



City Council
Work Session Agenda
July 12, 2010
7:00 p.m.

Discussion:

1. Main Street West, Parking Changes

Memorandum from City Engineer Kurt Hauk, July 8, 2010

2. Review of City Owned Property

Listing of properties owned by the City provided to City Council members.

GIS personnel will be in attendance at meeting to provide mapping of properties.

Reports:

1. Thompson Park Conservancy Lease, Concession

2. Boards and Commissions



CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MEMORANDUM



DATE: 8 July 2010

TO: Mary Corriveau, City Manager

FROM: Kurt Hauk, City Engineer

SUBJECT: Main Street West Parking Change

This memorandum is a summary of the findings and recommendation for changes to parking for the eastbound lanes of Main Street West at the intersection with the Court Street Bridge.

The recommendation is to restrict parking and standing for a distance of 695' west from the intersection with the Court Street Bridge on the south side of Main Street West. This will alleviate a hazardous condition that occurs during times of heavy traffic. It is further recommended that the restriction be in effect from 6:00 AM to 6:00 PM daily. This would mitigate some of the impact to businesses along that section of street.

The enclosed reports and plan sheet provide background and indicate the proposed signage changes.



INTEROFFICE MEMO ENGINEERING DEPARTMENT

DATE: June 11, 2010
TO: Kurt Hauk, City Engineer
FROM: Justin Wood, Civil Engineer II
SUBJECT: Main Street West – Traffic Study

In May of 2010, concerns about parked vehicles along the south side of Main Street West, near Court Street Bridge, were raised. This issue had previously been raised in the Fall of 2007, however, no changes were implemented. The Engineering Department began investigating the traffic patterns in this area to analyze the impacts resulting from parked vehicles along Main St. West, between Bradley St. and Court St.

Main St. West is a four lane roadway (2 westbound & 2 eastbound lanes) from the Railroad Underpass to Morrison Street. The road width is 60' through this section and allows ample room for four 11' travel lanes and two 8' parking lanes along the side of the street.

Traveling eastbound from Morrison St. to Court St. the road narrows to approximately 47'. This allows for three lanes (1 westbound & 2 eastbound lanes) and a 10' parking lane on the northside of Main St. West. Presently, parking is also allowed on the southside of Main St West, from the RR underpass to Court St, except for the last 150' to Court St. When a vehicle is parked in this allowed area, use of the outer eastbound lane is restricted and vehicles are forced to merge left to the inner eastbound lane. This forced merging of traffic creates an undesirable and unsafe situation that can be minimized by restricting parking.

On June 10, 2010 the City Engineering Department conducted a Traffic Count at the intersection of Court St. and Main St. West. Sean O'Connor, Rich Cohen and I assisted in the collection of data. The Traffic Count focused on eastbound vehicles traveling on Main Street West through the intersection. It was conducted during the morning and afternoon peak hour traffic times based on the counts performed by Lu Engineers in August 2009. The morning peak hour was 11:00 am – 12:00 pm and the afternoon peak hour was 3:00 pm – 4:00 pm. The results of the traffic count are as follows:

Morning Peak Hour (11:00 am – 12:00 pm)

Vehicle Movements

Straight	= 178 (47%)
Turn Right	= 164 (43%)
Turn Left	= 36 (10%)
TOTAL	= 378

Afternoon Peak Hour (3:00 pm – 4:00 pm):

Vehicle Movements

Straight	= 213 (48%)
Turn Right	= 198 (43%)
Turn Left	= 36 (9%)
TOTAL	= 455

In addition to the vehicle counts, the maximum queue of vehicles was recorded for each traffic signal cycle. When the traffic light for eastbound vehicles on Main St West turned red, the maximum number of vehicles stopped at the signal was noted. The max queue was recorded for two different scenarios; the max queue with and without a parked vehicle blocking the Right-Turn Only lane. There was no vehicle parked during the morning traffic count, therefore only one of the scenarios could be recorded, which resulted in a max queue of 9 vehicles. During the afternoon traffic count there was a vehicle parked in front of the Edge of the River Pub and the max queue reached 17 vehicles (averaged approx. 12 vehicles). Although overall traffic counts increased in the afternoon count, an increase of the max queue indicates there is some impact from parking in the outermost lane.

The traffic counts showed almost half of all eastbound traffic either goes straight or turns right. As depicted in the attached plan, a queue of 4-5 vehicles backs up traffic to the allowed parking area. When a parked vehicle blocks the Right-Turn Only lane, 10 or more vehicles could be stopped west of that. If the 50/50 ratio of vehicle movements is applied, 5 of the 10 rear vehicles plan to turn right onto Court St but cannot enter the outer lane until the vehicles ahead of them move forward. We observed this exact scenario several times throughout the afternoon traffic count. Vehicles planning to turn right had to wait for traffic ahead of them to move forward enough to get past the parked vehicle. If parking were restricted in this area, the vehicles would be able to reach the intersection to turn right, thereby reducing the overall queue for both eastbound lanes. With the parking restrictions in place, the efficiency of each green light cycle would improve and allow a higher volume of vehicles to pass through the intersection.

Another issue caused by allowing parking in this area, is the damage done to City sidewalks and margin area from vehicles. Due to the narrow width of the road, people drive over the curb and onto the margin and/or sidewalk to park. Rutting, cracking and failure of concrete are evident from the repeated parking of vehicles in this manner.

In summary, banning the parking and standing of vehicles will make this area safer, allow the intersection to operate more efficiently, and minimize damage to City property. Stopping, however, may be necessary to allow for cabs, or customers to pick up or drop off people. While stopping will briefly block the outermost lane, long term disruptions to traffic flow will be minimized by the proposed amendments.



INTEROFFICE MEMO ENGINEERING DEPARTMENT

DATE: June 28, 2010
TO: Kurt Hauk, City Engineer
FROM: Justin Wood, Civil Engineer II
SUBJECT: Main Street West Parking Ban – Property Owner Comments

In May of 2010, concerns about parked vehicles along the south side of Main Street West, near Court Street Bridge, were raised. The Engineering Department has been investigating the traffic patterns in this area to analyze the impacts resulting from parked vehicles along Main St. West, between Bradley St. and Court St.

