

**ADJOURNED COUNCIL MEETING  
CITY OF WATERTOWN  
January 24, 2005  
5:30 P.M.**

**MAYOR JEFFREY E. GRAHAM PRESIDING**

**PRESENT:**           **COUNCILMAN STEPHEN J. BRADLEY  
COUNCILWOMAN ROXANNE M. BURNS  
COUNCILMAN PETER L. CLOUGH  
COUNCILMAN TIMOTHY R. LABOUF  
MAYOR GRAHAM**

**ALSO PRESENT:**   **CITY MANAGER MARY M. CORRIVEAU  
ATTORNEY ROBERT J. SLYE**

**Mayor Graham opened the adjourned meeting.**

**Linda Goodman**, Director of Project Development for Norstar, addressed the chair showing preliminary drawings of the proposed housing development on the Cloverdale site. She answered questions posed by Council concerning the project. She explained the need for urgency due to the fact that Norstar is trying to structure the project to meet the needs of mid-level income and the military. She explained that this need is a perfect opportunity to recycle this site. Ms. Goodman advised Council that Norstar would come in after the demolition has been completed and the site is clean. 92 units will be in the new development and there will be streets running through the development to give it a residential feeling. The complex will be townhouses of 2,3 or 4 bedroom units. There will be front porches and parking will be behind the units. Ms. Goodman explained the various income levels which will be mixed within the development. She also explained that E-1 to E-6 would qualify for this housing. 26 units will be at the market rate and unrestricted; 42 will be in the 60% - 90% income level which will allow for apply for state tax credits; 19 units will fall under affordable housing guidelines and 5 units be in the 50% - 60% income level. The cost of the project will be approximately \$12 million. Rents will vary as a result of the market rate and income level and number of bedrooms. Residents will pay electric bills. 6 units will be one bedroom; 16 will be 2 bedrooms; 64 will be 3 bedrooms and 6 will be 4 bedrooms. There will be an on-site maintenance office overseen by a management company. Ms. Goodman discussed time lines and explained that while they would like to be able to begin construction as soon as possible, the results of the application to the State will not be known until the end of July. Therefore, they are looking at an April 1, 2006 beginning date. She also explained that they do try to use local contractors and they will hire a local architect. Ms. Goodman explained that the development will be an LLP and a non-profit partner will be brought in.

Mayor Graham commented that he knew that our representatives in Albany would do everything they could to get this process moving quickly along.

Mrs. Corriveau explained that environmental reviews are still going on with the site. Until they are completed and Norstar determines that everything is fine with the site, the City won't take title. She also explained that it is her understanding that all the underground tanks have been removed and the previous asbestos abatement report has been given to GYMO, who are also involved in reviews on the adjoining properties.

Mayor Graham expressed his appreciation to Mrs. Corriveau, Attorney Slye and Norstar for the great amount of work done on this project.

**INTRODUCED BY COUNCILMAN PETER L. CLOUGH**

WHEREAS the Watertown Housing Authority is the current owner of real property commonly known as Cloverdale Apartments, under Watertown Tax Parcel No. 4-07-201, and

WHEREAS the Cloverdale Apartments are unoccupied, and

WHEREAS the Cloverdale Apartments will not be renovated by the Watertown Housing Authority, and

WHEREAS the City Council of the City of Watertown authorized the purchase of the real property known as Cloverdale Apartments, and

WHEREAS the Watertown Housing Authority has agreed to convey the Cloverdale Apartments to the City for redevelopment purposes, and

WHEREAS Norstar Development USA, LP has plans for the redevelopment of this site for residential use, and

WHEREAS Norstar Development USA, LP has submitted a contract for the Purchase of Property, a copy of which is attached and made a part of this resolution, and

WHEREAS as a condition of the sale the City of Watertown is obligated to provide environmental abatement and demolition of the existing structures on the property,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown that it hereby determines that it is in the best interests of the City of Watertown that the Cloverdale Apartments property be redeveloped for residential use, and

BE IT FURTHER RESOLVED that the City Manager, Mary M. Corriveau, is hereby authorized and directed to transfer title to the Cloverdale Apartments property in the name of Norstar Development USA, LP for no monetary consideration, and to execute all documents necessary to effect a transfer of title, and

BE IT FURTHER RESOLVED that approval of this resolution is contingent on City Council approval of a bonding ordinance to cover the cost of environmental abatement and demolition of the structures on the property as required under the terms of the Contract for Purchase.

