital projects by cities has resulted in debt service for all cities (excluding the City of New York) increasing by 145 percent or a net of \$225 million.

The State's infrastructure needs are significant, with water systems in some cities approaching 100 years of age. Recent analysis by the Office of the State Comptroller<sup>2</sup> indicates that most of the capital investment in recent years in the State has been for general government purposes such as municipal buildings and public safety and not for transportation, sewer or water. A number of studies have analyzed this issue statewide and the costs to repair and rehabilitate local infrastructure facilities are staggering: \$175.2 billion for transportation, \$36.2 million for municipal wastewater systems, and \$38.7 billion for clean water systems over the next 20 years.<sup>3</sup> These estimates include the City of New York.

Recent estimates by the State Department of Transportation<sup>4</sup> indicate that the number of local bridges deemed deficient will increase by about 1,500 in the next few years – half the current total. Federal studies have shown that nearly one third or 4,796 miles of urban roads and highways in New York are in unacceptable condition, while less than 30 percent or 3,093 miles are considered in good condition.

In March 2008, the Department of Environmental Conservation issued an analysis which found 30 percent of the State's sewage collection and treatment systems were beyond their useful life as of 2004.<sup>5</sup> The study estimated that \$36.2 billion will be needed over the next 20 years to maintain New York's local government wastewater systems. The New York State Department of Health estimated the cost to repair, replace and update New York's drinking water systems at \$38.7 billion over the same time frame.<sup>6</sup>

For New York's cities, especially the upstate cities, recovery from fiscal and economic hard times involves a number of factors, including an updated, rehabilitated and repaired infrastructure. A partnership with the Federal government, the State of New York and its local governments is critical to meeting these needs. However, given the size of the Federal deficit, the level of Federal participation is uncertain. Concepts such as shared planning, joint construction programs and revolving loan funds would aid in approaching this staggering need for infrastructure repair and rehabilitation.

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## Conclusion

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From an economic perspective, the story of New York's cities is a tale of two regions: cities in the Hudson Valley and Long Island enjoy relatively strong positions, in contrast to cities in upstate New York. To be sure, cities in the Hudson Valley and Long Island region are not immune to significant fiscal challenges – Long Beach, Yonkers and Newburgh are examples of cities in the metropolitan region where budgetary stress is significant. Such issues may result more from fiscal policy choices than from inherent economic weakness.

For the upstate cities, both economic and fiscal problems have been chronic. Many of these localities are beginning to run out of options to balance their budgets, especially as the economy continues to falter. These cities face a stagnant economy, rising costs of operating government, and constraints on the amount of revenues they can raise to finance these costs.

The economic and fiscal challenges facing New York's cities will not melt away when the national economy recovers fully. Local and State officials, and New York's citizens, must recognize the need for new and more serious discussions of what public policies might best address these longstanding and intensifying challenges.

Up until the economic downturn, State aid to New York's cities had risen significantly in recent decades, even after adjusting for inflation. Federal aid, by contrast, is down sharply in inflation-adjusted terms over the period. Local revenues have also grown, but any future increases from property taxes and other local sources are likely to be constrained in the next few years, both by the State's new tax cap and by economic conditions. In this context, new mechanisms to track and publicize the financial status of local governments could encourage actions to resolve emerging problems before a crisis strikes.

# Notes

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- <sup>1</sup> Cities not included in the analysis include: Dunkirk, Ithaca, Mechanicville, Newburgh, Ogdensburg, Peekskill, Rye, Saratoga Springs and Troy.
- <sup>2</sup> *Cracks in the Foundation: Local Government Infrastructure and Capital Planning Needs*, Research Brief, Division of Local Government and School Accountability, the New York State Office of the State Comptroller, August 2009, pg. 1.
- <sup>3</sup> Ibid, pg. 1.
- <sup>4</sup> Statement by Astrid C. Glynn, Commissioner of the New York State Department of Transportation, submitted to the Assembly Transportation and Infrastructure Committee, January 22, 2009.
- <sup>5</sup> *Wastewater Infrastructure Needs of New York State*, New York State Department of Environmental Conservation, March 2008.
- <sup>6</sup> *Infrastructure Needs of New York State*, New York State Department of Health, November 2008.

# Appendix A

<b>Largest Increases in Population</b>		
<b>1960 – 2010</b>		
<b>City</b>	<b>Change</b>	<b>Percentage</b>
<b>New York</b>	393,149	5.1
<b>Saratoga</b>	9,956	59.9
<b>Long Beach</b>	6,802	25.7
<b>White Plains</b>	6,368	12.6
<b>Yonkers</b>	5,324	2.8
<b>Peekskill</b>	4,846	25.9
<b>Middletown</b>	4,611	19.6
<b>Glen Cove</b>	3,147	13.2
<b>Beacon</b>	1,619	11.6
<b>Rye</b>	1,495	10.5

Source: U.S. Census, 1960, 2010

<b>Largest Declines in Population</b>		
<b>1960 – 2010</b>		
<b>City</b>	<b>Change</b>	<b>Percentage</b>
<b>Buffalo</b>	-271,449	-51
<b>Rochester</b>	-108,046	-33.9
<b>Syracuse</b>	-70,868	-32.8
<b>Niagara Falls</b>	-52,201	-51
<b>Utica</b>	-38,175	-38
<b>Albany</b>	-31,870	-24.6
<b>Binghamton</b>	-28,565	-37.6
<b>Rome</b>	-17,921	-34.7
<b>Troy</b>	-17,363	-25.7
<b>Elmira</b>	-17,317	-37.2

Source: U.S. Census, 1960, 2010

# Appendix B

Population of New York's Cities							
	1960	1980	2010	Change 1960 - 2010	Percent 1960 - 2010	Change 1980 - 2010	Percent 1980 - 2010
Albany	129,726	101,727	97,856	-31,870	-24.6%	-3,871	-3.8%
Amsterdam	28,772	21,872	18,620	-10,152	-35.3%	-3,252	-14.9%
Auburn	35,249	32,548	27,687	-7,562	-21.5%	-4,861	-14.9%
Batavia	18,210	16,703	15,465	-2,745	-15.1%	-1,238	-7.4%
Beacon	13,922	12,937	15,541	1,619	11.6%	2,604	20.1%
Binghamton	75,941	55,860	47,376	-28,565	-37.6%	-8,484	-15.2%
Buffalo	532,759	357,870	261,310	-271,449	-51.0%	-96,560	-27.0%
Canadaigua	9,370	10,419	10,545	1,175	12.5%	126	1.2%
Cohoes	20,129	18,144	16,168	-3,961	-19.7%	-1,976	-10.9%
Corning	17,085	12,953	11,183	-5,902	-34.5%	-1,770	-13.7%
Cortland	19,181	20,138	19,204	23	0.1%	-934	-4.6%
Dunkirk	18,205	15,310	12,563	-5,642	-31.0%	-2,747	-17.9%
Elmira	46,517	35,327	29,200	-17,317	-37.2%	-6,127	-17.3%
Fulton	14,261	13,312	11,896	-2,365	-16.6%	-1,416	-10.6%
Geneva	17,286	15,133	13,261	-4,025	-23.3%	-1,872	-12.4%
Glen Cove	23,817	24,618	26,964	3,147	13.2%	2,346	9.5%
Glens Falls	18,580	15,897	14,700	-3,880	-20.9%	-1,197	-7.5%
Gloversville	21,741	17,836	15,665	-6,076	-27.9%	-2,171	-12.2%
Hornell	13,907	10,234	8,563	-5,344	-38.4%	-1,671	-16.3%
Hudson	11,075	7,986	6,713	-4,362	-39.4%	-1,273	-15.9%
Ithaca	28,799	28,732	30,014	1,215	4.2%	1,282	4.5%
Jamestown	41,818	35,775	31,146	-10,672	-25.5%	-4,629	-12.9%
Johnstown City	10,390	9,360	8,743	-1,647	-15.9%	-617	-6.6%
Kingston	29,260	24,481	23,893	-5,367	-18.3%	-588	-2.4%
Lackawanna	29,564	22,701	18,141	-11,423	-38.6%	-4,560	-20.1%
Little Falls	8,935	6,156	4,946	-3,989	-44.6%	-1,210	-19.7%
Lockport	26,443	24,844	21,165	-5,278	-20.0%	-3,679	-14.8%
Long Beach	26,473	34,073	33,275	6,802	25.7%	-798	-2.3%
Mechanicville	6,831	5,500	5,196	-1,635	-23.9%	-304	-5.5%
Middletown	23,475	21,454	28,086	4,611	19.6%	6,632	30.9%
Mt. Vernon	76,010	66,713	67,292	-8,718	-11.5%	579	0.9%
North Tonawanda	34,757	35,760	31,568	-3,189	-9.2%	-4,192	-11.7%
New Rochelle	76,812	70,794	77,062	250	0.3%	6,268	8.9%
Newburgh	30,979	23,438	28,866	-2,113	-6.8%	5,428	23.2%
Niagara Falls	102,394	71,384	50,193	-52,201	-51.0%	-21,191	-29.7%
Norwich	9,175	8,082	7,190	-1,985	-21.6%	-892	-11.0%