Five properties would be affected by restrictions to parking. I spoke to the property owners on June 23 & June 24 about the proposed changes and received the following comments:

503 & 515 Main Street West – Edge of the River Pub

The owner is concerned about a complete 24 hour 7 day a week ban on parking. He stated his parking lot is not large enough to fit all the customer's vehicles, especially in the evenings. He said delivery trucks normally use his parking lot, so the ban wouldn't affect them. But if parking was going to be banned by the City he asked to consider allowing parking in the evenings and only restrict it during the day.

525 Main Street West – Korean Grill

Owner stated the Korean Grill is a Take-out only restaurant and the parking ban would hurt his business. The hours of operation of the restaurant are 11:00 am – 9:00 pm. They get a lunch hour rush but the main peak time is 4:00 pm – 7:00 pm for dinner. He stated the lot has limited parking on the sides and behind the building which is used by the tenants. Parking on the northside of the street is allowed, but he felt it is too dangerous to cross the street and would discourage customers from coming to his restaurant if they were forced to park there. He asked to consider allowing short term parking (like 10 minutes) for customers to park, get their food, and leave.

531 – 549 Main Street West – vacant "JR Liquor" building & vacant green house

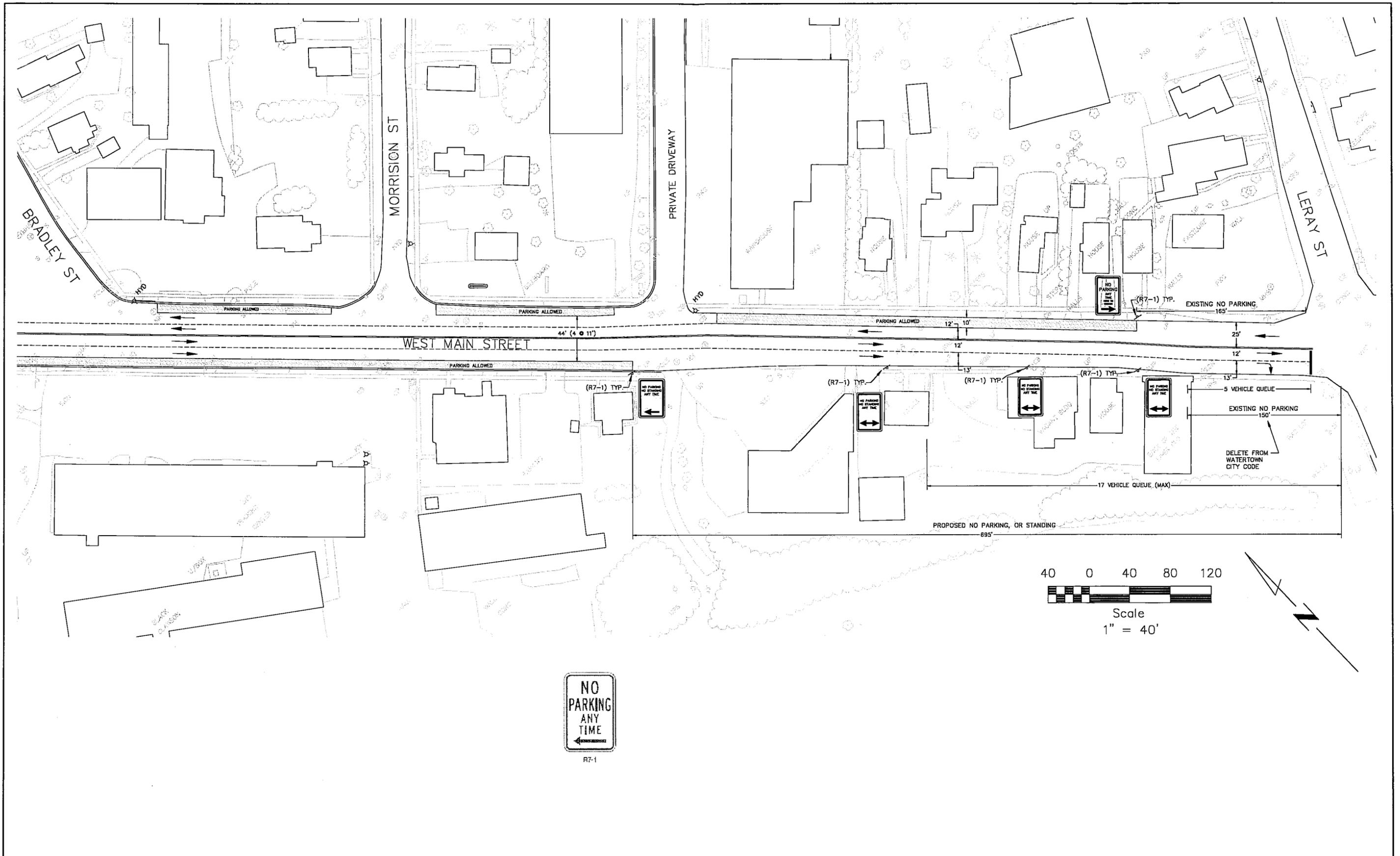
Was not able to contact property owner. There is no phone number on file or with the Water Department to reach the owner.

557 Main Street West – Chiappone's Tire

The owner stated overall he has no problem with the proposed changes. He does, however, currently have an issue with customers of the Edge of River Pub using his parking lot on the weekends. Those customers leave trash, broken glass, etc. and urinate in his parking lot. He has spoke with the owner of the Edge of the River Pub about this issue but the problem has continued. Therefore he began posting no parking signs in his parking lot and has

vehicles towed if they still use it. He is concerned that banning parking will lead more people to park on his property but he will just have to rope it off or continue having vehicles towed. He is supportive of the parking ban because he and his employees experience the problem caused by parked vehicles every week.

