

CITY OF WATERTOWN, NEW YORK
AGENDA
Monday, March 4, 2019

This shall serve as notice that the next regularly scheduled meeting of the City Council will be held on Monday, March 4, 2019, at 7:00 p.m. in the City Council Chambers, 245 Washington Street, Watertown, New York.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF MINUTES

COMMUNICATIONS

PRIVILEGE OF THE FLOOR

RESOLUTIONS

- Resolution No. 1 - Appointment to Board of Ethics,
Cary J. Parker
- Resolution No. 2 - Commissioner of Deeds
- Resolution No. 3 - Accepting Bid for Abatement and Demolition at 549 LeRay
Street Project

ORDINANCES

LOCAL LAW

PUBLIC HEARING

- 7:30 p.m. Community Development Block Grant (CDBG) 2019
Annual Action Plan

OLD BUSINESS

STAFF REPORTS

1. Justice Assistance Grant (JAG) Program, Interlocal Agreement Between the
City of Watertown and County of Jefferson – Public Hearing
2. Vacant and Abandoned Properties Grant – “Zombies 20”
3. Board and Commission Appointments

4. Tax sale certificate assignment request – 542 Cooper Street

NEW BUSINESS

EXECUTIVE SESSION

1. To discuss proposed, pending or current litigation.
2. To discuss the employment history of a particular individual.

WORK SESSION

Next Work Session is scheduled for Monday, March 11, 2019, at 7:00 p.m.

ADJOURNMENT

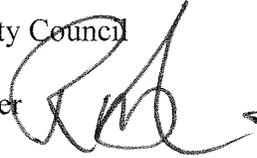
**NEXT REGULARLY SCHEDULED CITY COUNCIL MEETING IS MONDAY,
MARCH 18, 2018.**

Res No. 1

February 26, 2019

To: The Honorable Mayor and City Council

From: Richard M. Finn, City Manager

A handwritten signature in black ink, appearing to be 'RMF', is written over the 'From:' line.

Subject: Appointment to the Board of Ethics

At the request of Mayor Butler, a resolution appointing Mr. Cary J. Parker, 212 North Orchard Street, Watertown, New York, to the Board of Ethics for a one-year term, such term expiring on December 31, 2019, is attached.

RESOLUTION

Page 1 of 1

Appointment to Board of Ethics,
Cary J. Parker

- Council Member COMPO, Sarah V.
- Council Member HENRY-WILKINSON, Ryan J.
- Council Member HORBACZ, Cody J.
- Council Member RUGGIERO, Lisa A.
- Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

Introduced by

RESOLVED that the following individual is hereby appointed to the Board of Ethics, for a one-year term expiring on December 31, 2019:

Cary J. Parker
 212 North Orchard Street
 Watertown, New York 13601

Seconded by

Res No. 2

February 25, 2019

To: Richard M. Finn, City Manager
From: Ann M. Saunders, City Clerk
Subject: Commissioner of Deeds

The City Clerk's Office has received an additional application for Commissioner of Deeds appointment. Attached for City Council consideration is a resolution appointing this individual as Commissioner of Deeds for the City of Watertown for a two-year term ending December 31, 2020.

ACTION: City Manager recommends approval.

A handwritten signature in black ink, appearing to read "R. Finn", is written over the end of the "ACTION:" line.

RESOLUTION

Page 1 of 1

Commissioner of Deeds

- Council Member COMPO, Sarah V.
- Council Member HENRY-WILKINSON, Ryan J.
- Council Member HORBACZ, Cody J.
- Council Member RUGGIERO, Lisa L.
- Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

Introduced by

WHEREAS Commissioner of Deeds in the cities of this state shall be appointed by the common councils of such cities, and

WHEREAS Commissioner of Deeds shall hold the term of two years, and

WHEREAS any person who resides in or maintains an office or other place of business in any such city and who resides in the county in which said city is situated shall be eligible to appointment

NOW THEREFORE BE IT RESOLVED that the following individuals are hereby appointed Commissioner of Deeds for the term expiring December 31, 2020.

Non-City Employee

Heather Wells

Seconded by

Res No. 3

February 26, 2019

To: The Honorable Mayor and City Council
From: Richard M. Finn, City Manager 
Subject: Accepting Bid for Abatement and Demolition at 549 LeRay Street Project

The City Purchasing Department advertised in the *Watertown Daily Times* for sealed bids for the abatement and demolition of the structure located at 549 LeRay Street, per City specifications.

Invitations to bid were also sent to Bid Net, with three (3) bids being received that were publicly opened and read in the Purchasing Department on Thursday, February 21, 2019 at 11:00 a.m.

The Purchasing Department reviewed the bids received with City Planning, and it is their recommendation that the award be issued to Bronze Contracting in the amount of \$13,850 as the lowest qualifying bidder meeting City specifications. The other bids received are detailed in the attached report of Purchasing Manager Dale Morrow. Funding is included in the Approved FY 2018-2019 Budget and funding will be through the Community Development Block Grant.

