



Watertown City Council  
August 13, 2012  
7:00 p.m.

Work Session Agenda

Presentations:

1. Woolworth Building

In attendance: David Gallo

Cover Report from Kenneth A. Mix

2. Advantage Watertown

In attendance: John Bartow

Letter from John Bartow

3. Parade Routes

In attendance: Steve Weed

Letter From Office of the Agricultural Coordinator

August 10, 2012

To: The Honorable Mayor and City Council  
From: Kenneth A. Mix, Planning and Community Development Coordinator  
Subject: Woolworth Building Redevelopment

Attached is a list of items pertaining to the Woolworth Building Redevelopment that David Gallo of Georgica Green Ventures LLC wishes to discuss with the City Council during the August 13, 2012 Work Session.

GEORGICA GREEN VENTURES LLC  
50 JERICHO QUADRANGLE  
JERICHO, NY 11753

August 13, 2012

City of Watertown, NY

1. Introduction
2. Overview of current development plans
3. Proposed financing, Restore NY Grant, other subsidy sources
4. PILOT
5. Suggestions on Parking
6. Thought, consideration & Recommendations

# ADVANTAGE WATERTOWN

August 9, 2012

To: City Council Members

I and some fellow members of Advantage Watertown look forward to meeting with you at your work session on August 13<sup>th</sup>. In particular we look forward to defining ways that Advantage Watertown can best help the City Council and departments on advancing projects and activities that help the City and its citizens. It remains the primary mission of Advantage Watertown to serve as a sounding board for ideas and to help guide projects from conception to fruition.

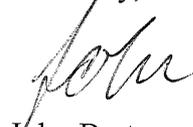
When I last met with the Council several Council members expressed a desire to improve communication between the Council and Advantage Watertown and to have more meaningful input from the Council on activities that Advantage Watertown was or may be involved in. I look forward to further discussion on these topics.

I have enclosed the following for some background on Advantage Watertown:

1. Advantage Watertown Bylaws
2. Current roster of membership
3. Advantage Watertown strategic plan dated 1/09/12
4. A recent survey of priorities from Advantage Watertown members

If you have any questions or need additional information prior to the meeting please do not hesitate to contact me at 315-408-5786 or [john@tughill.org](mailto:john@tughill.org).

Sincerely,



John Bartow  
Chairman

**ADVANTAGE WATERTOWN COMMITTEE**  
**(Revised October 9, 2008)**

1. Purpose – Advantage Watertown will work to enhance and sustain the economic and social prosperity of our community. We will accomplish these goals by identifying, prioritizing and supporting initiatives that promote a revitalized Watertown.
  - Composition – The Committee shall consist of at least 3 and up to 17 members
  - All positions will be filled by a vote of the committee members.
  - All committee members have voice and vote. A tie vote equals defeat.
2. Terms – Members serve for 3-year terms.
3. Attendance – All members are required to attend regular meetings. All absences will be counted unless excused by the Chairperson or attended by an approved designee. Upon three consecutive, unexcused absences from the meetings, the delinquent member may be relieved of their membership by vote of the committee. Upon four consecutive absences from regularly scheduled meetings, the member will be relieved of membership without vote of the membership. An appeal for continued membership can be made by any member of the committee. A simple majority vote of the committee will result in maintained membership.
4. Vacancies – Should a vacancy occur on the Committee, immediate notice thereof shall be given to the Chairperson, who, in conjunction with the Board, shall make a recommendation for a replacement.

**Officers**

5. Officers – The officers of the Committee shall be a Chairperson, a Vice Chairperson, and a Secretary.
6. Chairperson – The Chairperson shall preside at all meetings of the Committee. At each meeting the Chairperson shall submit such recommendations and information as he/she may consider proper concerning the business, affairs and policies of the Committee. The Chairperson position shall be for a term of 1 year and will rotate among all members of the committee.
7. Vice Chairperson – The Vice Chairperson shall perform the duties of the Chairperson, in the absence of the Chairperson. The Vice Chairperson position shall be for a term of 1 year and will rotate among all members of the committee.
8. Secretary – The Secretary shall keep Minutes of the Committee, shall act as Secretary of the meeting of the Committee, and record all votes, and shall keep records of the Committee meetings. The Secretary position shall be for a one year term, with no limit on the number of terms served.
9. Election of Officers – All officers of the Committee shall be elected at the annual meeting of the Committee from among the members of the Committee.
10. Vacancies – Should any office become vacant, the Committee shall appoint a successor from among its members at the next regular meeting, and such appointment shall be for the non-expired term of said office.