Based on traffic counts done by Lu Engineers, the traffic volume starts dropping off after the 5:00 pm – 6:00 pm hour. A parking ban from 6:00 am – 6:00 pm could satisfy the Edge of the River Pub's concerns while minimizing traffic disruption during peak traffic times, however, this would not entirely help the Korean Grill restaurant.



DESIGNED BY: J.L.W.	REVISIONS:
DRAWN BY: J.L.W.	
DATE: 06-08-2010	
SCALE: 1" = 40'	
CHECKED BY: K.W.H.	
APPROVED BY: K.W.H.	
PROJECT NAME: MAIN ST. W. SIGNAGE	

WARNING: It is a violation of Section 7209, Subdivision 2, of the New York State Education Law for any person other than a Licensed Professional Engineer to alter this map.

CITY OF WATERTOWN
ENGINEERING DEPARTMENT
 MUNICIPAL BUILDING, ROOM 305
 245 WASHINGTON STREET
 WATERTOWN, NEW YORK 13601

PHONE: 315-785-7740
 FAX: 315-785-7829

PLAN VIEW

**WEST MAIN STREET
 SIGNAGE PLAN**

SHEET NO.
PL-1
 SHEET 1 OF 1

July 9, 2010

To: The Honorable Mayor and City Council
From: Mary M. Corriveau, City Manager
Subject: City Owned Property Review

During the March 8, 2010 work session, the City Council discussed the sale of City owned property. At that time, Staff was asked if there were any other properties that the City owned that should be put up for sale. Attached is a listing of City owned properties, which includes all of our facilities, plus properties the City has acquired over the years. The City also acquired three properties in late June through the tax sale process which are not included in this listing:

<u>Address</u>	<u>Parcel #</u>	<u>Previous Owner</u>	<u>Property Class</u>	<u>Assessed Value</u>	<u>Lot size</u>
670 Rear Grant St.	4-5-123.003	Abbott Bromka Real Estate	Residential VL	\$ 250	50' x 20'
165 Rear Union St.	12-2-113.001	Russell Phelps	Commercial VL	\$ 1,350	60' x 37'
VL Sewalls Island	4-12-107	Robert Gair Co. Inc.	Industrial VL	\$ 500	10' x 276'

Staff will be prepared to review this listing with the City Council at the Work Session so that we can determine if there are any other properties the Council wants to be included in a property auction. Once we have determined what parcels will be auctioned, City Comptroller can schedule the auction.

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Sauare Foot

PROP_CLASS 210 1 Family Res					
Secondary Use Classification For Sale					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
523 Jefferson St	6-04-209.000	24 X 42 Feet	\$24,300	\$151.20	Light Industry

PROP_CLASS 311 Res vac land					
Secondary Use Classification Drainage					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
234 Haney St	9-21-106.000	112 X 500 Feet	\$9,800	\$8,400.00	Nbhd Business
VL-1 Mather St	9-21-102.000	66 X 330 Feet	\$7,300	\$3,267.00	Nbhd Business
VL-2 Mather St	9-20-207.000	256 X 196 Feet	\$16,800	\$7,526.40	Nbhd Business

PROP_CLASS 311 Res vac land					
Secondary Use Classification For Sale					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
VL Flower Ave E	11-12-130.001	14 X 145 Feet	\$1,400	\$304.50	Residential B
111 Rear Scio St	7-11-216.000	0.12 Acres	\$1,600	\$784.08	Residential C

PROP_CLASS 311 Res vac land					
Secondary Use Classification For Sale Inaccessible					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
100 Alexandria Ave	1-10-307.000	30 X 70 Feet	\$500	\$315.00	Residential B
101 Alexandria Ave	1-10-308.000	30 X 70 Feet	\$500	\$315.00	Residential B
103 Alexandria Ave	1-10-310.000	30 X 70 Feet	\$500	\$315.00	Residential B
89 Alexandria Ave	1-10-124.000	30 X 70 Feet	\$400	\$315.00	Residential B
90-93 Alexandria Ave	1-10-125.000	120 X 70 Feet	\$1,200	\$1,260.00	Residential B
M30 Charles St	3-06-404.000	30 X 95 Feet	\$100	\$427.50	Residential A

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Square Foot

PROP_CLASS 311 <i>Res vac land</i>					
Secondary Use Classification <i>For Sale Inaccessible</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
M32 Charles St	3-06-403.000	50 X 100 Feet	\$300	\$750.00	Residential A
M31 Cleveland St	3-06-405.000	70 X 30 Feet	\$100	\$315.00	Residential A
335 Clover St	8-34-218.000	50 X 100 Feet	\$1,200	\$750.00	Residential A
333 Kendall Ave N	8-34-220.000	50 X 125 Feet	\$1,400	\$937.50	Residential A
334 Kendall Ave N	8-34-219.000	50 X 100 Feet	\$1,200	\$750.00	Residential A
33 BK 11 Stuart St	3-06-406.000	50 X 100 Feet	\$300	\$750.00	Residential A
35 Stuart St	3-06-407.000	50 X 100 Feet	\$300	\$750.00	Residential A
36 Stuart St	3-09-101.000	36 X 52 Feet	\$100	\$280.80	Residential A
59 Woodley St	1-24-202.000	50 X 73 Feet	\$1,200	\$547.50	Residential A
60 Woodley St	1-24-201.000	50 X 73 Feet	\$1,200	\$547.50	Residential A

PROP_CLASS 311 <i>Res vac land</i>					
Secondary Use Classification <i>Future Development</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
136 Pleasant St N	6-15-116.000	48 X 193 Feet	\$7,700	\$1,389.60	Residential C

PROP_CLASS 311 <i>Res vac land</i>					
Secondary Use Classification <i>Hold for possible swap</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
207 Meadow St S	10-04-112.000	50 X 144 Feet	\$6,300	\$1,080.00	Residential C

