

COMMON COUNCIL AGENDA

May 7, 2013

- 7:00 p.m. Call Meeting to Order**
Salute to the Flag of the United States
Public Comments
Minutes of April 16, 2013
Ward Reports
Mayor's Report
Proclamations
- **Building Safety Month-May 2013**
 - **National Arson Awareness Week May 5-11, 2013**
 - **National Police Week May 12-17, 2013**
 - **Designation of the week of May 6-10, 2013 as Amnesty Week – Highway Department/Landfill**
- PINK SHEET sign off**
1. Consideration of a Resolution to grant the Main Street Music Series a waiver from the City's Open Container Ordinance within the designated area for July 12, July 19, July 26, August 2 and August 9. (Cheryl Michales)
 2. Consideration of a Resolution to grant the Saint Anthony's Fest a waiver from the City's Open Container Ordinance within the designated area for June 8 & 9, 2013. (Mayor Tobin)
 3. Consideration of a Resolution to approve a sound device permit for Angel Sutton of 6 North Church St for a ten year anniversary party on May 18, 2013 from 2:00 P.M. until 6:00 P.M.
 4. Consideration of a Resolution to approve the Mayor's appointment of Richard Stock to the Historic Business District Commission. (Mayor Tobin)
 5. Consideration of a Resolution to accept the resignation of Corporation Counsel, Kelly Colasurdo, effective May 7, 2013. (Mayor Tobin)
 6. Consideration of a Resolution to approve the hiring of Richard Van Donsel for the Position of Corporation Counsel at a salary rate of \$40,000/year. (Mayor Tobin)
 7. Consideration of a Resolution to lift the hiring freeze for the hiring of one Firefighter. (Mayor Tobin)
 8. Resolution to approve the hiring of a firefighter effective July 24, 2013. (Mayor Tobin)
 9. Presentation: Cortland Fire Investigation Division.

10. Consideration of a Resolution to accept and recognize the following donations for Pool: the renovation of Wickwire

Donation	Amount
SUNY Cortland COM350 Concert	\$257.23
Mary Lou Bordwell	\$100.00
Indulge	\$ 83.00
Logo This, Inc.	<u>\$ 26.00</u>
Total Donations	\$466.23

11. Consideration of a resolution to approve a donation of \$11,600 from James J. Yaman Foundation for Yaman Park improvements. Donated funds will be Added to the youth bureau operating budget line PARKS – 7110.5407 (John McNerney)
12. Discussion of Housing Committee Recommendations to amend Section 300-172 of the Code of the City of Cortland (Penalties for offenses) to provide for a criminal penalty of a fine of \$500 or imprisonment of 150 days, or both such fine and imprisonment, or a civil penalty of a fine of \$2,500 for each offense of Section 300-171 (B) of the Code of the City of Cortland. (Alderperson Silliman)
13. Discussion of a recommendation from the Code Department to amend Section 100-12 of the Code of the City of Cortland (Complaints-Fee) (Deputy Chief Knickerbocker)
14. Consideration of a Resolution to authorize the Mayor to enter into a purchase agreement, contingent upon receipt of grant funding from the New York State Dormitory Authority in the amount of \$250,000 for the purchase of property located at 17-19 Court Street, City of Cortland for the appraised sum of \$251,000. (Mack Cook)
15. Discussion of the City entering into a purchase agreement for the purchase of property located at 155 Clinton Avenue, City of Cortland for the appraised sum of \$320,000. The balance of the purchase price (\$70,000) shall be funded from the Assigned Land Acquisition and Redevelopment Reserves. Funds withdrawn from the Reserve Accounts shall be reimbursed from future funding secured to finance the Northeast Gateway project contingent upon the following:
- receipt of grant funding from the New York State Department of Transportation in the amount of \$250,000.
 - Recommendation of the Northeast Gateway and Clinton Avenue Enhancement Steering Committee.
 - Report, pursuant to Section 5-28-7 for the City Charter, from the Planning Commission. (Mack Cook)