# Appendix B

Population of New York's Cities							
	1960	1980	2010	Change 1960 - 2010	Percent 1960 - 2010	Change 1980 - 2010	Percent 1980 - 2010
Ogdensburg	16,122	12,375	11,128	-4,994	-31.0%	-1,247	-10.1%
Olean	21,868	18,207	14,452	-7,416	-33.9%	-3,755	-20.6%
Oneida	11,677	10,810	11,393	-284	-2.4%	583	5.4%
Oneonta	13,412	14,933	13,901	489	3.6%	-1,032	-6.9%
Oswego	22,155	19,793	18,142	-4,013	-18.1%	-1,651	-8.3%
Peekskill	18,737	18,236	23,583	4,846	25.9%	5,347	29.3%
Plattsburgh	20,172	21,057	19,989	-183	-0.9%	-1,068	-5.1%
Port Jervis	9,268	8,699	8,828	-440	-4.7%	129	1.5%
Poughkeepsie	38,330	29,757	32,736	-5,594	-14.6%	2,979	10.0%
Rensselaer	10,506	9,047	9,392	-1,114	-10.6%	345	3.8%
Rochester	318,611	241,741	210,565	-108,046	-33.9%	-31,176	-12.9%
Rome	51,646	43,826	33,725	-17,921	-34.7%	-10,101	-23.0%
Rye	14,225	15,083	15,720	1,495	10.5%	637	4.2%
Salamanca	8,480	6,890	5,815	-2,665	-31.4%	-1,075	-15.6%
Saratoga	16,630	23,906	26,586	9,956	59.9%	2,680	11.2%
Schenectady	81,682	67,972	66,135	-15,547	-19.0%	-1,837	-2.7%
Sherrill	2,922	2,830	3,071	149	5.1%	241	8.5%
Syracuse	216,038	170,105	145,170	-70,868	-32.8%	-24,935	-14.7%
Tonawanda	21,561	18,693	15,130	-6,431	-29.8%	-3,563	-19.1%
Troy	67,492	56,638	50,129	-17,363	-25.7%	-6,509	-11.5%
Utica	100,410	75,632	62,235	-38,175	-38.0%	-13,397	-17.7%
Watertown	33,306	27,861	27,023	-6,283	-18.9%	-838	-3.0%
Watervliet	13,917	11,354	10,254	-3,663	-26.3%	-1,100	-9.7%
White Plains	50,485	46,999	56,853	6,368	12.6%	9,854	21.0%
Yonkers	190,634	195,351	195,976	5,342	2.8%	625	0.3%
<b>Subtotal</b>	<b>3,018,134</b>	<b>2,473,866</b>	<b>2,235,187</b>	<b>-782,947</b>	<b>-25.9%</b>	<b>-238,679</b>	<b>-9.6%</b>
<b>New York City</b>	<b>7,781,984</b>	<b>7,071,639</b>	<b>8,175,133</b>	<b>393,149</b>	<b>5.1%</b>	<b>1,103,494</b>	<b>15.6%</b>
<b>All Cities</b>	<b>10,800,118</b>	<b>9,545,505</b>	<b>10,410,320</b>	<b>-389,798</b>	<b>-3.6%</b>	<b>864,815</b>	<b>9.1%</b>
<b>New York State</b>	<b>16,782,304</b>	<b>17,558,072</b>	<b>19,378,102</b>	<b>2,595,798</b>	<b>15.5%</b>	<b>1,820,030</b>	<b>10.4%</b>
<b>United States</b>	<b>183,285,009</b>	<b>231,106,727</b>	<b>308,745,538</b>	<b>125,460,529</b>	<b>68.5%</b>	<b>77,638,811</b>	<b>33.6%</b>
<b>Source: U.S. Census: 1960, 1980, 2010</b>							

# Appendix C

<b>Employment</b>					
<b>1980 - 2010</b>					
<b>Region</b>	<b>Cities</b>	<b>1980</b>	<b>2010</b>	<b>Change</b>	<b>% Change</b>
<b>Nassau/Suffolk</b>					
	Glen Cove	12,114	13,146	1,032	8.5%
	Long Beach	14,321	18,277	3,956	27.6%
	<b>Total</b>	<b>26,435</b>	<b>31,423</b>	<b>4,988</b>	<b>18.9%</b>
<b>New York City</b>					
	New York	2,918,183	3,745,106	826,923	28.3%
	Mount Vernon	31,245	31,431	186	0.6%
	New Rochelle	34,839	35,019	180	0.5%
	Peekskill	7,924	12,575	4,651	58.7%
	Rye	7,130	6,123	-1,007	-14.1%
	White Plains	24,422	29,663	5,241	21.5%
	Yonkers	90,467	90,693	226	0.2%
	<b>Total</b>	<b>3,114,210</b>	<b>3,950,610</b>	<b>836,400</b>	<b>26.9%</b>
<b>Dutchess/Orange</b>					
	Beacon	5,319	7,450	2,131	40.1%
	Middletown	8,705	12,793	4,088	47.0%
	Newburgh	8,213	12,246	4,033	49.1%
	Port Jervis	3,436	3,612	176	5.1%
	Poughkeepsie	12,141	14,982	2,841	23.4%
	<b>Total</b>	<b>37,814</b>	<b>51,083</b>	<b>13,269</b>	<b>35.1%</b>
<b>Albany/Schenectady</b>					
	Albany	45,602	46,944	1,342	2.9%
	Schenectady	28,222	28,945	723	2.6%
	Troy	21,990	23,109	1,119	5.1%
	Saratoga Springs	9,484	13,467	3,983	42.0%
	Mechanicville	2,229	2,449	220	9.9%
	Rensselaer	3,689	4,987	1,298	35.2%
	Watervliet	5,039	5,235	196	3.9%
	Cohoes	7,762	8,309	547	7.0%
	Glens Falls	6,537	7,630	1,093	16.7%
	<b>Total</b>	<b>130,554</b>	<b>141,075</b>	<b>10,521</b>	<b>8.1%</b>
<b>Utica/Rome</b>					
	Little Falls	2,366	2,230	-136	-5.7%
	Rome	14,664	14,645	-19	-0.1%
	Sherrill	1,202	1,500	298	24.8%
	Utica	28,286	25,034	-3,252	-11.5%
	<b>Total</b>	<b>46,518</b>	<b>43,409</b>	<b>-3,109</b>	<b>-6.7%</b>
<b>Syracuse</b>					
	Syracuse	70,437	59,410	-11,027	-15.7%
	Auburn	12,513	12,408	-105	-0.8%
	Fulton	5,071	5,104	33	0.7%
	Oswego	7,639	7,621	-18	-0.2%
	<b>Total</b>	<b>95,660</b>	<b>84,543</b>	<b>-11,117</b>	<b>-11.6%</b>

# Appendix C

<b>Employment</b>					
<b>1980 - 2010</b>					
<b>Region</b>	<b>Cities</b>	<b>1980</b>	<b>2010</b>	<b>Change</b>	<b>% Change</b>
<b>Binghamton</b>					
	Binghamton	23,957	20,383	-3,574	-14.9%
<b>Rochester</b>					
	Rochester	101,003	87,456	-13,547	-13.4%
	Geneva	6,331	5,943	-388	-6.1%
	Canandaigua	4,904	5,127	223	4.5%
	Batavia	7,168	6,720	-448	-6.3%
	<b>Total</b>	<b>119,406</b>	<b>105,246</b>	<b>-14,160</b>	<b>-11.9%</b>
<b>Buffalo/Niagara Falls</b>					
	Buffalo	131,329	108,785	-22,544	-17.2%
	Niagara Falls	28,602	21,619	-6,983	-24.4%
	North Tonawanda	15,745	15,822	77	0.5%
	Tonawanda	8,093	7,735	-358	-4.4%
	Lockport	10,270	9,815	-455	-4.4%
	Lackawanna	8,711	7,634	-1,077	-12.4%
	<b>Total</b>	<b>202,750</b>	<b>171,410</b>	<b>-31,340</b>	<b>-15.5%</b>
<b>Rest of State</b>					
	Amsterdam	9,295	8,055	-1,240	-13.3%
	Corning	5,604	5,252	-352	-6.3%
	Cortland	7,893	8,111	218	2.8%
	Dunkirk	6,121	5,812	-309	-5.0%
	Elmira	12,394	11,484	-910	-7.3%
	Gloversville	6,944	6,235	-709	-10.2%
	Hornell	3,837	3,682	-155	-4.0%
	Hudson	2,981	3,193	212	7.1%
	Ithaca	12,524	14,863	2,339	18.7%
	Jamestown	14,599	13,125	-1,474	-10.1%
	Johnstown City	7,997	4,013	-3,984	-49.8%
	Kingston	10,052	11,681	1,629	16.2%
	Norwich	3,544	2,908	-636	-17.9%
	Ogdensburg	4,271	4,337	66	1.5%
	Olean	7,738	6,846	-892	-11.5%
	Oneida	4,228	5,429	1,201	28.4%
	Oneonta	5,742	5,883	141	2.5%
	Plattsburgh	7,692	8,765	1,073	13.9%
	Salamanca	2,732	2,590	-142	-5.2%
	Watertown	10,702	11,175	473	4.4%
	<b>Total</b>	<b>146,890</b>	<b>143,439</b>	<b>-3,451</b>	<b>-2.3%</b>
<b>Source: U.S. Census 1980, 2010</b>					