PROP_CLASS 311 <i>Res vac land</i>					
Secondary Use Classification <i>Right of Way</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
VL-2 Thompson Blvd	13-11-102.002	3 X 312 Feet	\$250	\$140.40	Residential A

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Square Foot

PROP_CLASS	311	<i>Res vac land</i>			
Secondary Use Classification	<i>Sewer ROW</i>				
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
M71 Division St W	2-10-125.000	50 X 180 Feet	\$2,100	\$1,350.00	Residential B

PROP_CLASS	311	<i>Res vac land</i>			
Secondary Use Classification	<i>Street ROW</i>				
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
VL-1 Massey St S	14-49-103.007	0.01 Acres	\$100	\$65.34	Residential A
VL Sheridan St S Side	1-24-501.000	406 X 7 Feet	\$500	\$426.30	Residential A

PROP_CLASS	311	<i>Res vac land</i>			
Secondary Use Classification	<i>Waterfront</i>				
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
VL-2 Earl St	8-21-101.000	28 X 29 Feet	\$600	\$121.80	Residential B
1133 Huntington St	6-12-501.000	160 X 65 Feet	\$5,900	\$1,560.00	Residential B
248 Moulton St	3-01-109.000	47 X 90 Feet	\$1,500	\$634.50	Residential C
276 Moulton St	3-02-407.000	100 X 40 Feet	\$2,800	\$600.00	Residential C
326 Moulton St	3-02-406.000	72 X 63 Feet	\$1,100	\$680.40	Residential C
332 Moulton St	3-02-404.000	35 X 72 Feet	\$800	\$378.00	Residential C
334 Moulton St	3-02-403.000	30 X 73 Feet	\$800	\$328.50	Residential C
338 Moulton St	3-02-402.000	0.05 Acres	\$800	\$326.70	Residential C
VL-2 Moulton St	3-02-406.001	160 X 50 Feet	\$4,300	\$1,200.00	Residential C

PROP_CLASS	330	<i>Vacant comm</i>			
Secondary Use Classification	<i>None</i>				
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Square Foot

PROP_CLASS	330	<i>Vacant comm</i>			
Secondary Use Classification		<i>None</i>			
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
425 Court St	7-03-314.000	40 X 70 Feet	\$4,100	\$700.00	Commercial

PROP_CLASS	330	<i>Vacant comm</i>			
Secondary Use Classification		<i>Brownfield</i>			
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
434 Court St	7-07-204.000	0.41 Acres	\$10,900	\$4,464.90	Commercial
442 Court St	7-07-205.000	0.12 Acres	\$5,300	\$1,306.80	Commercial
302 Massey St N	7-03-309.000	69 X 80 Feet	\$5,600	\$1,380.00	Commercial
308 Massey St N	7-03-310.000	138 X 50 Feet	\$2,800	\$1,725.00	Commercial

PROP_CLASS	330	<i>Vacant comm</i>			
Secondary Use Classification		<i>Drainage</i>			
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
120 Haney St	9-19-106.000	82 X 343 Feet	\$8,100	\$7,031.50	Commercial

PROP_CLASS	330	<i>Vacant comm</i>			
Secondary Use Classification		<i>For Sale</i>			
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
VL-6 Arsenal St	8-05-104.002	8 X 76 Feet	\$600	\$152.00	Commercial
220 Coffeen St	7-03-301.000	85 X 60 Feet	\$4,900	\$1,275.00	

PROP_CLASS	330	<i>Vacant comm</i>			
Secondary Use Classification		<i>Future Development</i>			
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
29 Public Sq	7-01-116.000	28 X 90 Feet	\$23,100	\$630.00	Commercial
31 Public Sq	7-01-114.000	24 X 94 Feet	\$34,250	\$564.00	Commercial

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Square Foot

PROP_CLASS 330 <i>Vacant comm</i>					
Secondary Use Classification <i>Future Development</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
35-39 Public Sq	7-01-113.000	41 X 100 Feet	\$25,150	\$1,025.00	Commercial
41 Public Sq	7-01-112.001	105 X 121 Feet	\$70,300	\$3,176.25	Commercial
VL-7 Washington St	13-23-102.000	3.5 Acres	\$37,400	\$38,115.00	Commercial

PROP_CLASS 330 <i>Vacant comm</i>					
Secondary Use Classification <i>Right of Way</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
77-79 Public Sq	7-01-107.000	21 X 115 Feet	\$13,350	\$603.75	Commercial

PROP_CLASS 330 <i>Vacant comm</i>					
Secondary Use Classification <i>Street ROW</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
VL-3 Eastern Blvd	5-16-403.001	484 X 34 Feet	\$10,900	\$4,114.00	Residential C

PROP_CLASS 340 <i>Vacant indus</i>					
Secondary Use Classification <i>None</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
148 Pleasant St N	6-15-119.000	3.99 Acres	\$4,500	\$43,451.10	Light Industry

PROP_CLASS 340 <i>Vacant indus</i>					
Secondary Use Classification <i>Brownfield</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
V L North Side Water St	4-22-202.000	1.21 Acres	\$23,200	\$13,176.90	Heavy Industry
Sewalls Is	4-12-201.100	1.35 Acres	\$12,700	\$14,701.50	Heavy Industry
Sewalls Is	4-12-201.200	0.03 Acres	\$600	\$326.70	Heavy Industry
Sewalls Is	4-12-103.200	0.13 Acres	\$1,800	\$1,415.70	Heavy Industry