16. Consideration of a Resolution to transfer \$40,000 from the Assigned Snow Removal Reserve to the Salt Expenditure Budget within the Department of Public Works to replenish the City's inventory of road salt. The Assigned Snow Removal Reserve shall be reimbursed from 2012 increase in the General Fund's Fund Balance. (Mack Cook)
- 17.. Consideration of a Resolution authorizing the Mayor to execute a contract with Fiscal Advisors & Marketing, Inc. of Syracuse, New York for financial advisory and marketing services in connection with the fund for reconstruction and expansion of the City Wastewater Treatment Plant. (Mack Cook).
18. Consideration of a Resolution to authorize the Mayor to enter into a Location Agreement with Left Coast Pictures. (Mayor Tobin)
19. Consideration of a Resolution under Section 74-2 of the City Code to permit the Owning, harboring, raising and maintenance of fowl at 126 Madison Street contingent upon obtaining applicable building and area permits authorizing the construction and/or installation of a coop in accordance with Section 74-9 of the City Code. (Deputy Chief Knickerbocker)
20. Consideration of a Resolution to allow the Mayor to approve the \$200 stipend for the Records Management Officer. (Mayor Tobin).
21. Consideration of a Resolution to allow the Mayor to name Shelley Knickerbocker the position of Records Management Officer. (Mayor Tobin)
22. Discussion about the Cultural Council of Cortland County and their interest in the Railroad station as a community space. (Mayor Tobin)
23. Consideration of a Resolution to adopt the 2013 Sidewalk Program Guidelines (Office of Community Development)
24. Consideration of a Resolution to approve a Community Development Loan Request in the amount of \$21,000. (Thoma Development)
25. Consideration of a Resolution to adopt the Miscellaneous Revenue Budget for 2013 (Mack Cook)

Executive Session:

Discussion of collective negotiations between the City and The Professional Wastewater Operators Association pursuant to Article 14 of the Civil Service Law



Common Council Minutes City of Cortland April 16, 2013

Council Meeting #8
April 16, 2013
Public Hearing and Regular Session
City Hall
6:00 PM

Mayor Tobin opened the Public Hearing at 6:00 PM on the Proposed Local law to establish a Real Property Tax Exemption for new construction and major rehabilitation of mixed use property in the Central Business District.

Elise Johnson Schmidt, Preservation Architect in Corning, and has been working with Downtown Revitalization since 1990. She is a frequent speaker on developing upper floors, including one workshop here in Cortland and wanted to speak in favor of the opportunity you are considering to create a benefit to people who are willing to invest money in revitalizing the Community.

Corning adopted a similar legislation, and after five years of working hard to convince people that it was the right thing to do, we started one project in 2001, developing 4 apartments. Ten years later we had almost 70 units, and now almost 100 units established, it has substantially increased downtown success and brought several new businesses back to the central area. It changes the demographics of the Community and greatly enhances the esthetics.

Bob Haight from the Chamber of Commerce is behind the development of the upper levels on Main Street. Great things are happening in the City, new businesses coming in, established businesses expanding, and we should do what ever we can to assist developers in renovation of the second and third floors of buildings downtown.

Elsie Ferro questioned how the City could possibly grow with tax exemptions. The City is now 60% tax exempt, and the burden falls on fewer and fewer of us tax payers. Until the stores downtown sell what people need and want, it won't progress. People will continue to go to the malls to do their shopping. A bowling alley was taken off the tax roles and a tax exempt theater was opened there. The City needs to start thinking about more than Main Street and the College.

Mark Zaharis owns 45 Main Street (the old Nordic Sport building) wanted to clarify that the proposed law is not an exemption, it's a tax abatement, and for the past four years I have been looking at the possibility of rehabilitating the upper levels of my building. Now my project is looking feasible and I am also working with the Pothos family on the corner to renovate that building (the old Jones Jewelry store).

Helen Ackroyd, a resident of Port Watson Street spoke against the proposed law. She liked the idea of doing something downtown, but wondered who would be expected to come into these apartments. McNeil is the only corporation downtown. Where these people would park was a question.

Tony Pace wanted to clarify what he heard part of at a Common Council meeting, that the proposed law would need to be passed by the County Legislature and the School District, which Mark Zaharis confirmed. Mr. Pace chairs the Budget & Finance Committee for the County Legislature. He asked what the target population would be, as most Senior citizens would not likely be able to afford to live there, they would need parking, and would need to drive to grocery stores. Mr. Pace had reservations about what would happen when the tax incentives expired, as Rubbermaid vacated as soon as their incentive was gone.

Emanuel Pothos owns the B. T, Jones building and was in favor of the proposed law, especially since his building was destroyed by arson and not just a matter of deterioration. It is important to understand that this would be a tax abatement, not a tax exemption. The program would be a major asset in renovating the downtown area.