This bid does not include air monitoring or tipping fees for disposal. Fees for these items will be contracted for separately with GYMO, D.P.C and the Development Authority of the North Country, respectively. The entire estimated cost is expected to be less than the \$40,000 that was allocated in the FY 2018-2019 CDBG budget.

A Resolution for City Council consideration is attached.

RESOLUTION

Page 1 of 1

Accepting Bid for Abatement and Demolition oat 549 LeRay Street Project

Introduced by

Council Member COMPO, Sarah V.

Council Member HENRY-WILKINSON, Ryan J.

Council Member HORBACZ, Cody J.

Council Member RUGGIERO, Lisa A.

Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

WHEREAS the City Purchasing Department has advertised and received sealed bids for the abatement and demolition of the structure located at 549 LeRay Street, as per City specifications, and

WHEREAS bid invitations were also sent to Bid Net with three (3) sealed bids submitted to the Purchasing Department, and

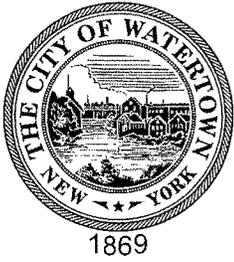
WHEREAS on Thursday, February 21, 2019, at 11:00 a.m., the bids received were publicly opened and read, and

WHEREAS the City Purchasing Department reviewed the bids received with City Planning, and it is their recommendation that the City Council accept the bid submitted by Bronze Contracting in the amount of \$13,850,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bid of Bronze Contracting in the amount of \$13,850 for the abatement and demolition of the structure located at 549 LeRay Street, as per City specifications, and

BE IT FURTHER RESOLVED that the City Manager is hereby authorized and directed to sign all contracts associated with implementing the award to Bronze Contracting.

Seconded by



CITY OF WATERTOWN, NEW YORK

ROOM 302, CITY HALL
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601-3380
E-MAIL DMorrow@watertown-ny.gov
Phone (315) 785-7749 Fax (315) 785-7752

Dale Morrow
Purchasing Manager

MEMORANDUM

TO: Richard Finn, City Manager
FROM: Dale Morrow, Purchasing Manager
SUBJECT: Bid 2019-06 – Abatement & Demolition at 549 LeRay Street Project
DATE: 02/25/19

The City's Purchasing Department advertised in the Watertown Daily Times on January 28, 2019, calling for sealed bids for the abatement and demolition of the structure located at 549 LeRay Street, as per City specifications.

The abatement and demolition are part of the Community Development Block Grant in the 2018-19 Budget, (pg. 243).

The Purchasing Department issued Invitations to Bid to Bid Net. The City received three (3) sealed bid submittals. The Purchasing Department publically opened and read the sealed bids on February 21, 2019, at 11:00 am local time. The bid tabulation for the bid is shown below.

Abate & Demo 549 LeRay St	Diversified Construction Phoenix, NY	CNY Excavating Whitesboro, NY	Bronze Contracting Remsen, NY
Total Bid Price	\$52,000.00	\$33,108.00	\$13,850.00

City Planning and the Purchasing Department reviewed the responses to ensure that they complied with the specifications.

Staff recommends that City Council award the bid for the Abatement and Demolition Project to **Bronze Contracting** for **\$13,850.00** as the lowest responsive responsible bidder. If there are any questions concerning this recommendation, please contact me at your convenience.

City of Watertown
Fiscal Year: 2018-19
Department: Community Development
Account Code: CD
Function: Home and Community Services

FY 2018-19 Adopted Budget

Personal Services

CD.8668.0110	Salaries		
	Planning and Community Development		
	Director (1 @ .20) *	\$ 14,525	
	Senior Planner (1 @ .25) **	15,090	
	Planner (2 @ .25) **	<u>22,720</u>	\$ 52,335
CD.8668.0130	Wages		
	ADA Sidewalk Ramps (DPW)		9,052
CD.8668.0150	Overtime		<u>400</u>
	Total Personal Services		<u>\$ 61,787</u>

Equipment

CD.8668.0250	Other Equipment		
	Bus Shelter Replacement		<u>34,526</u>
	Total Equipment		<u>\$ 34,526</u>

Operating Expenses

CD.8668.0430	Contracted Services		
	Masonic Temple Revitalization Project	\$ 500,000	
	Restore NY - Court Street Commons	990,000	
	Comprehensive Plan	36,000	
	ADA Ramps	5,535	
	Backpack Program	5,500	
	Point-in-Time Outreach and Education	8,200	
	Fair Housing Education	6,600	
	Demolitions - Salvation Army Project	102,400	
	Demolition - 549 Leray Street	40,000	
	Housing Programs	<u>713,396</u>	<u>2,407,631</u>
	Total Operating Expenses		<u>\$ 2,407,631</u>