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Saquare Foot

PROP_CLASS 340 <i>Vacant indus</i>					
Secondary Use Classification <i>Brownfield</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
Sewalls Is	4-12-103.100	4.48 Acres	\$53,100	\$48,787.20	Heavy Industry
Sewalls Is	4-12-103.001	2.08 Acres	\$16,900	\$22,651.20	Heavy Industry
656 Sewalls Is	4-12-101.000	2.59 Acres	\$20,800	\$28,205.10	Heavy Industry
VL-11 Water St	4-22-202.001	0.29 Acres	\$5,400	\$3,158.10	Heavy Industry
VL-15 Water St	4-15-101.000	25 Acres	\$145,200	\$272,250.00	Heavy Industry
VL-2 Water St	4-13-101.000	0.38 Acres	\$6,100	\$4,138.20	Heavy Industry
VL-21 Water St	4-24-201.000	9.48 Acres	\$92,400	\$103,237.20	Heavy Industry
VL-5 Water St	4-16-102.000	60 X 88 Feet	\$100	\$1,320.00	Heavy Industry
VL-7 Water St	4-16-101.000	88 X 81 Feet	\$600	\$1,782.00	Heavy Industry
VL-9 Water St	4-22-203.000	0.51 Acres	\$9,600	\$5,553.90	Heavy Industry
VL-Rear Water St	4-22-115.000	3.06 Acres	\$24,400	\$33,323.40	Heavy Industry
VL Waterman Dr	9-43-101.231	4.6 Acres	\$41,800	\$50,094.00	Light Industry

PROP_CLASS 340 <i>Vacant indus</i>					
Secondary Use Classification <i>Future Development</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
800 Rear Massey St S	9-26-102.001	2.4 Acres	\$20,000	\$26,136.00	Light Industry
VL-2 Rail Dr	9-43-101.220	12.26 Acres	\$172,700	\$133,511.40	Light Industry
VL Roundhouse Dr	9-43-101.210	65.03 Acres	\$472,600	\$708,176.70	Light Industry

PROP_CLASS 340 <i>Vacant indus</i>					
Secondary Use Classification <i>Landfill & Buffer</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Sauare Foot

PROP_CLASS 340 <i>Vacant indus</i>					
Secondary Use Classification <i>Landfill & Buffer</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
71 North St	4-26-405.000	50 X 100 Feet	\$200	\$1,250.00	Light Industry
72 North St	4-26-404.000	50 X 110 Feet	\$200	\$1,375.00	Light Industry
73 North St	4-26-403.000	50 X 115 Feet	\$500	\$1,437.50	Light Industry
74 North St	4-26-402.000	50 X 115 Feet	\$500	\$1,437.50	Light Industry
77 North St	4-27-703.000	50 X 130 Feet	\$500	\$1,625.00	Light Industry
78 North St	4-27-702.000	50 X 135 Feet	\$500	\$1,687.50	Light Industry
79 Walnut Ave	4-27-701.000	50 X 103 Feet	\$500	\$1,287.50	Light Industry
80 Walnut Ave	4-27-706.000	50 X 103 Feet	\$500	\$1,287.50	Light Industry
81 Walnut Ave	4-27-705.000	49 X 95 Feet	\$500	\$1,163.75	Light Industry

PROP_CLASS 340 <i>Vacant indus</i>					
Secondary Use Classification <i>Right of Way</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
VL-2 Meadow St N	7-10-105.000	2.34 Acres	\$28,900	\$25,482.60	Heavy Industry

PROP_CLASS 340 <i>Vacant indus</i>					
Secondary Use Classification <i>Sewer ROW</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
306 Rear Factory St	6-02-401.003	49.5 X 77.3 Fee	\$1,350	\$956.59	Light Industry

PROP_CLASS 340 <i>Vacant indus</i>					
Secondary Use Classification <i>Waterfront</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
677 Huntington St	6-06-403.000	259 X 45 Feet	\$12,200	\$2,913.75	Light Industry
VL-1 Huntington St	6-06-404.000	0.12 Acres	\$4,400	\$1,306.80	

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Sauare Foot

PROP_CLASS 340 <i>Vacant indus</i>					
Secondary Use Classification <i>Waterfront</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
VL-1 Mill St	7-01-302.000	20 X 35 Feet	\$500	\$175.00	Light Industry
VL-3 Mill St	7-01-301.002	1.3 Acres	\$14,100	\$14,157.00	Light Industry
564 Newell St	7-08-307.000	2.37 Acres	\$17,600	\$25,809.30	Light Industry
VL Newell St	7-08-301.000	1.58 Acres	\$7,300	\$17,206.20	Light Industry
VL-5 Pearl St	4-12-105.000	1.09 Acres	\$11,600	\$11,870.10	Heavy Industry
522 Water St	4-13-103.001	186 X 110 Feet	\$10,900	\$5,115.00	Heavy Industry
VL-4 Water St	4-23-103.000	92 X 100 Feet	\$5,000	\$2,300.00	Heavy Industry
VL-6 Water St	4-23-102.000	30 X 46 Feet	\$900	\$345.00	Heavy Industry

PROP_CLASS 411 <i>Apartment</i>					
Secondary Use Classification <i>For Sale</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
129 Sherman St	10-01-308.000	33 X 80 Feet	\$32,000	\$660.00	Commercial

PROP_CLASS 449 <i>Other Storage</i>					
Secondary Use Classification <i>Essential</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
337 Engine St	7-16-112.000	1.08 Acres	\$319,400	\$11,761.20	Light Industry

PROP_CLASS 531 <i>Fairground</i>					
Secondary Use Classification <i>Fairgrounds</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
970 Coffeen St	8-22-101.000	41.3 Acres	\$4,442,000	\$449,757.00	Residential A

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Square Foot

PROP_CLASS 553 Country club					
Secondary Use Classification Park					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
VL-3 Gotham St	12-20-101.701	66.3 Acres	\$234,000	\$722,007.00	Residential A

PROP_CLASS 554 Outdr swim					
Secondary Use Classification Park					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
833 Woodbury St	3-11-138.004	2.6 Acres	\$950,000	\$28,314.00	Residential A