11. Meetings – Regular meetings of the Committee shall be held on a monthly basis with the date, time and location determined by the Committee. If such day shall fall on a legal holiday, the meeting shall be rescheduled by the Chairperson.
12. Quorum – At all meetings of the Committee, 51% of the current seated members of the committee shall constitute a quorum for the purpose of transacting business.
13. Ad-Hoc Committee Authorization – Upon the recommendation of two or more members of the Committee, the Committee may, from time to time, authorize and/or impanel ad-hoc committee(s) for the purpose of investigating and reporting on various issues, goals, projects, policies, and procedures. Members of the ad-hoc committee(s) need not be members of the Committee, but may be interested parties or individuals that the Committee in its discretion may designate.
14. Standing Committees – River Committee (amended December 7, 2006). Members of the River Committee need not be members of the Committee, but may be interested parties or individuals that the Committee in its discretion may designate. At least one member of the Committee will serve on the River Committee.

**ADVANTAGE WATERTOWN COMMITTEE**

<b><u>Name</u></b>	<b><u>Address</u></b>	<b><u>E-Mail</u></b>	<b><u>Telephone</u></b>
Banazek, P. J.		<a href="mailto:pjbanazek@hightoweradvisors.com">pjbanazek@hightoweradvisors.com</a>	222-7148
Bartow, John	317 Washington Street	<a href="mailto:john@tughill.org">john@tughill.org</a>	785-2380
Beasley, Gary	112 Franklin Street	<a href="mailto:gary@neighborsofwatertown.com">gary@neighborsofwatertown.com</a>	782-8497
Capone, Michele		<a href="mailto:mcapone@danc.org">mcapone@danc.org</a>	
Davidson, Erick		<a href="mailto:erick@davidsonautonet.com">erick@davidsonautonet.com</a>	
Fitzpatrick, Carolyn	837 Holcomb Street	<a href="mailto:cdf@imcnet.net">cdf@imcnet.net</a>	782-3636
Graham, Jeff	245 Washington St., Suite 302	<a href="mailto:jgraham@watertown-ny.gov">jgraham@watertown-ny.gov</a>	785-7730
Johnson, John B. Jr.	260 Washington Street	<a href="mailto:jbjrr@wdt.net">jbjrr@wdt.net</a>	782-1000
Miller, Mike	18264 Hickory lane	<a href="mailto:m2inusa@gmail.com">m2inusa@gmail.com</a>	777-4383
Murphy, Roseanne		<a href="mailto:rmurphy@empire.state.ny.us">rmurphy@empire.state.ny.us</a>	
Murray, Brian	215 Washington St., Suite 001	<a href="mailto:bhmurray@gmail.com">bhmurray@gmail.com</a>	212-9071
Powers, Christine	111 Clinton Street	<a href="mailto:powers@wsbny.com">powers@wsbny.com</a>	222-7221
Rutherford, Don	82 Public Square	<a href="mailto:don@watertownldc.com">don@watertownldc.com</a>	786-3494
St. Joseph, Scott	719 Ball Ave	<a href="mailto:scott.stjoseph@us.army.mil">scott.stjoseph@us.army.mil</a>	955-5061
Schmitt, Peter	119 Washington Street	<a href="mailto:ymca_pschmitt@yahoo.com">ymca_pschmitt@yahoo.com</a>	782-3100
White, Jason	250 Rexford Place	<a href="mailto:jwhite3@shsny.com">jwhite3@shsny.com</a>	788-8615

**Advantage Watertown  
Projects  
1/09/12**

**Mission:** Advantage Watertown will work to enhance and sustain the economic and social prosperity of our community. We will accomplish these goals by identifying, prioritizing and supporting initiatives that promote a revitalized Watertown.

**Downtown revitalization** was one of the original reasons for forming Advantage Watertown. There are a number of projects that have been identified that will contribute to revitalization.