Fringe Benefits

CD.8668.0810	New York State Employees' Retirement System		\$ 8,705
CD.8668.0830	Social Security		5,141
CD.8668.0850	Health Insurance		<u>13,965</u>
	Total Fringe Benefits		<u>\$ 27,811</u>

TOTAL OPERATING BUDGET \$ 2,531,755

CD.9950.0900	Transfer to Capital Fund		
	North Hamilton Street Playground Improvements	\$ 53,409	
	Academy Street Playground Improvements	95,000	
	Sidewalk Program - Huntington Street	<u>285,306</u>	
	TOTAL BUDGET		<u><u>\$ 433,715</u></u>

* Split between A.8020 (80%) and CD.8668 (20%).
 ** Split between A.8020 (75%) and CD.8668 (25%).

Public Hearing – 7:30 p.m.

February 26, 2019

To: Richard M. Finn, City Manager
From: Michael A. Lumbis, Planning and Community Development Director
Subject: Community Development Block Grant (CDBG) 2019 Annual Action Plan
Public Hearing

A Public Hearing has been scheduled for 7:30 p.m. on March 4, 2019, as part of the effort to gather public input for the preparation of the City's CDBG 2019 Annual Action Plan. Public participation is a key component in the development of the plan. In addition to the public hearing, staff sent email correspondence to the partner agencies identified in our CDBG Citizen Participation Plan and discussed the plan with Advantage Watertown members on February 14, 2019.

Last year, the City of Watertown was allocated \$910,226 by the U.S. Department of Housing and Urban Development (HUD) for the 2018-2019 Program Year. The city has not yet been notified of this year's funding amount but we expect that it will be approximately \$900,000 or slightly higher.

At the February 12, 2019 City Council work session, Staff provided an overview of the CDBG program and discussed potential projects for inclusion in the 2019-2020 Annual Action Plan. The proposed project ideas for the 2019-2020 Annual Action Plan that were presented at the meeting include the following:

1. Owner Occupied Housing Rehabilitation Program
2. NDC Housing Program
3. Homebuyer Program
4. Sidewalks – Rutland Street North
5. ADA Ramp Replacement
6. Bus Shelters
7. Demolition
8. Homeless Assistance
9. Fair Housing Education
10. Watertown City School District Food 4 Families (Backpack Program)
11. Program Administration

Staff is currently reviewing a few funding requests that we have received in addition to the suggestions made by the City Council to determine whether or not they

would be eligible for CDBG funding and how the projects might fit into the 2019-2020 Program Year budget.

Additional information regarding these requests, and any others that are received at the public hearing, will be provided to the Council at the March 18, 2019 meeting.

February 26, 2019

To: The Honorable Mayor and City Council
From: Richard M. Finn, City Manager 
Subject: Justice Assistance Grant (JAG) Program, Interlocal Agreement
Between the City of Watertown and County of Jefferson – Public Hearing

The Police Department is requesting to apply for a Justice Assistance Grant (JAG) to receive \$13,050 in funding for the City/County from this program. The City's share of the grant funding would be 60%, or \$7,830. The Jefferson County share is the remaining 40%, or \$5,220.

The JAG Program is the primary provider of federal criminal justice funding to state and local jurisdictions. The funds help support gang task forces, crime prevention, domestic violence programs and other law enforcement initiatives.

If awarded, the City will use its funds to purchase officer equipment and evidence processing equipment.

The grant requires the City to sign the attached Interlocal Agreement Between the City of Watertown and County of Jefferson. As part of the grant requirement, we must notify the governing body and the public and provide the opportunity to comment and be heard regarding said grant.

It is requested that City Council schedule a public hearing on this subject for the March 18, 2019 City Council Meeting at 7:30 p.m. A Resolution will also be prepared for City Council at the March 18, 2019 meeting.

2018-DJ-BX-0128

City of (Watertown, NY)

County of (Jefferson, NY)

INTERLOCAL AGREEMENT
BETWEEN THE CITY OF (Watertown, NY) AND COUNTY OF (Jefferson, NY)

JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD

This Agreement is made and entered into this ____ day of _____, 20____, by and between the (Jefferson County) Sheriff's Department and the (Watertown) Police Department

WHEREAS, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party: and

WHEREAS, each governing body finds that the performance of this Agreement is in the best interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement: and

WHEREAS, the COUNTY'S share of the grant funds is \$5,220.00 from the JAG award for the (Watertown) Police Department and (Jefferson County) Sheriff's Department: and

WHEREAS, the COUNTY believes it to be in its best interest to allow the CITY to retain the COUNTY'S share of the grant funds, upon which the CITY will reallocate all of the JAG funds for the (Watertown) Police Department and (Jefferson County) Sheriff's Department, comprised of both CITY and COUNTY officers/deputies. A total of \$13,050.00.

