

**Watertown Empire Zone
Administrative Board Meeting
March 2006**

The Watertown Empire Administrative Board meeting was held on Wednesday, March 22, 2006 in the City Council Chambers, City Municipal Building, 245 Washington Street, Watertown, New York.

Members Present: Chairman Peter Clough, James Fitzpatrick, Robert Lawlor, Tom Cesta, William Welbourn and Peter Sovie. Joseph Butler arrived at 4:43.

Also Present: Michael N'Dolo of Camoin Associates

Chairman Clough opened the meeting at 4:30 p.m.

Minutes

**Motion was made by Mr. Lawlor to approve the January ZAB meeting minutes.
Motion was seconded by Mr. Welbourn and carried with all voting in favor thereof.**

Treasurer's Report

Mr. N'Dolo reviewed the invoice submitted for payment. He also explained that HSBC has the highest rate, at 4.75%, for the Certificate of Deposit of \$125,000.

Mr. Sovie presented the financial statement to the board. Mr. Sovie explained that \$5,000 from Jefferson County was received in March. He also mentioned that he has not received the January bill from Mary yet.

Motion was made by Mr. Cesta to approve the treasurer's report. Motion was seconded by Mr. Lawlor and carried with all voting in favor thereof.

Boundary Revisions

Mr. N'dolo advised the board that the State required more forms to be filed, which was done. The policy review has occurred and now the paperwork is waiting for Empire Zone Designation Board review. Mr. N'dolo also explained that essentially the boundary revision has been approved by ESD but needs the Designation Board's approval.

Washington Summit Associates

Mr. N'dolo advised the board on a matter concerning Michael Lundy, owner of Washington Summit Associates. He explained that the original application had been approved before he began working with the board. Mr. Lundy had asked that the building be put in the zone. Then, they moved the placement of the building. More recently, they asked to be included in the 2006 zone for a different building. Washington Summit Associates, LLC was included and certified before 12/31/05. However, then the rules changed and the blobs were created, thus taking the acreage underneath Washington Summit Associates, LLC. out of the zone. But, the business kept the certification. Mr. N'dolo explained that a letter has been sent to Mr. Lundy explaining

that his tenants will not be certified. The building is no longer in the zone. Mr. N'dolo also mentioned that Mr. Lundy has mechanisms available to pass on benefits to his tenants through real property tax programs and utility rate discounts.

Chairman Clough advised the board that if Mr. Lundy contacts individual members of the board, they should refer him to Camoin Associates.

Applications for Certification

- ✓ Fort Drum Storage

Discussion was held concerning the length of time it will take before this business is ready to open.

A suggestion was made that, in the future, applicants should submit photos of the property. This would assist the board in knowing the location of the business as well as the condition of any existing buildings.

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

- ✓ Pro-Soft of NY, Inc.

Motion was made by Mr. Lawlor and seconded by Mr. Fitzpatrick to approve the change of address for this business. Motion was carried with all voting in favor thereof.

Other Business

Mr. Sovie asked about a news interview that Mr. N'dolo did with News 10 concerning the Deferiet paper mill and asked if they were still in the zone.

Mr. N'dolo explained that they are not in the zone. The story was concerning a property tax credit that the company was claiming for 2003. They needed to prove that the property was in the zone at that time. The Deferiet property was never mapped into the boundary amendment at that time. Therefore, the county had to map it out. The local law that was used to create the boundaries did have the legal description, so they were able to go back and generate maps.

Mr. Sovie asked about the mall property and the amendment to add acreage.

Mr. N'dolo explained that the zone was able to recapture the acreage and redistribute it.

New York State Economic Development Council

Mr. N'dolo advised the members that several other zones are members of this council. He explained that it costs \$500 a year and this would entitle members to attend seminars and workshops. He mentioned that Plattsburgh and Ogdensburg are members of the council.

Mr. N'dolo will contact these zones to see if they have derived any benefits from it.

Motion to adjourn was made by Mr. Lawlor, seconded by Mr. Fitzpatrick and carried with all voting in favor thereof.

Meeting adjourned at 5:23 p.m.

Donna M. Dutton
City Clerk