# Appendix D

Unemployment Rates (Percentage)			Poverty Rates (Percentage)	
	1980	2010	1980	2010
Albany	6.4	8.6	17.5	25.3
Amsterdam	7.9	11.5	11.6	18.0
Auburn	11.5	7.4	12.8	18.0
Batavia	7.6	8.9	11.2	21.3
Beacon	5.3	7.0	12.3	15.5
Binghamton	7.2	9.3	15.5	27.8
Buffalo	13.1	12.4	20.7	29.6
Canandaigua	6.3	6.0	8.6	13.5
Cohoes	7.3	5.6	11.9	14.6
Corning	6.5	7.1	10.2	20.4
Cortland	10.0	7.2	19.7	21.1
Dunkirk	8.4	5.9	13.5	25.8
Elmira	12.3	12.3	17.5	25.9
Fulton	13.0	10.8	16.2	24.4
Geneva	7.7	6.6	12.2	19.0
Glen Cove	4.2	4.9	5.8	13.1
Glens Falls	9.1	5.8	13.0	14.0
Gloversville	14.8	14.0	14.6	27.5
Hornell	10.0	12.2	14.7	17.9
Hudson	9.9	8.1	21.4	21.8
Ithaca	5.2	4.2	32.3	41.2
Jamestown	7.5	13.8	13.6	23.4
Johnstown	5.6	7.7	11.3	20.9
Kingston	7.9	6.5	14.1	14.6
Lackawana	14.0	7.6	11.2	21.2
Little Falls	8.4	9.0	11.0	18.2
Lockport	12.1	9.9	9.0	19.5
Long Beach	6.1	2.7	13.3	8.9
Mechanicville	8.8	5.0	10.3	15.1
Middletown	6.5	9.2	14.1	17.8
Mount Vernon	4.8	10.9	14.6	12.8
North Tonawanda	8.5	6.2	7.0	9.2
New Rochelle	4.6	7.0	8.0	10.7
Newburgh	11.3	7.5	26.7	25.8
New York City	7.7	8.8	20.0	19.1
Niagara Falls	10.3	9.2	13.7	21.8

# Appendix D

Unemployment Rates (Percentage)			Poverty Rates (Percentage)	
	1980	2010	1980	2010
Norwich	6.6	9.4	11.9	19.5
Ogdensburg	12.5	8.9	16.1	21.8
Olean	6.7	9.6	12.4	18.9
Oneida	9.2	5.7	12.8	10.6
Oneonta	5.8	10.1	23.9	25.4
Oswego	12.7	11.4	16.3	21.9
Peekskill	6.9	8.9	14.5	15.5
Plattsburgh	9.2	8.6	17.7	21.0
Port Jervis	10.5	10.1	12.8	13.7
Poughkeepsie	9.6	9.6	17.2	23.9
Rensselaer	8.7	8.4	13.6	17.9
Rochester	9.1	11.7	17.5	30.4
Rome	9.9	5.9	10.8	15.3
Rye	2.7	6.3	3.4	1.3
Salamanca	8.2	9.9	16.4	20.6
Saratoga Springs	8.7	4.0	11.3	8.1
Schenectady	8.4	9.3	14.4	20.6
Sherrill	8.7	7.5	2.8	2.5
Syracuse	8.5	10.5	18.4	31.1
Tonawanda	9.1	6.0	5.1	11.3
Troy	8.9	10.9	18.2	25.1
Utica	9.6	11.5	16.8	29.0
Watertown	10.5	9.7	14.1	19.5
Watervliet	4.6	4.5	9.5	16.0
White Plains	3.5	5.9	7.8	8.9
Yonkers	5.6	7.0	9.8	13.8
<b>New York State</b>	<b>7.1</b>	<b>8.5</b>	<b>13.4</b>	<b>14.2</b>
<b>United States</b>	<b>7.1</b>	<b>9.6</b>	<b>13.0</b>	<b>13.8</b>

# Appendix E

<b>Economic Indicators for New York Cities - 2010</b>					
<b>City</b>	<b>Albany</b>	<b>Amsterdam</b>	<b>Auburn</b>	<b>Batavia</b>	<b>Beacon</b>
<b>Labor Force</b>	51,354	9,100	13,396	7,375	8,008
<b>Employed</b>	46,944	8,055	12,408	6,720	7,450
<b>Unemployed</b>	4,410	1,045	988	655	558
<b>Unemp. Rate (%)</b>	8.6	11.5	7.4	8.9	7.0
<b>Per Capita Income (\$)</b>	23,341	22,355	20,874	20,597	27,712
<b>Poverty Rate (%)</b>	25.3	18.0	18.0	21.3	15.5
<b>City</b>	<b>Binghamton</b>	<b>Buffalo</b>	<b>Canandaigua</b>	<b>Cohoes</b>	<b>Corning</b>
<b>Labor Force</b>	22,481	124,217	5,456	8,805	5,653
<b>Employed</b>	20,383	108,785	5,127	8,309	5,252
<b>Unemployed</b>	2,098	15,432	329	496	401
<b>Unemp. Rate (%)</b>	9.3	12.4	6.0	5.6	7.1
<b>Per Capita Income (\$)</b>	21,455	19,409	27,098	24,815	23,180
<b>Poverty Rate (%)</b>	27.8	29.6	13.5	14.6	20.4
<b>City</b>	<b>Cortland</b>	<b>Dunkirk</b>	<b>Elmira</b>	<b>Fulton</b>	<b>Geneva</b>
<b>Labor Force</b>	8,740	6,178	13,100	5,720	6,360
<b>Employed</b>	8,111	5,812	11,484	5,104	5,943
<b>Unemployed</b>	629	366	1,616	616	417
<b>Unemp. Rate (%)</b>	7.2	5.9	12.3	10.8	6.6
<b>Per Capita Income (\$)</b>	19,111	19,373	17,399	19,587	20,911
<b>Poverty Rate (%)</b>	21.1	25.8	25.9	24.4	19.0
<b>City</b>	<b>Glen Cove</b>	<b>Glens Falls</b>	<b>Gloversville</b>	<b>Hornell</b>	<b>Hudson</b>
<b>Labor Force</b>	13,829	8,100	7,247	4,196	3,473
<b>Employed</b>	13,146	7,630	6,235	3,682	3,193
<b>Unemployed</b>	683	470	1,012	514	280
<b>Unemp. Rate (%)</b>	4.9	5.8	14.0	12.2	8.1
<b>Per Capita Income (\$)</b>	36,233	24,302	17,889	19,938	24,628
<b>Poverty Rate (%)</b>	13.1	14.0	27.5	17.9	21.8
<b>City</b>	<b>Ithaca</b>	<b>Jamestown</b>	<b>Johnstown</b>	<b>Kingston</b>	<b>Lackawanna</b>
<b>Labor Force</b>	15,510	15,221	4,350	12,497	8,264
<b>Employed</b>	14,863	13,125	4,013	11,681	7,634
<b>Unemployed</b>	647	2,096	337	816	630
<b>Unemp. Rate (%)</b>	4.2	13.8	7.7	6.5	7.6
<b>Per Capita Income (\$)</b>	17,346	18,374	22,424	24,368	19,785
<b>Poverty Rate (%)</b>	41.2	23.4	20.9	14.6	21.2
<b>City</b>	<b>Little Falls</b>	<b>Lockport</b>	<b>Long Beach</b>	<b>Mechanicville</b>	<b>Middletown</b>
<b>Labor Force</b>	2,451	10,892	18,874	2,578	14,096
<b>Employed</b>	2,230	9,815	18,277	2,449	12,793
<b>Unemployed</b>	221	1,077	507	129	1,303
<b>Unemp. Rate (%)</b>	9.0	9.9	2.7	5.0	9.2
<b>Per Capita Income (\$)</b>	23,860	21,124	43,377	21,178	22,614
<b>Poverty Rate (%)</b>	18.2	19.5	8.9	15.1	17.8
<b>City</b>	<b>Mount Vernon</b>	<b>North Tonawanda</b>	<b>New Rochelle</b>	<b>Newburgh</b>	<b>Niagara Falls</b>
<b>Labor Force</b>	35,275	16,865	37,670	13,245	23,809
<b>Employed</b>	31,431	15,822	35,019	12,246	21,619
<b>Unemployed</b>	3,844	1,043	2,651	999	2,190
<b>Unemp. Rate (%)</b>	10.9	6.2	7.0	7.5	9.2
<b>Per Capita Income (\$)</b>	27,611	24,957	40,787	15,897	19,720
<b>Poverty Rate (%)</b>	12.8	9.2	10.7	25.8	21.8