PROP_CLASS 591 Playground					
Secondary Use Classification Playground					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
300 Academy St	11-04-119.000	67 X 77 Feet	\$12,500	\$1,289.75	Residential C
310 Academy St	11-04-120.000	132 X 289 Feet	\$28,000	\$9,537.00	Residential C
232 Division St E	3-10-309.000	11.3 Acres	\$275,000	\$123,057.00	Residential A
110 Emerson Pl	6-08-109.100	46 X 60 Feet	\$4,500	\$690.00	Residential C
110 Rear Emerson Pl	6-08-107.200	60 X 50 Feet	\$3,300	\$750.00	Nbhd Business
110 Rear Emerson Pl	6-08-106.100	40 X 45 Feet	\$3,600	\$450.00	Nbhd Business
243 Hamilton St N	6-10-121.000	190 X 150 Feet	\$17,300	\$7,125.00	Residential B
540 Jefferson St	6-04-123.000	40 X 96 Feet	\$2,100	\$960.00	Light Industry
VL Meadow St S	10-04-127.002	20 X 167 Feet	\$6,550	\$835.00	Residential C
435 Portage St	9-03-117.000	165 X 120 Feet	\$14,000	\$4,950.00	Residential C

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Square Foot

PROP_CLASS 611 <i>Library</i>					
Secondary Use Classification <i>Essential</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
229 Washington St	11-01-211.000	159 X 305 Feet	\$5,242,400	\$12,123.75	Commercial

PROP_CLASS 650 <i>Government</i>					
Secondary Use Classification <i>Essential</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
Newell St	7-03-212.000	1.2 Acres	\$100,000	\$13,068.00	Not Zoned

PROP_CLASS 651 <i>Highway gar</i>					
Secondary Use Classification <i>Essential</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
521 Newell St	7-08-214.000	1.2 Acres	\$406,000	\$13,068.00	Light Industry
557 Newell St	7-08-214.001	1.2 Acres	\$2,992,600	\$13,068.00	Light Industry

PROP_CLASS 652 <i>Govt bldgs</i>					
Secondary Use Classification <i>Essential</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
544 Newell St	7-08-305.000	0.87 Acres	\$700,300	\$9,474.30	Light Industry
245 Washington St	11-01-201.000	1.85 Acres	\$3,454,900	\$20,146.50	Commercial

PROP_CLASS 653 <i>Govt pk lot</i>					
Secondary Use Classification <i>Parking</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
Armstrong Pl	12-01-117.000	86 X 32 Feet	\$10,200	\$688.00	Commercial

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Square Foot

PROP_CLASS 653 Govt pk lot					
Secondary Use Classification Parking					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
127 Arsenal St	10-01-211.000	98 X 157 Feet	\$123,900	\$3,846.50	Commercial
VL-4 Clinton St	10-06-103.002	40 X 261 Feet	\$43,000	\$2,610.00	Commercial
205 Coffeen St	7-04-101.000	4.16 Acres	\$2,197,400	\$45,302.40	Planned Dev 05
Court St	7-03-101.000	4 Acres	\$290,000	\$43,560.00	Planned Dev 05
J B Wise Pl	7-01-137.000	4.6 Acres	\$398,000	\$50,094.00	Commercial
522 Newell St	7-08-304.000	0.16 Acres	\$14,300	\$1,742.40	Light Industry
VL Newell St	7-08-303.000	96 X 106 Feet	\$10,050	\$2,544.00	Light Industry
226 State St	12-01-112.000	83 X 160 Feet	\$42,000	\$3,320.00	Commercial
234 State St	12-01-113.000	75 X 208 Feet	\$51,700	\$3,900.00	Commercial
248 State St	12-01-118.000	32 X 99 Feet	\$16,450	\$792.00	Commercial
589 State St	6-03-311.000	82 X 100 Feet	\$33,450	\$2,050.00	Commercial
171 Stone St	10-06-118.000	82 X 166 Feet	\$88,500	\$3,403.00	Commercial
177 Stone St	10-06-117.000	107 X 162 Feet	\$117,000	\$4,333.50	Commercial
112 Union St	12-01-121.000	26 X 56 Feet	\$2,450	\$364.00	Commercial
118 Union St	12-01-122.002	36 X 56 Feet	\$6,400	\$504.00	Commercial

PROP_CLASS 662 Police/fire					
Secondary Use Classification Essential					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
224 Massey St S	10-04-127.000	2.8 Acres	\$1,607,000	\$30,492.00	Residential C
638 Mill St	3-04-211.000	127 X 170 Feet	\$356,200	\$5,397.50	Nbhd Business

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Square Foot

PROP_CLASS 662 <i>Police/fire</i>						
Secondary Use Classification <i>Essential</i>						
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning	
906 State St	12-06-328.000	75 X 196 Feet	\$460,000	\$3,675.00	Nbhd Business	

PROP_CLASS 692 <i>Road/str/hwy</i>						
Secondary Use Classification <i>Pumping Station</i>						
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning	
295 Gaffney Dr	8-40-101.016	1.2 Acres	\$86,000	\$13,068.00	Planned Dev 02	

PROP_CLASS 692 <i>Road/str/hwy</i>						
Secondary Use Classification <i>Street ROW</i>						
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning	
VL-1 Arch St	7-07-209.000	0.23 Acres	\$7,500	\$2,504.70	Commercial	
VL-2 Arch St	7-03-216.000	0.43 Acres	\$4,200	\$4,682.70	Commercial	
Bellew Ave	8-04-150.000	0.16 Acres	\$3,700	\$1,742.40	Residential B	
Corner Sterling & Frankli	11-01-101.001	82 X 35 Feet	\$1,500	\$717.50	Residential C	
VL-3 Franklin St	12-04-221.000	0.03 Acres	\$1,200	\$326.70	Not Zoned	
573 Pearl St	4-02-124.000	0.11 Acres	\$3,000	\$1,197.90	Nbhd Business	
VL-1 Pearl St	6-05-301.003	93 X 15 Feet	\$1,100	\$348.75	Heavy Industry	

PROP_CLASS 695 <i>Cemetery</i>						
Secondary Use Classification <i>Cemetary</i>						
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning	
VL-1 Arsenal St	9-09-204.000	7.66 Acres	\$115,000	\$83,417.40	Commercial	