NOW THEREFORE, the COUNTY and CITY agree as follows:

Section 1

COUNTY agrees to allow CITY to retain the COUNTY'S share of JAG funds, a total of \$5,220.00, for the purpose of allowing the CITY to use the sum total of the JAG funds to acquire equipment for the (Watertown) Police Department and (Jefferson County) Sheriff's Department, which shall include an equal amount of both CITY officers and COUNTY deputies.

Section 2

Nothing in the performance of this Agreement shall impose any liability for claims against COUNTY other than claims for which liability may be imposed by the (New York) Governmental Tort Liability Act.

Section 3

Nothing in the performance of this Agreement shall impose any liability for claims against CITY other than claims for which liability may be imposed by the (**New York**) Governmental Tort Liability Act.

Section 4

Each party to this agreement will be responsible for its own actions in providing services under this agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

Section 5

The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

Section 6

By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

City of (**Watertown, NY**)

County of (**Jefferson, NY**)

City Mayor

County Administrator



CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MEMORANDUM

DATE: February 26, 2019

TO: Richard Finn, City Manager

FROM: Justin Wood, P.E., City Engineer

SUBJECT: Vacant and Abandoned Properties Grant - "Zombies 2.0"

The City of Watertown was invited by NYS to participate in a second round of grants for the Vacant and Abandoned Properties Initiative "Zombies 2.0" program. The City can apply for up to \$100,000 in funding to cover a range of expensive including code enforcement and legal resources/capacity, technology, securing and repairing buildings, as well as public outreach to at-risk homeowners. There is no local match requirement for the grant. At the direction of the City Manager, staff has been evaluating feasible uses of the funding, in order to submit an application by the March 8, 2019 deadline.

With Council's concurrence, we intend to apply for as much as \$100,000 in funding, to maintain increased Code Enforcement resources, cover legal costs which will result from expanded efforts to identify and maintain vacant buildings, as well as provide a small revolving fund to make security and safety repairs to non compliant properties. The exact financial allocations are still being finalized by the City staff preparing the application, in coordination with our grant consultant Strategic Development Specialists.

Action: Authorize City Manager to apply for up to \$100,000 in funding through the NYS Vacant and Abandoned Properties program.

Cc: James Mills, City Comptroller
Michael Lumbis, Planning and Community Development Director
Shawn McWayne, Code Enforcement Supervisor
Brian Phelps, City Assessor

Enc: NYS Attorney General Announcement

Zombies 2.0: Attorney General James Announces \$9 Million In Grants For Communities Dealing With Vacant And Abandoned Properties

SYRACUSE— Attorney General Letitia James today announced “Zombies 2.0,” the expansion of a grant initiative to address the growing statewide issue of “zombie homes”-- vacant and abandoned homes that are not maintained during a prolonged foreclosure proceeding.

“Zombies 2.0” will provide up to \$9 million in grants to municipalities across the state to address housing vacancy and blight. The grants will provide funds to municipalities to increase housing code enforcement, track and monitor vacant properties, and bolster legal enforcement capacity to ensure banks and mortgage companies comply with local and state law.

“Far too many communities throughout New York continue to be blighted by zombie homes,” said **Attorney General Letitia James**. “These abandoned houses significantly decrease property values and threaten the safety of surrounding neighborhoods. Zombies 2.0 will be a key resource for cities and town across the state to combat this nuisance, and make communities whole.”

These grants are a continuation of the 2016 *Zombie Remediation and Prevention Initiative* created by the Office of the New York Attorney General, which provided nearly \$13 million in grants to 76 New York municipalities. This year’s grant will allow previous recipients to continue their previous work, or will give first-time grantees the opportunity to secure funding to support their zombie and vacant property efforts.

Through the grants provided by the *Zombie Remediation and Prevention Initiative*, municipalities:

- › Improved data collection and analysis to track vacant and abandoned properties;
- › Invested in new technology to better collect and analyze data to address the collective impact of vacant properties on neighborhoods;
- › Created “Zombie Coordinators” and Taskforces to coordinate code enforcement activities and resources;
- › Boosted capacity of code enforcement and legal departments to enforce relevant laws to hold lienholders accountable or seek remedies to improve housing quality; and,
- › Connected at-risk homeowners to foreclosure prevention resources.

The “Zombies 2.0” funding is a result of the Office of the New York Attorney General’s \$500 Million Settlement with the Royal Bank of Scotland in 2018 over the bank’s deceptive practices and misrepresentations to investors in connection with the packaging, marketing, sale, and issuance of residential mortgage-backed securities (RMBS) leading up to the financial crisis. The settlement marks a total of \$22 Million investments in zombie grants funded by settlements from banks.

“Zombie properties leave an undue burden on the communities that surround them,” said **Assemblymember Pamela Hunter**. “Neglected properties that fall into disrepair because of absentee banks attract crime and lower the property values of surrounding homes. The program announced today will give municipalities and homeowners the resources they need to mitigate blight and put communities back on track.