# Appendix E

Economic Indicators for New York Cities - 2010					
City	Norwich	Ogdensburg	Olean	Oneida	Oneonta
Labor Force	3,209	4,759	7,571	5,758	6,544
Employed	2,908	4,337	6,846	5,429	5,883
Unemployed	301	422	725	329	661
Unemp. Rate (%)	9.4	8.9	9.6	5.7	10.1
Per Capita Income (\$)	20,117	17,651	22,601	23,553	18,084
Poverty Rate (%)	19.5	21.8	18.9	10.6	25.4
City	Oswego	Peekskill	Plattsburgh	Port Jervis	Poughkeepsie
Labor Force	8,601	13,811	9,587	4,018	16,582
Employed	7,621	12,575	8,765	3,612	14,982
Unemployed	980	1,236	822	406	1,600
Unemp. Rate (%)	11.4	8.9	8.6	10.1	9.6
Per Capita Income (\$)	20,621	27,965	20,842	22,226	23,192
Poverty Rate (%)	21.9	15.5	21.0	13.7	23.9
City	Rensselaer	Rochester	Rome	Rye	Salamanca
Labor Force	5,446	99,061	15,569	6,534	2,873
Employed	4,987	87,456	14,645	6,123	2,590
Unemployed	459	11,605	924	411	283
Unemp. Rate (%)	8.4	11.7	5.9	6.3	9.9
Per Capita Income (\$)	27,073	17,865	21,989	93,072	18,286
Poverty Rate (%)	17.9	30.4	15.3	1.3	20.6
City	Saratoga Springs	Schenectady	Sherrill	Syracuse	Tonawanda
Labor Force	14,031	31,922	1,622	66,143	8,255
Employed	13,467	28,945	1,500	59,410	7,735
Unemployed	564	2,977	122	6,733	490
Unemp. Rate (%)	4.0	9.3	7.5	10.2	6.0
Per Capita Income (\$)	35,342	19,810	28,678	17,866	23,463
Poverty Rate (%)	8.1	20.6	2.5	31.1	11.3
City	Troy	Utica	Watertown	Watervliet	White Plains
Labor Force	25,929	28,275	12,373	5,479	31,507
Employed	23,109	25,034	11,175	5,235	29,663
Unemployed	2,820	3,241	1,198	244	1,844
Unemp. Rate (%)	10.9	11.5	9.7	4.5	5.9
Per Capita Income (\$)	20,736	17,754	20,939	22,469	43,938
Poverty Rate (%)	25.1	29.0	19.5	16.0	8.9
City	Yonkers		New York City		
Labor Force	97,509		4,104,328		
Employed	90,693		3,745,106		
Unemployed	6,816		359,222		
Unemp. Rate (%)	7.0		8.8		
Per Capita Income (\$)	29,191		30,498		
Poverty Rate (%)	13.8		19.1		

Source: U.S. Census, American Comm. Survey 2010

# Appendix F

Property Taxes					
Percentage of Home Value and Income By Household					
County	Percentage of Home Value	National Rank	County	Percentage of Household Income	National Rank
Orleans	2.99%	1	Nassau	8.11%	4
Niagara	2.83%	2	Rockland	7.89%	6
Monroe	2.78%	3	Westchester	7.66%	7
Allegany	2.69%	4	Putnam	7.43%	8
Wayne	2.67%	5	Suffolk	7.36%	9
Cortland	2.64%	6	Orange	6.08%	28
Genesee	2.61%	7	Sullivan	5.63%	42
Chautauqua	2.58%	8	Dutchess	5.58%	46
Seneca	2.56%	9	Ulster	5.50%	50
Wyoming	2.51%	10	Monroe	5.49%	52
Montgomery	2.49%	11	Schenectady	5.36%	54
Onondaga	2.46%	12	Tompkins	5.08%	61
Erie	2.46%	13	Columbia	4.97%	66
Livingston	2.43%	14	Washington	4.94%	70
Cayuga	2.37%	15	Niagara	4.91%	71
Cattaraugus	2.32%	17	Orleans	4.87%	73
Oswego	2.32%	18	Wayne	4.75%	82
Chemung	2.30%	20	Rensselaer	4.71%	84
Steuben	2.30%	21	Erie	4.64%	89
Madison	2.24%	23	Onondaga	4.58%	93
Schenectady	2.23%	24	Cortland	4.58%	94
Broome	2.23%	25	Genesee	4.56%	99
Herkimer	2.21%	26	Greene	4.53%	102
Oneida	2.16%	28	Montgomery	4.51%	105
Ontario	2.14%	30	Livingston	4.50%	109
Tompkins	2.13%	32	Seneca	4.46%	116
Chenango	2.09%	36	Albany	4.28%	134
Tioga	2.08%	40	Ontario	4.26%	138
Fulton	2.01%	47	Wyoming	4.26%	140
Washington	1.93%	63	Cayuga	4.22%	148
St. Lawrence	1.92%	64	Madison	4.20%	151
Yates	1.91%	70	Yates	4.07%	172
Rensselaer	1.89%	75	Chautauqua	4.05%	173
Franklin	1.81%	102	Warren	4.03%	177
Clinton	1.80%	105	Oneida	3.96%	191

# Appendix F

Property Taxes					
Percentage of Home Value and Income By Household					
County	Percentage of Home Value	National Rank	County	Percentage of Household Income	National Rank
Sullivan	1.76%	121	Broome	3.93%	197
Nassau	1.72%	140	Saratoga	3.93%	198
Putnam	1.68%	154	Essex	3.84%	212
Rockland	1.68%	157	Herkimer	3.78%	226
Orange	1.67%	159	Steuben	3.75%	229
Suffolk	1.63%	178	Allegany	3.73%	235
Albany	1.62%	185	Oswego	3.73%	238
Ulster	1.59%	204	Tioga	3.70%	244
Lewis	1.57%	216	Schoharie	3.69%	246
Jefferson	1.51%	247	Cattaraugus	3.69%	247
Westchester	1.51%	251	Chemung	3.67%	250
Otsego	1.45%	283	Queens	3.65%	254
Columbia	1.44%	288	Fulton	3.65%	255
Schoharie	1.42%	301	Clinton	3.62%	263
Dutchess	1.41%	308	Chenango	3.59%	274
Delaware	1.38%	324	Kings	3.57%	278
Saratoga	1.37%	328	Delaware	3.53%	291
Greene	1.29%	388	Otsego	3.49%	300
Warren	1.28%	393	Bronx	3.40%	330
Essex	1.25%	424	Franklin	3.26%	379
Richmond	0.59%	1276	Lewis	3.21%	396
Bronx	0.58%	1294	Richmond	3.15%	417
Queens	0.54%	1374	Jefferson	3.13%	425
New York	0.49%	1494	New York	3.02%	464
Kings	0.46%	1567	St. Lawrence	2.98%	484
United States	0.96%		United States	2.85%	

Source: National Tax Foundation: Property Taxes on Owner-Occupied Housing, by County, Ranked by Taxes As a Percentage of Household Income, 2007-2009, Property Taxes on Owner-Occupied Housing, Ranked by Taxes As a Percentage of Home Value, 2007-2009