**SECONDED BY COUNCILMAN TIMOTHY R. LABOUF AND CARRIED WITH ALL VOTING YEA**

(Rules waived by motion of Councilman Clough, seconded by Councilman Bradley and carried with all voting in favor thereof.)

**INTRODUCED BY COUNCILMAN PETER L. CLOUGH**

WHEREAS, all conditions precedent to the financing of the capital project hereinafter described, including compliance with the provisions of the State Environmental Quality Review Act, have been performed; and

WHEREAS, it is now desired to authorize the financing of such capital project;

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Watertown, Jefferson County, New York, as follows:

Section 1. For the class of objects or purposes of paying the cost of the demolition of City-owned property in and for the City of Watertown, Jefferson County, New York, including incidental expenses in connection therewith, there are hereby authorized to be issued \$640,000 serial bonds of said City pursuant to the provisions of the Local Finance Law.

Section 2. It is hereby determined that the maximum estimated cost of the aforesaid class of objects or purposes is \$640,000 and that the plan for the financing thereof is by the issuance of the \$640,000 serial bonds of said City authorized to be issued pursuant to this bond ordinance; provided, however, that the amount of serial bonds ultimately to be issued will be reduced by the amount of any State and, or Federal aid or any other revenue received by the City from other sources for such class of objects or purposes.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid class of objects or purposes is ten years, pursuant to subdivision 12-a of paragraph a of Section 11.00 of the Local Finance Law, as each structure to be demolished shall have been determined to be no longer of any use or value or dangerous or detrimental to human life, health or safety.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the City Comptroller, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said City Comptroller, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said City of Watertown, Jefferson County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such obligations as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year. There shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such obligations as the same become due and payable.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the City of Watertown, Jefferson County, New York, by the manual or facsimile signature of the City Comptroller and a facsimile of its corporate seal shall be imprinted thereon and may be attested by the manual or facsimile signature of the City Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the City Comptroller, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as he shall deem best for the interests of the City, provided, however, that in the exercise of these delegated powers, he shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the City Comptroller shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by the facsimile signature of the City Comptroller, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the City Comptroller. It is hereby determined that it is to the financial advantage of the City not to impose and collect from registered owners of such serial bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by section 52.00 of the Local Finance Law, as the City Comptroller shall determine.

Section 9. This ordinance shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this ordinance, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 10. The validity of such bonds and bond anticipation notes may be contested only if:

1) Such obligations are authorized for an object or purpose for which said City is not authorized to expend money, or

2) The provisions of law which should be complied with at the date of publication of this ordinance are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

3) Such obligations are authorized in violation of the provisions of the Constitution. Section 11. This ordinance, which takes effect immediately, shall be published in full in the Watertown Daily Times, the official newspaper, together with a notice of the City Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

**SECONDED BY COUNCILMAN TIMOTHY R. LABOUF AND CARRIED WITH ALL VOTING YEA**

(Unanimous consent moved by motion of Councilman Clough, seconded by Councilman LaBouf and carried with all voting in favor thereof.)

**EXECUTIVE SESSION**

**MOTION WAS MADE BY COUNCILWOMAN BURNS TO MOVE INTO EXECUTIVE SESSION TO DISCUSS A PERSONNEL ISSUE INVOLVING THE EMPLOYMENT HISTORY OF A PARTICULAR INDIVIDUAL AND POSSIBLE PENDING LITIGATION.**

**MOTION WAS SECONDED BY COUNCILMAN CLOUGH AND CARRIED WITH ALL VOTING IN FAVOR THEREOF.**

Council reconvened at 7:08 p.m.

**ADJOURNMENT**

**AT THE CALL OF THE CHAIR MEETING WAS DULY ADJOURNED AT 7:09 P.M. BY MOTION OF COUNCILMAN CLOUGH, SECONDED BY COUNCILWOMAN BURNS AND CARRIED WITH ALL VOTING IN FAVOR THEREOF.**

*Donna M. Dutton*  
City Clerk