

**Watertown Empire Zone
Administrative Board Meeting
October 2005**

The Watertown Empire Zone Administrative Board meeting was held on Wednesday, October 31, 2005 in the City Council Chambers, City Municipal Building, 245 Washington Street, Watertown, New York.

Members Present: Chairman Peter Clough, Bruce Dempster, Joseph Butler, Jr., Thomas Cesta, James Fitzpatrick, William Welbourn, Robert Lawlor, Phillip Gaffney and Peter Sovie

Also Present: Planning & Community Development Coordinator Kenneth A. Mix, City Manager Mary M. Corriveau and Michael N'dolo of Camoin Associates (via conference call)

Chairman Clough opened meeting at 4:00.

Executive Session -Committee Report

Mr. Lawlor presented the board with a report from the committee recommending that the zone administration remain with Camoin Associates for a one-year period.

Motion was made by Mr. Fitzpatrick to accept the recommendation of the committee to have Camoin Associates administer the zone for a one-year period.

Motion was seconded by Mr. Dempster and carried with all voting in favor thereof.

Mr. Lawlor asked that all members of the board be present at the Council work session of November 14th to show their support for this recommendation.

Mr. Gaffney and Mr. Sovie arrived after the Executive Session.

Applications for Certification

- ✓ Old World Pottery dba Casa De Flor

It was explained that Ms. Monteith has purchased Kegler's Lounge and will be moving the pottery part of the business to there as well as opening a Mexican restaurant in the facility.

Motion was made by Mr. Fitzpatrick to approve this application. Motion was seconded by Mr. Welbourn and carried with all voting in favor thereof.

- ✓ H.P. Hood (formerly Crowley Foods)

This application is as a result of H.P. Hood buying Crowley Foods, which was already a certified business.

Motion was made by Mr. Butler to approve this application. Motion was seconded by Mr. Lawlor and carried with all voting in favor thereof.

- ✓ Victory Promotions, Inc.

It was explained that this business is moving in from the Town of Pamela. The resolution from the town consenting to the relocation was attached to the application.

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

- ✓ Target Corporation

Mr. N'dolo expressed concerns in giving zone benefits to a national retail company and remarked that it could reflect on the zone with the state in the future. He also listed his concerns regarding the changes made in the application. Mr. N'dolo commented that the state's appraisal of this application is that the zone could receive some bad press if Target were certified.

Mr. Cesta asked if any of the other zones had given Target zone benefits.

Mr. N'dolo stated that he knows a Target distribution center and one other Target store are in zones, with the possibility of two more stores also in zones.

Mr. Butler commented that COR had given the board the impression that each Target store had incentives to bring them to a community.

Mr. N'dolo explained that this is not the case. Most stores go in without any incentives.

Mr. Butler asked if the State would consider Target as a tourism destination.

Mr. N'dolo explained that part of the zone development policy does list destination tourism due to the fact that people are coming here that might not otherwise, based on the fact that a certain retail business is located here.

Mrs. Corriveau commented that with the Super Wal-Mart being located on the road leading to Fort Drum, there needs to be something to draw people to the Route 3 corridor.

Mr. N'dolo commented that he just wanted to make the board aware of these issues if they decide to certify the business.

Mr. Gaffney asked if the Town of Watertown was in favor of certifying Target.

Chairman Clough remarked that Mr. Bartlett had indicated that the Town was in favor.

After discussions concerning the tax credit figures and employee numbers, members suggested that this be held over until needed information could be obtained.

Mr. N'dolo will find out what zones the Target stores are in and what issues the zone boards may have had with the applications. He will also contact the State regarding the concerns that they may have had for these applications.

Mr. N'dolo asked Mr. Mix to speak with the Town of Watertown assessor about Target.

Zone Acreage Redistribution

Chairman Clough advised the board that the Town had agreed in principle of the draft. He explained that the need for housing had been discussed and both the Town Board and the City Council has asked that the board look into areas that could be used for housing development, which could be put into the zone.

Mr. Mix referred to the map which outlines the three areas for the zone and explained that the Brookline property is between Seaway Plaza and the City boundary and is very close to one of the zone areas. This property is being proposed for multi-family housing development. He also explained that DANC is working with property owners on the south side of the City. However, this is not ready for discussion yet. He explained that some areas could come out of the zone which would enable other areas designated for housing development to be included in the zone. He referred to a wetlands area behind Renzi Brothers being removed from the zone as well as an area near the Ultimate Goal.

The committee concurred to makes these changes as required to allow for more area for multi-family housing units.

Mr. Mix explained that the individual business doing the development would apply for certification.

Mr. Butler asked if our policy states this type of development.

Mr. N'dolo explained that under Section 4, Geography it states "expansion of residential revitalization".

Mrs. Corriveau explained that zone benefits are making the Cloverdale project work.

Meeting adjourned at 5:10 p.m.