**Completed:**

The **Public Square Streetscape Project** was first envisioned in 1991 with “City Center Streetscape Plan.” The funding is a complicated package of federal, state and local money. The project included replacement of underground utilities, changes in traffic patterns, traffic calming measures, pedestrian enhancements and aesthetic improvements. The project was completed in December 2008.

**Flower Memorial Library** has undergone several renovation projects. The initial work included replacing the roof and making the dome water-tight. The second phase repaired marble work at the front of the building. Then a considerable re-arrangement and renovation of the newer section of the library took place. Now the interior of the historic section of the building is completed. Funding has come from private donations, the state and the city. An unsuccessful application for exterior masonry work was submitted to North Country Regional Economic Development Council.

The **Franklin Building** is a significant building on Public Square. After the YWCA ceased operation, the Watertown Local Development Corporation took ownership of the building and spent over \$700,000 to stabilize it. A Restore NY grant for \$1.55 million and a Community Development Block Grant for \$375,000 were awarded for the common areas of the building. Funding and Low Income Housing Tax Credits were secured from Division of Housing and Community Renewal. Historic Tax Credits were also obtained. The project was completed in 2011.

The **Riverview Plaza** project includes 31 units of market rate housing and 3 retail locations. It reutilized an old abandoned warehouse building on Newell Street. This project was completed in 2010.

The **J. B. Wise Parking Lot** project completes the pedestrian connection between Public Square and Veterans’ Memorial Riverwalk. It also makes vehicle connections to the lot from Public Square and Court Street. It was substantially completed in 2011.

**Under Construction:**

**Upper Floor Rehabilitation** is underway in three downtown buildings. There are others planned.

**Plans:**

The **Woolworth Building** is an important downtown building in need of rejuvenation. The building has been purchased and designs are being made to turn the building into apartments. In addition, the owners are interested in purchasing the **Iron Block/Woodruff II** site to construct parking. This project would rehab a major vacant building and vacant parcel on Public Square and is critical to reinvestment in our Downtown. The project has a Restore NY grant of up to \$2.5 million.

**Masonic Temple**

**Black River** redevelopment is also one of the original purposes for constituting Advantage Watertown. Planning for the recreational use of the river goes back to 1988 when the “Black River Recreation Plan” was drafted. The **Local Waterfront Revitalization Program** (LWRP) is the latest planning effort for the river. Advantage Watertown, through its River Committee, is the advisory committee for the LWRP.

**Completed:**

**Waterworks Park Trail Extension** added 1200 feet of trail within view of the river westerly from Waterworks Park.

**Abe Cooper Site Trail** is at the top of the bank on this former junkyard and Superfund site. It will connect a small parking area with a stairway to the river’s edge and an overlook deck that was built by Brookfield Power in 2007.

**Veterans’ Memorial Riverwalk Access Improvements** was completed in 2008. It connects the park with J. B. Wise Parking Lot. This connection will then be continued in the J B Wise Parking Lot project described above.

**Whitewater Park** transformed a DPW storage area, a burned building site and an abandoned hydropower site surrounding Maggie’s on the River. The area west of the restaurant is an aesthetically pleasing riverfront park providing visual and physical access to the river. The area adjacent and to the east of the restaurant provides outstanding views of the river on new decking and access to one of the most popular park and play kayaking spots in the river. In addition, one of the whitewater rafting companies uses this area to launch their rides. This project was completed in early 2009 with two state grants, a local grant and city funds.

The **Fairgrounds to JCC Trail** was completed in 2008. It's a path running along the river through the woods starting at Bicentennial Park and ending at the edge of JCC's property. A state grant and city funds were used to construct this trail.

**Route 3 Wave North Shore Access** includes a bridge over the hydro canal and path down to the wave. Construction was completed in 2007 and was paid for with a state grant, a local grant and city funds.

**Under Construction:**

**Bicentennial Park Improvements** include river access, picnic pavilion, camper hook-ups, sidewalks and relocation of the skateboard park and basketball court. This project will be completed in 2012.

**Marble Street Park** will have new restrooms, a picnic pavilion, and a walk connecting the parking lot with the Route 3 Wave North Shore Access. The project will be completed in 2012.

