

Watertown Empire Zone
Administrative Board Meeting
January 30, 2008

The Watertown Empire Administrative Board meeting was held on Wednesday, January 30, 2008, on the 3rd floor of the City Municipal Building, 245 Washington Street, Watertown, New York.

Members Present: Chairman Peter Clough, Thomas Cesta, Peter Sovie, Deborah Cavallario, William Welborn and Robert Lawlor.

Also Present: Juliana Pyron of Camoin Associates (via conference call)

CALL TO ORDER

Meeting was called to order at 4:30 p.m.

APPROVAL OF MINUTES

Motion was made by Mr. Sovie to approve the November ZAB meeting minutes. Motion was seconded by Mr. Cesta, and carried with all voting in favor thereof.

TREASURER'S REPORT

Mr. Sovie reviewed the Balance and Profit & Loss sheets. He commented that he has the November and December bills from Camoin but does not have Mrs. Corriveau's approval to pay them yet.

On the Profit & Loss Sheet, Mr. Sovie commented that there are no City, Town or State reimbursements recorded yet.

Motion was made by Mr. Cesta to approve the Treasurer's Report, seconded by Mrs. Cavallario and carried with all voting in favor thereof.

APPLICATIONS FOR CERTIFICATION

Choco Cottage, LLC

Chairman Clough asked if the new applications will fall under the new rules for the Empire Zone.

Ms. Pyron replied that Choco Cottage will but Northland Car Wash will not because it depends on when the application was signed. Ms. Pyron explained to the Board some of the new rules for Empire Zone businesses.

The Board discussed Choco Cottage's location on Coffeen Street and where the distressed areas are located.

Ms. Pyron reviewed with the Board the projected investments as seen in the application.

Mr. Cesta commented that the figure for real property taxes does not look correct.

Mr. Sovie said that the total should be approximately \$5,000 to \$6,000 rather than the \$17,324 listed. He also noted that total wages of \$75,000 seems high for two employees.

Ms. Pyron suggested that the owner may be hiring a number of part time employees and is reflecting wages for all workers.

Chairman Clough said that regarding the property tax figure, the business would have to be worth nearly \$500,000 for the tax to be that high.

The Board discusses tabling the application.

Motion was made by Mr. Cesta to table the application, seconded by Mrs. Cavallario and carried with all voting in favor thereof.

Mr. Mix noted to the Board that the assessed value of the property for Choco Cottage is \$88,500 and the total tax is approximately \$2,200. He added that the property is still listed as a single family home but the assessment may go up when listed as a commercial property.

Northland Car Wash, LLC

Ms. Pyron explained to the Board the location of the yet-to-be-built car wash.

Chairman Clough noted that the address of 144 Eastern Boulevard is for the plaza and that the car wash will be going in behind Kinney Drug's on the small green space.

Motion was made by Mr. Cesta to approve the application, seconded by Mr. Sovie and carried with all voting in favor thereof.

HIGHLIGHTS FROM BUDGET PROPOSAL

Ms. Pyron reviewed some initiatives and key investments from Governor Spitzer's Executive Budget. She noted that letters were sent to Empire Zone Businesses asking for additional information and businesses will be kicked out of the Zone that do not meet goals.

BROCHURES

Ms. Pyron told the Board she sent Empire Zone brochures to the Small Business Association, JCJDC, Neighbors of Watertown, Development Authority of the North Country, Watertown Local Development Corporation, Chamber of Commerce, Watertown Trust, and to Fort Drum.

Chairman Clough suggested sending some to the Town of Watertown Supervisor and Kenneth Mix in Planning.

NEW BOARD MEMBER

Chairman Clough reminded Board members to submit names of those who may be interested in serving on the Board.

ADJOURNMENT

Motion to adjourn was made by Mrs. Cavallario, seconded by Mr. Sovie and carried with all voting yea.

Meeting adjourned at 5:20 p.m.

Amanda C. Lewis
Deputy City Clerk