# Appendix G

<b>City Constitutional Property Tax Limit - 2012*</b>			
<b>Amount Expended (Percentage)</b>			
	<b>Tax Limit Expended</b>		<b>Tax Limit Expended</b>
<b>Albany</b>	37.03%	<b>New Rochelle</b>	19.26%
<b>Amsterdam</b>	38.37%	<b>Newburgh</b>	67.36%
<b>Auburn</b>	N/A	<b>Niagara Falls</b>	76.95%
<b>Batavia</b>	14.77%	<b>North Tonawanda</b>	55.85%
<b>Beacon</b>	25.29%	<b>Norwich</b>	42.10%
<b>Binghamton</b>	85.82%	<b>Ogdensburg</b>	70.41%
<b>Buffalo</b>	71.15%	<b>Olean</b>	65.64%
<b>Canandaigua</b>	12.30%	<b>Oneida</b>	24.29%
<b>Cohoes</b>	35.33%	<b>Oneonta</b>	38.90%
<b>Corning</b>	35.72%	<b>Oswego</b>	27.74%
<b>Cortland</b>	52.69%	<b>Peekskill</b>	17.80%
<b>Dunkirk</b>	49.88%	<b>Plattsburgh</b>	37.74%
<b>Elmira</b>	52.74%	<b>Port Jervis</b>	32.49%
<b>Fulton</b>	71.06%	<b>Poughkeepsie</b>	28.51%
<b>Geneva</b>	56.06%	<b>Rensselaer</b>	68.10%
<b>Glen Cove</b>	21.88%	<b>Rochester</b>	74.86%
<b>Glens Falls</b>	30.86%	<b>Rome</b>	43.84%
<b>Gloversville</b>	92.72%	<b>Rye</b>	13.07%
<b>Hornell</b>	44.02%	<b>Salamanca</b>	30.17%
<b>Hudson</b>	56.27%	<b>Saratoga Springs</b>	21.11%
<b>Ithaca</b>	43.47%	<b>Schenectady</b>	55.04%
<b>Jamestown</b>	92.07%	<b>Sherrill</b>	22.54%
<b>Johnstown</b>	54.19%	<b>Syracuse</b>	68.64%
<b>Kingston</b>	35.91%	<b>Tonawanda</b>	66.78%
<b>Lackawanna</b>	84.53%	<b>Troy</b>	31.23%
<b>Little Falls</b>	75.65%	<b>Utica</b>	58.11%
<b>Lockport</b>	67.02%	<b>Watertown</b>	6.46%
<b>Long Beach</b>	21.38%	<b>Watervliet</b>	38.04%
<b>Mechanicville</b>	41.39%	<b>White Plains</b>	19.62%
<b>Middletown</b>	42.36%	<b>Yonkers</b>	68.19%
<b>Mount Vernon</b>	30.40%		
<b>* Excluding New York City</b>			

# Appendix H

City Revenue Growth					
1980 – 2010					
	Increase in Revenue Per Capita	Increase in Total Revenues		Increase in Revenue Per Capita	Increase in Total Revenues
Albany	291.0%	276.1%	Niagara Falls	131.0%	62.4%
Amsterdam	839.6%	699.9%	Norwich	546.5%	475.2%
Auburn	333.1%	268.4%	Ogdensburg	457.8%	401.6%
Batavia	476.9%	434.2%	Olean	465.8%	349.1%
Beacon	395.0%	494.6%	Oneida	261.4%	280.9%
Binghamton	265.7%	210.1%	Oneonta	458.4%	419.8%
Buffalo	282.4%	179.3%	Oswego	184.0%	160.4%
Canandaigua	231.3%	235.3%	Peekskill	399.8%	546.4%
Cohoes	354.6%	305.1%	Plattsburgh	268.4%	249.7%
Corning	595.5%	500.5%	Port Jervis	869.4%	883.8%
Cortland	544.7%	514.8%	Poughkeepsie	280.0%	318.1%
Dunkirk	353.8%	272.4%	Rensselaer	345.8%	362.8%
Elmira	310.8%	239.6%	Rochester	263.6%	216.7%
Fulton	329.0%	283.3%	Rome	491.3%	355.0%
Geneva	471.1%	400.5%	Rye	647.8%	679.4%
Glen Cove	349.8%	392.7%	Salamanca	431.1%	348.3%
Glens Falls	452.7%	411.1%	Saratoga Springs	508.6%	576.8%
Gloversville	335.0%	282.1%	Schenectady	336.4%	324.6%
Hornell	417.3%	332.8%	Sherrill	148.0%	169.1%
Hudson	743.6%	609.2%	Syracuse	382.6%	311.8%
Ithaca	467.1%	492.4%	Tonawanda	289.7%	215.5%
Jamestown	258.0%	211.7%	Troy	406.4%	348.2%
Johnstown	294.3%	268.3%	Utica	160.6%	114.5%
Kingston	439.8%	426.9%	Watertown	319.9%	307.3%
Lackawanna	89.7%	51.6%	Watervliet	476.8%	420.9%
Little Falls	484.4%	369.6%	White Plains	306.8%	392.0%
Lockport	249.0%	197.3%	Yonkers	293.8%	295.0%
Long Beach	352.5%	341.9%			
Mechanicville	N/A	N/A		315.3%	275.2%
Middletown	584.6%	796.2%			
Mount Vernon	309.1%	312.7%			
North Tonawanda	371.2%	316.0%			
New Rochelle	264.0%	296.2%			
Newburgh	420.0%	540.4%			

# Appendix I

Comparison of Growth Per Capital Income vs. Per Capita Expenditures by City					
1980 – 2010					
	Expenditure Per Capita	Income Per Capita		Expenditure Per Capita	Income Per Capita
<b>Albany</b>	166.0%	248.0%	<b>North Tonawanda</b>	260.2%	258.3%
<b>Amsterdam</b>	541.2%	255.2%	<b>New Rochelle</b>	241.2%	294.3%
<b>Auburn</b>	283.9%	261.0%	<b>Newburgh</b>	369.3%	227.8%
<b>Batavia</b>	320.3%	202.5%	<b>Niagara Falls</b>	208.0%	206.1%
<b>Beacon</b>	302.7%	333.3%	<b>Norwich</b>	395.8%	189.0%
<b>Binghamton</b>	76.2%	230.3%	<b>Ogdensburg</b>	339.5%	232.7%
<b>Buffalo</b>	237.1%	227.4%	<b>Olean</b>	251.4%	265.5%
<b>Canandaigua</b>	277.6%	280.3%	<b>Oneida</b>	8.0%	283.0%
<b>Cohoes</b>	164.5%	284.7%	<b>Oneonta</b>	321.3%	267.3%
<b>Corning</b>	483.1%	208.4%	<b>Oswego</b>	212.9%	224.5%
<b>Cortland</b>	314.1%	267.0%	<b>Peekskill</b>	301.3%	296.6%
<b>Dunkirk</b>	263.4%	204.7%	<b>Plattsburgh</b>	239.5%	262.9%
<b>Elmira</b>	238.3%	237.1%	<b>Port Jervis</b>	526.2%	279.6%
<b>Fulton</b>	341.6%	211.6%	<b>Poughkeepsie</b>	187.4%	235.9%
<b>Geneva</b>	344.5%	248.3%	<b>Rensselaer</b>	194.8%	346.5%
<b>Glen Cove</b>	341.8%	289.4%	<b>Rochester</b>	243.4%	175.2%
<b>Glens Falls</b>	308.2%	301.5%	<b>Rome</b>	124.7%	268.0%
<b>Gloversville</b>	210.1%	187.4%	<b>Rye</b>	515.0%	531.6%
<b>Hornell</b>	300.5%	255.3%	<b>Salamanca</b>	484.1%	253.2%
<b>Hudson</b>	464.0%	373.3%	<b>Saratoga Springs</b>	439.6%	452.0%
<b>Ithaca</b>	378.3%	252.3%	<b>Schenectady</b>	221.5%	205.1%
<b>Jamestown</b>	164.4%	216.4%	<b>Sherrill</b>	169.7%	300.6%
<b>Johnstown</b>	375.2%	242.9%	<b>Syracuse</b>	312.3%	186.7%
<b>Kingston</b>	231.9%	271.5%	<b>Tonawanda</b>	235.8%	250.3%
<b>Lackawanna</b>	120.4%	194.3%	<b>Troy</b>	284.9%	274.6%
<b>Little Falls</b>	293.5%	143.9%	<b>Utica</b>	181.5%	217.5%
<b>Lockport</b>	192.4%	186.0%	<b>Watertown</b>	339.9%	250.0%
<b>Long Beach</b>	300.1%	423.6%	<b>Watervliet</b>	306.6%	236.2%
<b>Mechanicville</b>	N/A	N/A	<b>White Plains</b>	277.7%	304.0%
<b>Middletown</b>	339.3%	252.8%	<b>Yonkers</b>	355.0%	250.1%
<b>Mount Vernon</b>	237.0%	268.5%			

## Division of Local Government and School Accountability

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**Andrew A. SanFilippo**, Executive Deputy Comptroller

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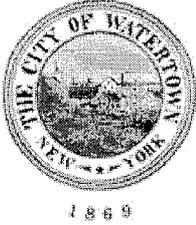
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OFFICE OF THE CITY COMPTROLLER

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**PUBLIC AUCTION NOTICE**

City-owned **tax sale certificates** will be sold at public auction on **Wednesday, October 10, 2012, at 6:00 p.m. (registration starts at 5:30 p.m.)** The auction will be held in the 3<sup>rd</sup> Floor City Council Chambers, City Hall, 245 Washington St., Watertown, NY. The City reserves the right to withdraw any tax sale certificate from the sale prior to the public sale and all bids are subject to City Council approval or rejection. The tax sale certificates will be offered at the minimum floor amount shown below. Upon completion of the assignment of the tax sale certificate to the City Council approved bidder, a tax deed to the parcel may be requested by the holder of the tax sale certificate. Prospective bidders should research potential issues with these parcels prior to bidding.