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Square Foot

PROP_CLASS		821 Flood contrl				
Secondary Use Classification		Sewer ROW				
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning	
V121 Haney St	9-16-102.001	70 X 85 Feet	\$1,300	\$1,487.50	Nbhd Business	
VL-3 Haney St	9-16-101.001	0.8 Acres	\$3,600	\$8,712.00	Nbhd Business	

PROP_CLASS		822 Water supply				
Secondary Use Classification		Essential				
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning	
500 Eastern Blvd	5-26-205.000	200.21 Acres	\$4,128,000	,180,286.90	Not Zoned	
1200 Franklin St	12-30-102.000	8.2 Acres	\$3,033,200	\$89,298.00	Residential A	
Hunt St	5-26-204.000	28.18 Acres	\$658,800	\$306,880.20	Not Zoned	

PROP_CLASS		822 Water supply				
Secondary Use Classification		Street ROW				
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning	
1711 Huntington St	5-26-202.000	120 X 197 Feet	\$13,400	\$5,910.00	Residential B	

PROP_CLASS		823 Water Treat				
Secondary Use Classification		Essential				
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning	
1701 Huntington St	5-26-203.000	13.71 Acres	\$6,011,000	\$149,301.90	Light Industry	

PROP_CLASS		841 Motr veh srv				
Secondary Use Classification		Essential				
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning	
117 Arsenal St	10-01-106.000	59 X 105 Feet	\$150,000	\$1,548.75	Commercial	

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Square Foot

PROP_CLASS 852 <i>Landfill</i>					
Secondary Use Classification <i>Landfill & Buffer</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
City Landfill Water St.	4-21-101.000	19 Acres	\$25,000	\$206,910.00	Heavy Industry
Rear Pearl St	4-21-103.000	2 Acres	\$14,000	\$21,780.00	Heavy Industry
840 Pearl St	4-20-101.000	56.8 Acres	\$398,000	\$618,552.00	Heavy Industry

PROP_CLASS 853 <i>Sewage</i>					
Secondary Use Classification <i>Essential</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
700 William T Field Dr	8-28-101.000	22.5 Acres	\$18,000,000	\$245,025.00	Residential A

PROP_CLASS 853 <i>Sewage</i>					
Secondary Use Classification <i>Sewer</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
620 Coffeen St	7-16-107.000	400 Square Fee	\$10,000	\$100.00	Commercial
VL-2 Coffeen St	7-16-104.001	45 X 107 Feet	\$125,000	\$1,203.75	Light Industry
561 Fairbanks St	6-05-306.000	400 Square Fee	\$10,000	\$100.00	Light Industry
1241 Lachenauer Dr	14-38-122.001	30 X 40 Feet	\$52,000	\$300.00	Residential A
920 Roundhouse Dr	9-43-101.100	400 Square Fee	\$10,000	\$100.00	Light Industry
446 Spindle Ln	14-35-101.810	400 Square Fee	\$10,000	\$100.00	Residential A
611 Stone Cir	14-49-101.004-600	400 Square Fee	\$10,000	\$100.00	anned Develop
316 Walker Ave	5-18-105.000	400 Square Fee	\$10,000	\$100.00	Residential C
620 Weldon Dr	14-46-101.210	400 Square Fee	\$10,000	\$100.00	Residential A

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Square Foot

PROP_CLASS 853 Sewage					
Secondary Use Classification Sewer ROW					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
168 Alexandria Ave	1-10-436.000	30 X 70 Feet	\$1,500	\$525.00	Light Industry
VL-4 Barben Ave	14-38-135.000	0.21 Acres	\$5,500	\$2,286.90	Residential A
VL-3 Coffeen St	8-16-119.000	0.75 Acres	\$12,800	\$8,167.50	Residential C
VL-8 Coffeen St	8-29-102.000	2 Acres	\$54,400	\$21,780.00	Residential A
121 Rear Division St W	2-10-130.001	50 X 20 Feet	\$700	\$250.00	Residential B
123 Rear Division St W	2-10-128.001	50 X 20 Feet	\$700	\$250.00	Residential B
140 Erie St	1-21-115.000	132 X 210 Feet	\$12,900	\$6,930.00	Residential A
VL-1 Gaffney Dr	8-40-101.010	585 X 15 Feet	\$6,100	\$2,193.75	Planned Dev 02
VL-5 Main St W	1-24-401.002	105 X 48 Feet	\$7,600	\$1,260.00	Residential A
VL-5 Mather St	9-21-107.000	0.2 Acres	\$3,900	\$2,178.00	Commercial
V866 Mill St	3-11-142.000	49 X 140 Feet	\$3,700	\$1,715.00	Residential C
94 Railroad St	1-21-207.000	67 X 154 Feet	\$2,050	\$2,579.50	Residential A
95 Railroad St	1-21-208.000	67 X 142 Feet	\$2,050	\$2,378.50	Residential A
96 Railroad St	1-21-209.000	67 X 130 Feet	\$1,900	\$2,177.50	Residential A
VL-1 Richards Dr	14-20-315.110	8 X 280 Feet	\$1,700	\$560.00	Residential A
13 Shepard Purchase	14-16-214.000	50 X 100 Feet	\$2,050	\$1,250.00	Residential A
14 Shepard Purchase	14-16-213.000	50 X 100 Feet	\$1,000	\$1,250.00	Residential A
80 Superior St	1-21-109.000	66 X 200 Feet	\$8,300	\$3,300.00	Residential A
81 Superior St	1-21-110.000	66 X 200 Feet	\$7,500	\$3,300.00	Residential A
84 Superior St	1-21-212.000	66 X 166 Feet	\$7,050	\$2,739.00	Residential A

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Square Foot

PROP_CLASS 853 Sewage					
Secondary Use Classification Sewer ROW					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
85 Superior St	1-21-213.000	66 X 166 Feet	\$7,050	\$2,739.00	Residential A
86 Superior St	1-21-214.000	50 X 166 Feet	\$5,700	\$2,075.00	Residential A
87 Superior St	1-21-215.000	50 X 166 Feet	\$5,700	\$2,075.00	Residential A
VL-1 Wealtha Ave	8-16-130.000	50 X 255 Feet	\$8,000	\$3,187.50	Residential C
VL-8 Wealtha Ave	8-14-119.000	1.44 Acres	\$21,800	\$15,681.60	Residential A
182 Whitford St	9-20-104.000	61 X 259 Feet	\$7,100	\$3,949.75	Commercial