“I thank Attorney General James for continuing to help our municipalities battle the scourge of “zombie” properties,” said **Assemblymember Bill Magnarelli**. “Even though it has been a decade since the “mortgage foreclosure crisis”, our Upstate municipalities continue to deal with abandoned and blighted properties that damage neighborhoods. These new funds made available by the Attorney General will allow our cities, towns and villages to take action on these properties and return them to productive use.”

“Communities all across New York State are affected by abandoned homes and zombie properties,” said **Cortland Mayor Brian Tobin**. “I thank the Attorney General’s Office for their support as we continue to move forward we need to be aggressive in bringing properties that are not in compliance so that they are no longer a drain in their communities.”

“Municipalities all over the state are reducing their number of vacant homes, energizing their local economies and improving their long-term quality of life,” said **Helene Caloir, director of LISC’s New York Stabilization Fund**, which also administered the state’s first round of zombie grants. “One vacant house gets spruced up and soon there are prospective purchasers; surrounding neighbors start investing more in their homes as nearby properties improve; and the entire community is lifted. House by house, block by block, neighborhoods are on the upswing.”

“Enterprise is pleased to provide resources to continue the successful work LISC and the OAG have undertaken to address “zombie” properties in communities throughout New York State,” said **Judi Kende, vice president and New York market leader, Enterprise Community Partners**. “Empowering municipal leaders to alleviate blight will create economic opportunity and turn vacant and abandoned properties into valuable assets for communities still recovering from the foreclosure crisis.”

The *Zombie Remediation and Prevention Initiative* coincided with the passage of the New York State Abandoned Property Neighborhood Relief Act of 2016 (the “Zombie Law”) which requires banks and other mortgagees to externally maintain vacant one-to-four family houses during the foreclosure process or face a potential penalty of up to \$500 per day per property. Zombie grantees used funds to bolster legal efforts to enforce the Zombie Law by issuing citations to noncompliant mortgagees or in some cases taking mortgagees to court to enforce the law.

Local Initiatives Support Corporation (LISC) is managing Zombies 2.0 with funds administered by Enterprise Community Partners. LISC will issue a Request for Applications by invitation to municipalities based on the number of abandoned residential properties within the municipality; the proportion of such properties compared to the overall number of residential properties; and its level of general economic distress. All invitees must have populations of at least 5,000 residents and at least 100 vacant and

abandoned properties, or multiple municipalities can apply jointly to equal or exceed the population and vacant residential properties minimums.

Applications are due Friday, March 8, 2019. Awards are expected to be announced April 12, 2019.

LISC expects to award grants in amounts ranging from \$50,000 to \$500,000 based on the scale and severity of their “zombie” and other vacant one-to-four family house problems.

Attorney General’s Press Office: (212) 416-8060

nyag.pressoffice@ag.ny.gov

Press Release Archive

- January 2019
- December 2018
- November 2018
- October 2018
- September 2018
- August 2018
- July 2018
- June 2018
- May 2018
- April 2018
- March 2018
- February 2018

[VIEW ALL PRESS RELEASE ARCHIVES](#)

Search:

Please enter a search term...

February 26, 2019

To: The Honorable Mayor and City Council

From: Richard M. Finn, City Manager



Subject: Board and Commission Appointments

Below is a listing of current and upcoming vacancies on City Boards and Commissions for City Council review.

Board or Commission	Appointed By	Term	Name of Member	Date of Appt.	Term Expires
Transportation Commission	Council	3 Years	Susan Beaman-resigned	3/21/16	4/1/19
Transportation Commission	Council	3 Years	Aaron Clemons	4/16/18	4/1/19
Transportation Commission	Council	3 Years	Suzanne Morrow	3/21/16	4/1/19
Transportation Commission	Council	3 years	Ryan Henry-Wilkinson	6/20/16	4/1/19
Empire Zone	Council	3 Years	William F. Welbourn	3/21/16	5/31/19
Empire Zone	Council	3 Years	JoAnn St. Croix	3/21/16	5/31/19
Empire Zone	Council	3 Years	Mark Lavarney	3/21/16	5/31/19

February 28, 2019

To: Richard M. Finn, City Manager
From: James E. Mills, City Comptroller
Subject: Tax sale certificate assignment request – 542 Cooper Street

The City has been approached by Meira Shapiro of Moet Properties, LTD., requesting to be assigned the City’s tax sale certificate for 542 Cooper Street. The tax sale certificate was acquired by the City as the default bidder from the tax sale certificate auction held on June 22, 2017. The current redemption price of the certificate is \$14,416.39. The owner of record for this parcel is Alfred Rosacia.



ACTION: The City Manager recommends approval.