**City-owned tax sale certificates**

<u>Parcel Number</u>	<u>Location</u>	<u>Minimum Bid</u>
07-03-312.000	457 Court Street	\$ 100
05-14-103.000	1543 State Street	\$ 100

**TERMS OF AUCTION:**

1. The tax sale certificates will be sold individually.
2. The successful bidder will be required to make a non-refundable 10% bid deposit prior to leaving the auction.
3. All bids are subject to the final approval of the City Council. The City Council will authorize or reject the bid on each tax sale certificate at the meeting to be held on Monday, October 15, 2012. The Comptroller's office will notify the high bidder of their decision.
4. Assignment of the tax sale certificate to the buyer is to occur within thirty (30) days after acceptance by the City Council. Payment is required in cash or certified funds.
5. The buyer will be assigned the City's tax sale certificate. The holder of the tax sale certificate can then request a tax deed to the property as the redemption period has expired.

***TO HELP KEEP OUR COSTS DOWN PLEASE CONTACT THE CITY COMPTROLLER'S OFFICE (785-7754) IF YOU NO LONGER WISH TO RECEIVE THESE PUBLIC AUCTION NOTICES OR IF YOU WOULD LIKE TO RECEIVE THEM VIA EMAIL***



# Property Description Report For: 457 Court St, Municipality of City of Watertown



**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 221800  
**Tax Map ID #:** 7-03-312.000  
**Account #:** 03027220  
**Property Class:** 449 - Other Storage  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 449 - Other Storage  
**Zoning Code:** C - Commercial  
**Neighborhood Code:** 00608  
**School District:** Watertown  
**Total Assessment:** 2012 - \$26,500  
 2011 - \$26,500  
**Legal Property Desc:** 115x80 703312  
**Deed Page:** 766  
**Grid North:** 1450554

**Total Acreage/Size:** 115 x 80  
**Land Assessment:** 2012 - \$500  
 2011 - \$500  
**Full Market Value:** 2012 - \$29,775  
 2011 - \$27,895  
**Equalization Rate:** ----  
**Deed Book:** 927  
**Grid East:** 996219

## Utilities

**Sewer Type:** Comm/public  
**Water Supply:** Comm/public  
**Utilities:** Gas & elec

## Inventory

**Overall Eff Year Built:** 0  
**Overall Condition:** Poor  
**Overall Grade:** Economy  
**Overall Desirability:** 1

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	0	1950	Fair	Average	3360	1.00

## Improvements

Structure	Size	Grade	Condition	Year
Drivng-asphlt	4000 x 4	Average	Fair	1950



# Property Description Report For: 1543 State St, Municipality of City of Watertown



**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 221800  
**Tax Map ID #:** 5-14-103.000  
**Account #:** 18105860  
**Property Class:** 449 - Other Storage  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 449 - Other Storage  
**Zoning Code:** RB - Residential B  
**Neighborhood Code:** 00403  
**School District:** Watertown  
**Total Assessment:** 2012 - \$28,200  
 2011 - \$28,200  
**Legal Property Desc:** 88x276 R28x100  
 514103  
**Deed Page:** 255  
**Grid North:** 1446979

**Total Acreage/Size:** 88 x 276  
**Land Assessment:** 2012 - \$1,000  
 2011 - \$1,000  
**Full Market Value:** 2012 - \$31,685  
 2011 - \$29,684  
**Equalization Rate:** ----  
**Deed Book:** 996  
**Grid East:** 1004012

## Utilities

**Water Type:** Comm/public  
**Water Supply:** Comm/public  
**Utilities:** Gas & elec

## Buildings

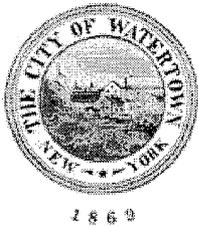
Fire	Alarm	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	1950	Normal	Average	3587	1.00

## Site Uses

Use	Rentable Area (sqft)	Total Units
Low storage	3,587	0

## Land Types

Type	Size
Primary	88 x 276
Garage	28 x 100



# CITY OF WATERTOWN, NEW YORK

## OFFICE OF THE CITY COMPTROLLER

SUITE 203, CITY HALL  
 245 WASHINGTON STREET  
 WATERTOWN, NEW YORK 13601  
 Tel: (315) 785-7754  
 FAX: (315) 785-7826  
 E-Mail: [jmills@watertown-ny.gov](mailto:jmills@watertown-ny.gov)

### PUBLIC AUCTION NOTICE

The following parcels will be sold at public auction on **Wednesday, October 10, 2012, at 6:00 p.m.** (registration starts at 5:30 p.m.) in the 3<sup>rd</sup> Floor City Council Chambers, City Hall, 245 Washington St. The City reserves the right to withdraw any parcel from the list prior to the auction.

### NON-VACANT LOT PROPERTIES

Parcel Number	Location	Assessment	Lot size	Zoning	Minimum Bid
10-17-116.000	507 Holcomb Street	\$ 77,500	51' x 79'	Residential A	\$ 1,000
06-06-321.000	660 Huntington Street	\$ 37,400	54' x 180'	Neighborhood Business	\$ 1,000
01-14-201.000	753 Rear Main St. West	\$ 205,700	114'x 420'	Heavy Industry	\$ 20,000
06-07-217.000	611 Olive Street	\$ 51,500	50' x 102'	Residential C	\$1,000
12-06-208.000	221 Rutland St. South	\$ 50,600	55' x 110'	Residential B	\$1,000
03-09-303.000	259 Seymour Street	\$ 56,300	50' x 100'	Residential A	\$ 1,000
05-01-103.000	1407 State Street	\$ 63,300	65' x 120'	Residential C	\$ 1,000

### **OPEN INSPECTION OF PROPERTIES:**

Date	Schedule		Address	Address
	Start	Stop		
10/4/2012	9:00 AM	10:15 AM	507 Holcomb Street	753 Rear West Main Street
	10:30 AM	11:45 AM	221 Rutland Street South	259 Seymour Street
	12:30 PM	1:45 PM	1407 State Street	660 Huntington Street
	2:00 PM	3:15 PM	611 Olive Street	
10/5/2012	9:00 AM	10:15 AM	611 Olive Street	660 Huntington Street
	10:30 AM	11:45 AM	1407 State Street	259 Seymour Street
	12:30 PM	1:45 PM	221 Rutland Street South	753 Rear West Main Street
	2:00 PM	3:15 PM	507 Holcomb Street	

## VACANT LOTS

<u>Parcel Number</u>	<u>Location</u>	<u>Assessment</u>	<u>Lot size</u>	<u>Zoning</u>	<u>Minimum Bid</u>
1-10-307.000	100 Alexandria Avenue	\$ 500	30' x 70'	Residential B	\$100
1-10-308.000	101 Alexandria Avenue	\$ 500	30' x 70'	Residential B	\$100
1-10-310.000	103 Alexandria Avenue	\$ 500	30' x 70'	Residential B	\$100
				Commercial	\$100
12-05-208.000	1 Boyd Place	\$ 6,900	40' x 60'		
11-12-130.001	VL Flower Avenue East	\$1,400	14' x 145'	Residential B	\$100
				Neighborhood Business	Neighborhood Business
01-03-105.000	729 Morrison Street	\$ 10,000	66' x 100'		
3-09-101.000	36 Stuart Street	\$ 100	36' x 52'	Residential A	\$100
1-24-202.000	59 Woodley Street	\$ 1,200	50' x 73'	Residential A	\$100
1-24-201.000	60 Woodley Street	\$ 1,200	50' x 73'	Residential A	\$100

### TERMS OF AUCTION:

1. The parcels will be sold individually.
2. The successful bidder will be required to sign a purchase offer and disclaimer as well as make a non-refundable 10% bid deposit prior to leaving the auction.
3. All bids are subject to the final approval of the City Council. It is anticipated that City Council will authorize or reject the bids on each parcel at the meeting to be held on Monday, October 15, 2012. The City Comptroller's office will notify you of their decision.
4. Transfer of the property to the buyer is to occur within thirty (30) days after acceptance by the City Council.
5. The buyer will receive a quit claim deed, with no abstract of title. The quit claim deed will contain a provision that the property must be brought into compliance with all applicable provisions of the Uniform Construction Codes, as defined by Watertown City Code Chapter 120, and the Code of the City of Watertown within one (1) year from the date of delivery of this deed, the party of the first part shall have the right to seek, and be entitled to receive, reversion of title to the premises herein unto itself upon written demand made to the party of the second part. Any right-of-ways and easements on the parcels will remain.
6. The City will be recording the deeds with the Jefferson County Clerk's office. The appropriate filing fees will be included in the closing costs.
7. Where applicable, the buyer of the property will be charged the pro-rated shares of the 2012-13 city and school property taxes. If the parcel is currently exempt from property taxes then the new property owner will be charged omitted taxes calculated from the closing date on the subsequent tax bills.
8. The minimum price for each parcel has been established by City Council.
9. The sale of the parcels is subject to any and all liens that may exist. However, the sale of the properties by the City will extinguish the City's tax lien.