PROP_CLASS 874 Elec-hydro					
Secondary Use Classification Essential					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
1050 Marble St	4-27-101.000	8.5 Acres	\$3,731,000	\$92,565.00	Light Industry

PROP_CLASS 963 Municpl park					
Secondary Use Classification Park					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
831 Coffeen St	8-11-106.001	5.9 Acres	\$134,200	\$64,251.00	Residential A
VL Coffeen St	8-29-108.000	0.61 Acres	\$6,600	\$6,642.90	Nbhd Business
VL-6 Coffeen St	8-29-104.000	66 X 414 Feet	\$9,300	\$6,831.00	Nbhd Business
Cosgrove St	14-28-112.000	5.05 Acres	\$61,000	\$54,994.50	Residential A
VL Rear Fairbanks St	6-05-403.000	0.26 Acres	\$7,100	\$2,831.40	Heavy Industry
VL-1 Fairbanks St	6-05-304.000	0.43 Acres	\$15,250	\$4,682.70	Heavy Industry
VL-3 Fairbanks St	6-05-201.002	1.7 Acres	\$60,400	\$18,513.00	Heavy Industry

City of Watertown Owned Properties

Min Price Based on \$0.15 Res
\$0.25 Com Square Foot

PROP_CLASS 963 <i>Municpl park</i>					
Secondary Use Classification <i>Park</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
M146 Gill St	5-04-401.000	129 X 40 Feet	\$5,100	\$1,290.00	Residential A
M147 Gill St	5-04-402.000	50 X 80 Feet	\$3,300	\$1,000.00	Residential A
VL-1 Gotham St	12-20-101.000	81.9 Acres	\$409,500	\$891,891.00	Residential A
Gotham & State Sts	12-30-101.000	191.3 Acres	\$2,446,000	\$,083,257.00	Residential A
VL-5 Huntington St	5-07-701.000	0.9 Acres	\$6,700	\$9,801.00	Nbhd Business
295 Newell St	7-03-211.000	164 X 17 Feet	\$1,350	\$697.00	Commercial
301 Newell St	7-03-210.000	180 X 35 Feet	\$3,400	\$1,575.00	Commercial
402 Newell St	7-07-101.000	47 X 50 Feet	\$3,400	\$587.50	Commercial
VL Rand Dr	8-29-106.000	7.54 Acres	\$76,300	\$82,110.60	Nbhd Business
VL Rear Rand Dr	8-29-107.000	8.89 Acres	\$90,500	\$96,812.10	Nbhd Business
Seymour St	3-08-129.000	0.39 Acres	\$10,000	\$4,247.10	Residential A
Sherman St	14-21-201.000	143 X 420 Feet	\$14,000	\$15,015.00	Residential A
628 Thompson St	2-04-105.120	1.41 Acres	\$40,300	\$15,354.90	Residential C

PROP_CLASS 972 <i>Underwater</i>					
Secondary Use Classification <i>Bed of the Black River</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
Sewalls Is	4-12-106.000	0.09 Acres	\$500	\$980.10	Heavy Industry

PROP_CLASS 972 <i>Underwater</i>					
Secondary Use Classification <i>Brownfield</i>					
Address	Tax Map #	Lot Size	Assessment	Min Price	Zoning
Sewalls Is	4-12-201.300	0.03 Acres	\$100	\$326.70	Heavy Industry

July 7, 2010

To: The Honorable Mayor and City Council
From: Mary M. Corriveau, City Manager
Subject: Thompson Park Conservancy, Concession

As requested, attached for City Council review is the page from the Thompson Park Conservancy Lease that deals with concession rights. This Agreement was approved by the on June 15, 2009. The term of the Agreement is from July 1, 2009 through June 30, 2011.

WHEREAS the parties recognize and appreciate the financial and social interdependence among the Zoo, the City, and the Park;

NOW, THEREFORE, in consideration of the mutual covenants and agreement stated herein, the Lessor and Tenant agree as follows:

AGREEMENT

Section 1. Premises and Services

- 1.1 Lessor leases to Tenant and Tenant leases from Lessor the premises and appurtenances generally shown in the attached Schedule A (referred to herein as the “Leased Premises”).
- 1.2 As part of this Lease, Lessor grants Tenant the exclusive rights for the sale of food and concession items on the Leased Premises. Lessor agrees that during the term of this Lease no other person, partnership, firm, corporation or other entity shall be granted conflicting rights, licenses or privileges on the Leased Premises. Additionally, Tenant may provide for the sale of food and concession items throughout the Park (excluding the golf course), but shall not have the right to do so for privately-held events, nor for specific events sponsored by not-for-profit entities who are using the event to raise funds for their own organizations. Tenant shall have exclusive rights for the sale of food and concession items at City-hosted events such as Syracuse Symphony concerts.
- 1.3 Tenant covenants at the expiration or other termination of the Lease to remove its personal property and effects from the Leased Premises and to surrender all buildings, structures, fixtures, and all keys and locks in as good a condition as received by Tenant, ordinary wear and tear excepted.

July 9, 2010

To: The Honorable Mayor and City Council
From: Mary M. Corriveau, City Manager
Subject: Boards and Commissions

The Board of Assessment review has two existing vacancies. Additionally, Margaret Cook's appointment expires on September 30, 2010. I am looking for some guidance from the City Council regarding what steps you would like Staff to take regarding these Board appointments.

BOARD OF ASSESSMENT REVIEW
5-Year Term
Council Appointment

Margaret Cook	09/30/2010
Vacancy (Steyer - resigned)	12/31/2014
Vacancy (Bush - resigned)	12/31/2011