Mills, James

From: Meira Moet Shapiro [moetproperties@yahoo.com]
Sent: Friday, February 22, 2019 3:33 PM
To: Mills, James
Subject: 542 Cooper St Watertown, NY Formal request to acquire Tax Lien
Attachments: MP annual disclosure.pdf; ATT00001.htm; tenant text.jpg; ATT00002.htm

Mr Mills,

It is my honor to contact you with a request to acquire the City of Watertown Tax Certificate/Lien on the premises known as 542 Cooper Street in Watertown, New York (tax ID 2-02-121.000) at the redemption price (tax sale certificate for March 2019) of \$14,416.39.00 (fourteen-thousand-four-hundred-sixteen dollars and thirty-nine cents).

Below and attached to this email as a PDF please find my Biography and Corporate Annual Disclosure. I have also attached to this email a copy of a text messages from a tenant in the City of Watertown that outlined what my corporate rental policies have done to improve the quality of life for a particular building and the surrounding area.

The Company, Moet Properties, LTD (tax ID 27-5442610) was incorporated in New York State, March of 2011 and is registered with the New York State Department of State.

The primary contact and Chief Executive Officer is Meira M. Shapiro, Olympic Tower, 641 Fifth Avenue, New York, New York 10022. Telephone: 917-734-9097 Email: moetproperties@yahoo.com.

The Company's president/CEO, Meira M. Shapiro owns 100% percent of the stock in the Company and has funded the Company with over two million dollars of her personal funds.

The nature of the company's business:

Moet Properties, LTD owns a diversified portfolio of real property in Central New York (covering a span between Syracuse and Watertown). The Company purchases foreclosures with cash, renovates them with its in-house full-time crew, and re-sells them at a thirty to fifty percent return on investment within twelve to twenty-four months of purchase (Oswego County under Moet Properties, LTD umbrella). The Company also focusses on rentals of the multi-family properties it purchases and markets them as luxury rentals to qualified applicants who have been fully screened for criminal records and credit scores. Furthermore, The Company also has fieldstone and publishing assets including a 500-acre timber (Red Oak, Ash, Black Cherry, Black Walnut and Hard Maple species) which sits on a valuable natural gas resource in the towns of Sandy Creek and Richland, New York (Congressional Districts 14, 23 and 24 NY). The Company is fully insured with a Business Liability Policy, Workers Comp Policy, DBL policy and Company auto policy.

The Properties:

137-139 William St Watertown, NY (Owned by The Triumph, LLC which is 100 percent owned by Meira Shapiro) - fully renovated and rented to qualified tenants within two months of purchase. All apartments fully modernized and serviced by staff 24 hours per day. No police calls since Meira Shapiro took over building and since new tenants moved in. Security cameras installed and rents raised from \$575. per month to a range of \$750. per month to \$850. per month. All tenants have one to two year leases.

435 West Mullin St., Watertown, NY 13601 - RENTED FOR \$1,200.00 per month TO A WELL QUALIFIED FAMILY
533 Morrison St., Watertown, NY 13601 - UNDER COSMETIC RENOVATION FOR RENTAL
639 Emerson St., Watertown, NY 13601 - Under contract to purchase.
438 Pumphouse Rd Mexico, NY 13114 - SOLD AT A 50 PERCENT RETURN ON INVESTMENT WITHIN 10 MONTHS OF PURCHASE
560 Pumphouse Rd Mexico, NY 13114 - SOLD AT A 40 PERCENT RETURN ON INVESTMENT WITHIN 9 MONTHS F PURCHASE
3328 US Rt 11 Mexico, NY 13114 - SOLD AT A 50 PERCENT RETURN ON INVESTMENT WITHIN 6 MONTHS OF PURCHASE
154 Beach 25th St Far Rockaway, NY 11691 - SOLD WITHIN 3 MONTHS OF RENO AT A 100 PERCENT RETURN ON INVESTMENT
102-10 164th Rd Howard Beach, NY 14114 - SOLD WITHIN 12 MONTHS OF RENO AT A 30 PERCENT RETURN ON INVESTMENT
3810 State Rt 104 Mexico, NY 13114 - SOLD WITHIN 18 MONTHS OF PURCHASE AT A 50 PERCENT RETURN ON INVESTMENT
247 Co Rt 62 Richland, NY 13142 - SOLD WITHIN ONE YEAR OF RENOVATION AT A 50 PERCENT RETURN ON INVESTMENT
322 Ellisburg St Sandy Creek, NY 13145 - Multifamily - SOLD WITHIN ONE YEAR AT A 30 PERCENT RETURN ON INVESTMENT
26 Stewart St Richland, NY 13144 - SOLD WITHIN ONE YEAR AT A 10 PERCENT RETURN ON INVESTMENT
3819 US Rt 11 Pulaski, NY 13142 - SOLD WITHIN 10 MONTHS OF PURCHASE AT A 45 PERCENT RETURN ON INVESTMENT
94 Salisbury St, Sandy Creek, NY 13142 - RENTED TO A WELL QUALIFIED FAMILY
132 Sherman Lacy Rd., Pulaski, NY 13142 - ON MARKET
255 Cole Rd Mexico, NY 13114 - CURRENTLY OSWEGO COUNTY COMPANY HEADQUARTERS
182 Tubbs Rd Mexico, NY 13114 - ON MARKET
3620 Co Rt 6 New Haven, NY 13114 - ON MARKET
188-417 Cummings Rd, Lacona, NY - FIELDSTONE, TIMBER AND NATURAL GAS
- 500 ACRES