***TO HELP KEEP OUR COSTS DOWN PLEASE CONTACT THE CITY  
COMPTROLLER'S OFFICE (785-7754) IF YOU NO LONGER WISH TO RECEIVE  
THESE PUBLIC AUCTION NOTICES OR IF YOU WOULD LIKE TO RECEIVE  
THEM VIA EMAIL***



# Property Description Report For: 507 Holcomb St, Municipality of City of Watertown



**Status:** Active  
**Roll Section:** Wholly Exem  
**Swis:** 221800  
**Tax Map ID #:** 10-17-116.000  
**Account #:** 08054130  
**Property Class:** 220 - 2 Family Res  
**Site:** RES 1  
**In Ag. District:** No  
**Site Property Class:** 220 - 2 Family Res  
**Zoning Code:** RA - Residential A  
**Neighborhood Code:** 00212  
**School District:** Watertown  
**Total Assessment:** 2012 - \$77,500  
 2011 - \$77,500  
  
**Legal Property Desc:** 51x79 1017116  
**Deed Page:** 10101  
**Grid North:** 1447264

**Total Acreage/Size:** 51 x 79  
**Land Assessment:** 2012 - \$12,900  
 2011 - \$12,900  
**Full Market Value:** 2012 - \$87,079  
 2011 - \$81,579  
**Equalization Rate:** ----  
**Deed Book:** 2012  
**Grid East:** 995047

## Area

<b>Living Area:</b> 2,401 sq. ft.	<b>First Story Area:</b> 1,360 sq. ft.
<b>Second Story Area:</b> 744 sq. ft.	<b>Half Story Area:</b> 0 sq. ft.
<b>Additional Story Area:</b> 0 sq. ft.	<b>3/4 Story Area:</b> 297 sq. ft.
<b>Finished Basement:</b> 0 sq. ft.	<b>Number of Stories:</b> 2

## Structure

<b>Building Style:</b> Old style	<b>Bathrooms (Full - Half):</b> 2 - 0
<b>Bedrooms:</b> 6	<b>Kitchens:</b> 2
<b>Fireplaces:</b> 0	<b>Basement Type:</b> Full
<b>Porch Type:</b> Porch-enclsd	<b>Porch Area:</b> 60.00
<b>Basement Garage Cap:</b> 0	<b>Attached Garage Cap:</b> 0.00 sq. ft.
<b>Overall Condition:</b> Fair	<b>Overall Grade:</b> Average
<b>Year Built:</b> 1880	

## Utilities

<b>Sewer Type:</b> Comm/public	<b>Water Supply:</b> Comm/public
<b>Utilities:</b> Gas & elec	<b>Heat Type:</b> Hot air
<b>Fuel Type:</b> Natural Gas	<b>Central Air:</b> No



# Property Description Report For: 660 Huntington St, Municipality of City of Watertown



**Status:** Active  
**Roll Section:** Wholly Exem  
**Swis:** 221800  
**Tax Map ID #:** 6-06-321.000  
**Account #:** 08056480  
**Property Class:** 230 - 3 Family Res  
**Site:** RES 1  
**In Ag. District:** No  
**Site Property Class:** 230 - 3 Family Res  
**Zoning Code:** NB - Nbhd Business  
**Neighborhood Code:** 00708  
**School District:** Watertown  
**Total Assessment:** 2012 - \$37,400  
 2011 - \$37,400

**Total Acreage/Size:** 54 x 180  
**Land Assessment:** 2012 - \$8,000  
 2011 - \$8,000  
**Full Market Value:** 2012 - \$42,022  
 2011 - \$39,368  
**Equalization Rate:** ----  
**Deed Book:** 2012  
**Grid East:** 1000420

**Legal Property Desc:** 54x180 606321  
**Deed Page:** 10095  
**Grid North:** 1450110

## Area

<b>Living Area:</b> 1,930 sq. ft.	<b>First Story Area:</b> 1,266 sq. ft.
<b>Second Story Area:</b> 448 sq. ft.	<b>Half Story Area:</b> 0 sq. ft.
<b>Additional Story Area:</b> 0 sq. ft.	<b>3/4 Story Area:</b> 216 sq. ft.
<b>Finished Basement:</b> 0 sq. ft.	<b>Number of Stories:</b> 2

## Structure

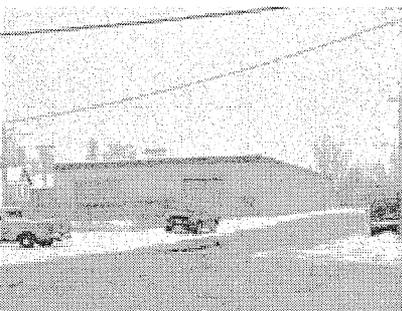
<b>Building Style:</b> Old style	<b>Bathrooms (Full - Half):</b> 3 - 0
<b>Bedrooms:</b> 4	<b>Kitchens:</b> 3
<b>Fireplaces:</b> 0	<b>Basement Type:</b> Full
<b>Porch Type:</b> Porch-enclsd	<b>Porch Area:</b> 40.00
<b>Basement Garage Cap:</b> 0	<b>Attached Garage Cap:</b> 0.00 sq. ft.
<b>Overall Condition:</b> Fair	<b>Overall Grade:</b> Average
<b>Year Built:</b> 1900	

## Utilities

<b>Sewer Type:</b> Comm/public	<b>Water Supply:</b> Comm/public
<b>Utilities:</b> Gas & elec	<b>Heat Type:</b> Hot air
<b>Fuel Type:</b> Natural Gas	<b>Central Air:</b> No



# Property Description Report For: 753 Rear Main St W, Municipality of City of Watertown



**Status:** Active  
**Roll Section:** Wholly Exem  
**Swis:** 221800  
**Tax Map ID #:** 1-14-201.000  
**Account #:** 13070820  
**Property Class:** 710 - Manufacture  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 710 - Manufacture  
**Zoning Code:** HI - Heavy Industry  
**Neighborhood Code:** 00608  
**School District:** Watertown  
**Total Assessment:** 2012 - \$205,700  
 2011 - \$205,700  
**Legal Property Desc:** 114x420 R280x40  
 114201 114301  
**Deed Page:** 10098  
**Grid North:** 1452447

**Total Acreage/Size:** 1.36  
**Land Assessment:** 2012 - \$32,000  
 2011 - \$32,000  
**Full Market Value:** 2012 - \$231,124  
 2011 - \$216,526  
**Equalization Rate:** ----  
**Deed Book:** 2012  
**Grid East:** 994968

## Utilities

**Sewer Type:** Comm/public  
**Utilities:** Gas & elec  
**Water Supply:** Comm/public

## Inventory

**Overall Eff Year Built:** 0  
**Overall Condition:** Fair  
**Overall Grade:** Average  
**Overall Desirability:** 1

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	0	1950	Fair	Average	26281	2.00