**Housing** is an issue that Advantage Watertown took on more recently, because of the recent expansion at Fort Drum.

**Completed:**

**Starwood Apartments** is 91 units which were completed in 2007-2008, at the site of the former Cloverdale Apartments, by Norstar Development.

**In-fill Houses** have been built on North Michigan Ave., Superior Street and Ten Eyck Street.

**Parkland Apartments** on Spring Avenue has site plan approval for 34 more units. The construction was completed in 2008.

**Summitwood Apartments** is 200 units in the City and Town of Watertown on Washington Street. Norstar Development constructed the project in 2008 and 2009.

**Under Construction:**

**Creekwood Apartments** will be a 200-unit apartment complex between Mill Street and Plaza Drive. Phase I, which includes 96 units is under construction.

**Zoning Map Amendments** are required before the Local Waterfront Revitalization Program can be adopted and approved by the State.

There are several **Brownfield and Abandoned Sites** that need to be addressed if they are to be redeveloped. This is not an area that Advantage Watertown has been involved in, but the city needs an advisory committee for some of the programs. Once these properties are cleaned of any environmental contamination, most of them can be used for one of the areas of concern of Advantage Watertown.

The **Sewall's Island** Environmental Restoration Program is nearly completed. Now a re-development plan has to be drawn up.

The **Ogilvie Site** has been awarded an EPA grant to clean up the environmental contamination. Lu Engineers has been hired as the consultant on the project.

The City owns the **Water Street Properties**, which consists of about 30 acres. A phase I Environmental Site Assessment has been done and there are indications that the site has some environmental contamination.

There are **Tourism and Recreation Projects** that do not fall into the above categories, but will contribute to revitalizing Watertown.

There are a number of improvements for the **Fairgrounds Arena** in the City's Capital Budget and an unsuccessful application was submitted to North Country Regional Economic Development Council.

Development of a comprehensive **Trail System** in the City addresses several principles of Smart Growth. Watertown has a good amount of parkland, but it is not evenly distributed and cannot be accessed by foot from all neighborhoods. A network of trails that connect residential areas to our larger parks will promote exercise and the fuller enjoyment of the City's assets.

## 2012 Advantage Watertown Priorities

7/6/12

- 33 - Woolworth Building
- 29 - Mercy Re-use
- 12 - Southeast Parking
- 11 – Sewall’s Island Redevelopment
- 11 - Fairgrounds Arena
- 10 - Masonic Temple
- 9 - Convention Center
- 7 - River Trail System
- 7 - In-Fill Housing
- 6 - Factory Street Reconstruction
- 4 – Any private development that needs help
- 4 – Bus/Taxi Transportation
- 4 - Events Promotion
- 4 - LWRP Zone Changes
- 3 – Other: Stateway Plaza Connector
- 3 - Court/ Arsenal Streetscape
- 2 - Guilfoyle Property
- 2 - Globe Mall Rehabilitation
- 2 – Other: Housing repair and Code Compliance
- 1 - New Multi-family or any housing opportunity
- 1 – Other: Library
- 0 - Water Street Property
- 0 - Court Street Parking Lot Renovation
- 0 - Soldiers and Sailors Monument Restoration
- 0 - Ogilvie Site

*Office of the Agricultural Coordinator*

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Tuesday, June 05, 2012

Honorable Jeffrey E. Graham  
Mayor, City of Watertown  
City Hall  
245 Washington St, Rm 302A  
Watertown, NY 13601



Dear Mayor Graham,

On behalf of the Jefferson County Agricultural Development Corporation Board of Directors, I take this opportunity to express our appreciation to the City of Watertown for your assistance with the Jefferson County Dairy Parade. Despite the rain and through your support, our event was a success.

The City of Watertown Police Department and Department of Public Works were very responsive to our needs and concerns. As organizers of the Dairy Parade, both departments helped alleviate our concerns about public safety, traffic flow, and event organization. We could not ask for better cooperation than we received. Both departments are to be highly commended for their efforts.

We look forward to working with the City on next year's event and appreciate your support of our agricultural industry. With gratitude for your assistance, please accept our

Best Regards,

A handwritten signature in black ink, appearing to read "Barry M. Ormsby".

Barry M. Ormsby

President

JCADC Board of Directors