Founder/president/manager/owner bio:

Meira Shapiro is the founder, majority owner and CEO of Moet Properties, LTD, a real estate investment and management firm that acquires, develops and markets its own portfolio of properties. Moet Properties is focused primarily on new residential housing construction and the renovation of properties for resale and rent in Central New York and The City of Watertown, New York; as well as raw land development and timber management. Meira has extensive experience working with governmental agencies in developing and managing the Company's properties: She obtained a DEC and U.S. Army Corps permit for the construction of a five-culvert bridge over a Class C trout stream which feeds directly into U.S. waterways – the first such permit ever awarded in the United States.

She is also the recipient of a State Historic Preservation Office Grant in New York City, an Empire State Development Grant in Oswego County New York and a State Historic Preservation Office permit for construction adjacent to a Native American site. Meira holds a B.A. in Political Science from Queens College, NY, and has a degree in real estate investing from New York University's School of Professional Studies. She is also the former president of Moet Productions, Inc. (a multi-media production company), as well as a published novelist and the current owner of TheTriumph LLC (a luxury multi-family apartment complex in the heart of The City of Watertown, NY). As a former actress, she has appeared in numerous national and regional TV spots, and has had supporting roles in several feature and independent films. Meira began her first construction project in 2005 with an investment in Manhattan real estate where she obtained City of New York permits to combine two units on a high floor in a luxury skyscraper.

Employees:

The Company employs its founder/president full-time and three other well qualified and experienced full-time year-round employees. The Company also hires several fully insured independent contractors yearly to fulfill projects on a case by case basis.

Meira M. Shapiro: Education

- Israeli Army Gadna Program
- Queens College, Flushing, New York; BA in Political Science
- Excelsior College, Albany, New York; Fluency Exam in Hebrew language
- New York University School of Professional Studies, New York City; Real Estate

***If the purchase of 542 Cooper St is approved by the Committee, I would take title in the name of The Triumph, LLC as we hope to expand this very successful BRAND in the City of Watertown. 542 Cooper St would be renamed *The Triumph* and would be known as a "luxury rental complex in the heart of the City of Watertown".**

Thank you in advance for reviewing my humble request.

Sincerely,
Meira Shapiro

Meira M. Shapiro
president
Moet Properties, LTD.
The Triumph, LLC
Olympic Tower
641 Fifth Avenue
New York, New York
10022

Tel: 917-734-9097

Moet Properties, LTD.
ANNUAL DISCLOSURE: As of 2/22/2019

The Company, Moet Properties, LTD (tax ID 27-5442610) was incorporated in New York State, March of 2011 and is registered with the New York State Department of State.

The primary contact and Chief Executive Officer is Meira M. Shapiro, Olympic Tower, 641 Fifth Avenue, New York, New York 10022. Telephone: 917-734-9097

Email: moetproperties@yahoo.com.

The Company's president/CEO, Meira M. Shapiro owns 100% percent of the stock in the Company and has funded the Company with over two million dollars of her personal funds.

The nature of the company's business:

Moet Properties, LTD owns a diversified portfolio of real property in Central New York (covering a span between Syracuse and Watertown). The Company purchases foreclosures with cash, renovates them with its in-house full-time crew, and re-sells them at a thirty to fifty percent return on investment within twelve to twenty-four months of purchase (Oswego County under Moet Properties, LTD umbrella). The Company also focusses on rentals of the multi-family properties it purchases and markets them as luxury rentals to qualified applicants who have been fully screened for criminal records and credit scores. Furthermore, The Company also has fieldstone and publishing assets including a 500-acre timber (Red Oak, Ash, Black Cherry, Black Walnut and Hard Maple species) which sits on a valuable natural gas resource in the towns of Sandy Creek and Richland, New York (Congressional Districts 14, 23 and 24 NY). The Company is fully insured with a Business Liability Policy, Workers Comp Policy, DBL policy and Company auto policy.

The Properties:

137-139 William St Watertown, NY (Owned by The Triumph, LLC which is 100 percent owned by Meira Shapiro) - fully renovated and rented to qualified tenants. All apartments fully modernized and serviced by staff 24 hours per day. No police calls since Meira Shapiro took over building and since new tenants moved in. Security cameras installed and rents raised from \$575. per month to a range of \$750. per month to \$850. per month. All tenants have one to two year leases.