# Property Description Report For: 611 Olive St, Municipality of City of Watertown



<b>Status:</b>	Active	<b>Status:</b>	Active
<b>Roll Section:</b>	Wholly Exem	<b>Roll Section:</b>	Wholly Exem
<b>Swis:</b>	221800	<b>Swis:</b>	221800
<b>Tax Map ID #:</b>	6-07-217.000	<b>Tax Map ID #:</b>	6-07-217.000
<b>Account #:</b>	15087590	<b>Account #:</b>	15087590
<b>Property Class:</b>	220 - 2 Family Res	<b>Property Class:</b>	220 - 2 Family Res
<b>Site:</b>	RES 1	<b>Site:</b>	RES 1
<b>In Ag. District:</b>	No	<b>In Ag. District:</b>	No
<b>Site Property Class:</b>	220 - 2 Family Res	<b>Site Property Class:</b>	220 - 2 Family Res
<b>Zoning Code:</b>	RC - Residential C	<b>Zoning Code:</b>	RC - Residential C
<b>Neighborhood Code:</b>	00708	<b>Neighborhood Code:</b>	00708
<b>School District:</b>	Watertown	<b>School District:</b>	Watertown
<b>Total Assessment:</b>	2012 - \$51,500 2011 - \$51,500	<b>Total Assessment:</b>	2012 - \$51,500 2011 - \$51,500
<b>Total Acreage/Size:</b>	50 x 102	<b>Legal Property Desc:</b>	50x102 607217
<b>Land Assessment:</b>	2012 - \$6,000 2011 - \$6,000	<b>Deed Page:</b>	10099
<b>Full Market Value:</b>	2012 - \$57,865 2011 - \$54,211	<b>Grid North:</b>	1449251
<b>Equalization Rate:</b>	----		
<b>Deed Book:</b>	2012		
<b>Grid East:</b>	1000027		

## Area

<b>Living Area:</b>	2,592 sq. ft.	<b>First Story Area:</b>	1,224 sq. ft.
<b>Second Story Area:</b>	1,368 sq. ft.	<b>Half Story Area:</b>	612 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	2.5

## Structure

<b>Building Style:</b>	Old style	<b>Bathrooms (Full - Half):</b>	2 - 0
<b>Bedrooms:</b>	6	<b>Kitchens:</b>	2
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	Full
<b>Porch Type:</b>	Porch-enclsd	<b>Porch Area:</b>	36.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	Fair	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	1880		

## Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Gas & elec	<b>Heat Type:</b>	Hot air
<b>Fuel Type:</b>	Natural Gas	<b>Central Air:</b>	No



# Property Description Report For: 221 Rutland St S, Municipality of City of Watertown



**Status:** Active  
**Roll Section:** Wholly Exem  
**Swis:** 221800  
**Tax Map ID #:** 12-06-208.000  
**Account #:** 17098420  
**Property Class:** 220 - 2 Family Res  
**Site:** RES 1  
**In Ag. District:** No  
**Site Property Class:** 220 - 2 Family Res  
**Zoning Code:** RB - Residential B  
**Neighborhood Code:** 00506  
**School District:** Watertown  
**Total Assessment:** 2012 - \$50,600  
 2011 - \$50,600

**Total Acreage/Size:** 55 x 110  
**Land Assessment:** 2012 - \$10,700  
 2011 - \$10,700  
**Full Market Value:** 2012 - \$56,854  
 2011 - \$53,263  
**Equalization Rate:** ----  
**Deed Book:** 2012  
**Grid East:** 1000415

**Legal Property Desc:** 55x110 1206208  
**Deed Page:** 10100  
**Grid North:** 1447312

## Area

<b>Living Area:</b> 1,958 sq. ft.	<b>First Story Area:</b> 1,048 sq. ft.
<b>Second Story Area:</b> 885 sq. ft.	<b>Half Story Area:</b> 442 sq. ft.
<b>Additional Story Area:</b> 0 sq. ft.	<b>3/4 Story Area:</b> 0 sq. ft.
<b>Finished Basement:</b> 0 sq. ft.	<b>Number of Stories:</b> 2.5

## Structure

<b>Building Style:</b> Old style	<b>Bathrooms (Full - Half):</b> 2 - 0
<b>Bedrooms:</b> 3	<b>Kitchens:</b> 2
<b>Fireplaces:</b> 0	<b>Basement Type:</b> Full
<b>Porch Type:</b> Porch-covered	<b>Porch Area:</b> 98.00
<b>Basement Garage Cap:</b> 0	<b>Attached Garage Cap:</b> 0.00 sq. ft.
<b>Overall Condition:</b> Fair	<b>Overall Grade:</b> Average
<b>Year Built:</b> 1885	

## Utilities

<b>Sewer Type:</b> Comm/public	<b>Water Supply:</b> Comm/public
<b>Utilities:</b> Gas & elec	<b>Heat Type:</b> Hot air
<b>Fuel Type:</b> Natural Gas	<b>Central Air:</b> No



# Property Description Report For: 259 Seymour St, Municipality of City of Watertown



**Status:** Active  
**Roll Section:** Wholly Exem  
**Swis:** 221800  
**Tax Map ID #:** 3-09-303.000  
**Account #:** 18101030  
**Property Class:** 210 - 1 Family Res  
**Site:** RES 1  
**In Ag. District:** No  
**Site Property Class:** 210 - 1 Family Res  
**Zoning Code:** RA - Residential A  
**Neighborhood Code:** 00437  
**School District:** Watertown  
**Total Assessment:** 2012 - \$56,300  
 2011 - \$56,300  
**Legal Property Desc:** 50x100 309303  
**Deed Page:** 10102  
**Grid North:** 1452867

**Total Acreage/Size:** 50 x 100  
**Land Assessment:** 2012 - \$8,300  
 2011 - \$8,300  
**Full Market Value:** 2012 - \$63,258  
 2011 - \$59,263  
**Equalization Rate:** ----  
**Deed Book:** 2012  
**Grid East:** 1000262

## Area

<b>Living Area:</b> 1,556 sq. ft.	<b>First Story Area:</b> 778 sq. ft.
<b>Second Story Area:</b> 778 sq. ft.	<b>Half Story Area:</b> 0 sq. ft.
<b>Additional Story Area:</b> 0 sq. ft.	<b>3/4 Story Area:</b> 0 sq. ft.
<b>Finished Basement:</b> 0 sq. ft.	<b>Number of Stories:</b> 2

## Structure

<b>Building Style:</b> Old style	<b>Bathrooms (Full - Half):</b> 1 - 0
<b>Bedrooms:</b> 4	<b>Kitchens:</b> 1
<b>Fireplaces:</b> 0	<b>Basement Type:</b> Full
<b>Porch Type:</b> Porch-enclsd	<b>Porch Area:</b> 50.00
<b>Basement Garage Cap:</b> 0	<b>Attached Garage Cap:</b> 0.00 sq. ft.
<b>Overall Condition:</b> Fair	<b>Overall Grade:</b> Average
<b>Year Built:</b> 1909	

## Utilities

<b>Sewer Type:</b> Comm/public	<b>Water Supply:</b> Comm/public
<b>Utilities:</b> Gas & elec	<b>Heat Type:</b> Hot air
<b>Fuel Type:</b> Natural Gas	<b>Central Air:</b> No



# Property Description Report For: 1407 State St, Municipality of City of Watertown



**Status:** Active  
**Roll Section:** Wholly Exem  
**Swis:** 221800  
**Tax Map ID #:** 5-01-103.000  
**Account #:** 18105750  
**Property Class:** 210 - 1 Family Res  
**Site:** RES 1  
**In Ag. District:** No  
**Site Property Class:** 210 - 1 Family Res  
**Zoning Code:** RC - Residential C  
**Neighborhood Code:** 00403  
**School District:** Watertown  
**Total Assessment:** 2012 - \$63,300  
 2011 - \$63,300  
**Legal Property Desc:** 65x120 501103  
**Deed Page:** 10094  
**Grid North:** 1447133

**Total Acreage/Size:** 65 x 120  
**Land Assessment:** 2012 - \$13,300  
 2011 - \$13,300  
**Full Market Value:** 2012 - \$71,124  
 2011 - \$66,632  
**Equalization Rate:** ----  
**Deed Book:** 2012  
**Grid East:** 1003358

## Area

**Living Area:** 2,308 sq. ft.      **First Story Area:** 1,234 sq. ft.  
**Second Story Area:** 1,074 sq. ft.      **Half Story Area:** 537 sq. ft.  
**Additional Story Area:** 0 sq. ft.      **3/4 Story Area:** 0 sq. ft.  
**Finished Basement:** 0 sq. ft.      **Number of Stories:** 2.5

## Structure

**Building Style:** Old style      **Bathrooms (Full - Half):** 1 - 0  
**Bedrooms:** 4      **Kitchens:** 1  
**Fireplaces:** 0      **Basement Type:** Full  
**Porch Type:** Porch-enclsd      **Porch Area:** 88.00  
**Basement Garage Cap:** 0      **Attached Garage Cap:** 0.00 sq. ft.  
**Overall Condition:** Fair      **Overall Grade:** Average  
**Year Built:** 1900

## Utilities

**Sewer Type:** Comm/public      **Water Supply:** Comm/public  
**Utilities:** Gas & elec      **Heat Type:** Hot air  
**Fuel Type:** Natural Gas      **Central Air:** No