435 West Mullin St., Watertown, NY 13601 - RENTED FOR \$1,200.00 per month TO A WELL QUALIFIED FAMILY
533 Morrison St., Watertown, NY 13601 - UNDER COSMETIC RENOVATION FOR RENTAL
639 Emerson St., Watertown, NY 13601 - Under contract to purchase.
438 Pumphouse Rd Mexico, NY 13114 - SOLD AT A 50 PERCENT RETURN ON INVESTMENT WITHIN 10 MONTHS OF PURCHASE
560 Pumphouse Rd Mexico, NY 13114 - SOLD AT A 40 PERCENT RETURN ON INVESTMENT WITHIN 9 MONTHS F PURCHASE
3328 US Rt 11 Mexico, NY 13114 - SOLD AT A 50 PERCENT RETURN ON INVESTMENT WITHIN 6 MONTHS OF PURCHASE
154 Beach 25th St Far Rockaway, NY 11691 - SOLD WITHIN 3 MONTHS OF RENO AT A 100 PERCENT RETURN ON INVESTMENT
102-10 164th Rd Howard Beach, NY 14114 - SOLD WITHIN 12 MONTHS OF RENO AT A 30 PERCENT RETURN ON INVESTMENT
3810 State Rt 104 Mexico, NY 13114 - SOLD WITHIN 18 MONTHS OF PURCHASE AT A 50 PERCENT RETURN ON INVESTMENT
247 Co Rt 62 Richland, NY 13142 - SOLD WITHIN ONE YEAR OF RENOVATION AT A 50 PERCENT RETURN ON INVESTMENT
322 Ellisburg St Sandy Creek, NY 13145 - Multifamily - SOLD WITHIN ONE YEAR AT A 30 PERCENT RETURN ON INVESTMENT
26 Stewart St Richland, NY 13144 - SOLD WITHIN ONE YEAR AT A 10 PERCENT RETURN ON INVESTMENT
3819 US Rt 11 Pulaski, NY 13142 - SOLD WITHIN 10 MONTHS OF PURCHASE AT A 45 PERCENT RETURN ON INVESTMENT
94 Salisbury St, Sandy Creek, NY 13142 - RENTED TO A WELL QUALIFIED FAMILY
132 Sherman Lacy Rd., Pulaski, NY 13142 - ON MARKET
255 Cole Rd Mexico, NY 13114 - CURRENTLY OSWEGO COUNTY COMPANY HEADQUARTERS
182 Tubbs Rd Mexico, NY 13114 - ON MARKET
3620 Co Rt 6 New Haven, NY 13114 - ON MARKET
188-417 Cummings Rd, Lacona, NY - FIELDSTONE, TIMBER AND NATURAL GAS

- 500 ACRES

Founder/president/manager/owner bio:

Meira Shapiro is the founder, majority owner and CEO of Moet Properties, LTD, a real estate investment and management firm that acquires, develops and markets its own portfolio of properties. Moet Properties is focused primarily on new residential housing construction and the renovation of properties for resale and

rent in Central New York and The City of Watertown, New York; as well as raw land development and timber management. Meira has extensive experience working with governmental agencies in developing and managing the Company's properties: She obtained a DEC and U.S. Army Corps permit for the construction of a five-culvert bridge over a Class C trout stream which feeds directly into U.S. waterways – the first such permit ever awarded in the United States.

She is also the recipient of a State Historic Preservation Office Grant in New York City, an Empire State Development Grant in Oswego County New York and a State Historic Preservation Office permit for construction adjacent to a Native American site. Meira holds a B.A. in Political Science from Queens College, NY, and has a degree in real estate investing from New York University's School of Professional Studies. She is also the former president of Moet Productions, Inc. (a multi-media production company), as well as a published novelist and the current owner of TheTriumph LLC (a luxury multi-family apartment complex in the heart of The City of Watertown, NY). As a former actress, she has appeared in numerous national and regional TV spots, and has had supporting roles in several feature and independent films. Meira began her first construction project in 2005 with an investment in Manhattan real estate where she obtained City of New York permits to combine two units on a high floor in a luxury skyscraper.

Employees:

The Company employs its founder/president full-time and three other well qualified and experienced full-time year-round employees. The Company also hires several fully insured independent contractors yearly to fulfill projects on a case by case basis.

Meira M. Shapiro: Education

- Israeli Army Gadna Program
- Queens College, Flushing, New York; BA in Political Science
- Excelsior College, Albany, New York; Fluency Exam in Hebrew language
- New York University School of Professional Studies, New York City; Real Estate

THANKS

I mean you have done a lot. You bought a building that needed a lot of attention. You took care of the drug dealers parking in our parking lot. You fixed up apt 3 and rented it. You found tenants that are not trashing your apartments and you kept your word on renovations. We don't get a lot of that in Watert