Phil Simon and his brother have owned buildings on Main Street since the 1960's, some of which we have improved and some we have not because the funds were not there. In the past couple of years people have shown some interest in 2 Main Street and 181-185 Main Street and in both cases the upper floors have not been occupied as parking has always been an issue. Developers are discouraged to purchase these buildings because the taxes are so high. This incentive might be what a developer needs in order to work to renovate the Main Street buildings.

There was no one further to speak therefore Mayor Tobin closed the Public Hearing at 6:52 and thanked everyone for their participation in the discussion. The Mayor agreed that 50 years is too long for the Main Street buildings to be vacant. The Council will have this on the May 7th agenda and decide whether to approve this law. This is about a vision for Main Street and what Main Street will look like in 20 years.

Regular Session

Mayor Tobin called the eighth Common Council meeting of the year to order at 7:00 PM.

Present: Mayor Brian Tobin, Aldermen Ken Dye, Julie Bird, Kathryn Silliman, Linda Ferguson, Carlos Ferrer, Dan Quail and Thomas Michales.

Staff Present: Director of Administration & Finance Mack Cook, Corporation Counsel Kelly Colasurdo and City Clerk Judith Chamberlin

Absent: Alderman John Bennett

PLEDGE OF ALLEGIANCE

Public Comments

Mike Dexter spoke about the Bradford trees planted about 30 years ago on West Main Street. They are falling apart; they were the wrong kind of tree to be planted there. Over the past few years, DPW has had to trim and trim them. Some of the homeowners on West Main were asked for permission to remove the trees, and the stumps will be removed. Some of the new trees will be planted in their place. April 26th is Arbor Day and we will be planting a tree in front of the new NBT bank at 9:00 AM. Mr. Dexter noted that this is the sixth consecutive year that the City of Cortland was declared a Tree City USA, something to be proud of, and much of the work the Landscape & Design Committee does would not get done if not for Diane Batzing.

MINUTES

Council agreed to move approval of the minutes from the April 5th meeting to the end of the agenda.

Proclamations - Attached

A moment of Silence was requested and held in respect for the people of Boston.

RESOLUTION #67 of 2013 – Resolution to permit the Cultural Council of Cortland County use of the South side of the Courthouse Park on Saturday, August 3, 2013 from 10:00 Am to 5:00 PM for the Annual Arts and Wine Festival. (Mayor Tobin)

Motion By: Alderman Ferrer
Seconded By: Alderman Bird

Approved: Ayes – 7
Nays – 0

RESOLUTION #68 OF 2013 - Resolution to grant the Cultural Council of Cortland County a waiver from the City's Open Container Ordinance during the Annual Arts and Wine Festival within the designated area from 10:00 AM to 5:00 PM on Saturday, August 3, 2013. (Mayor Tobin)

Motion By: Alderman Ferrer
Seconded By: Alderman Bird

Approved: Ayes – 7
Nays – 0

RESOLUTION #69 OF 2013 – Resolution to accept and recognize the following donations from local business and individuals for the Wickwire Pool Trust Fund. (Mayor Tobin)

C. Ashley & Beverly Ellefson	\$100.00
Brix Pubaria c/o COM350	100.00
Total Donations -	\$200.00

Motion By: Alderman Bird
 Seconded By: Alderman Michales

Approved: Ayes – 7
 Nays – 0

Mayor Tobin noted that a number of events have taken place in the Community based upon efforts of some SUNY Cortland students. The SUNY students are commended for all the work and time they have put forth to raise funds.

RESOLUTION #70 OF 2013 – Resolution to authorize the Mayor to execute the agreement with Syracuse Signal, Inc. for repair and maintenance of traffic signals within the City. (Chris Bistocchi)

Motion By: Alderman Silliman
 Seconded By: Alderman Quail

Approved: Ayes – 7
 Nays – 0

Chris Bistocchi was present to give a brief overview. He noted that the Public Works Department is learning how to manage and maintain the traffic signals, and having someone to cover the repairs we can't handle is important. A request for proposal was sent out back in November, the contractor that got the bid but took a job out of town and could not commit to the terms of the contract so we went with the second contractor, Syracuse Signal. Their on-call employee lives in Dryden if an emergency arises.

Council asked if at some point he and Nick Dovi would be able to handle the repairs and maintenance themselves, to which Mr. Bistocchi replied yes, in time.

Item #5 – Consideration of a Resolution to authorize the issuance of \$1,400,000.00 in Serial Bonds to finance the cost of the 2013-2018 Road Improvement Program. (Mack Cook)

Motion By: Alderman Ferrer
 Seconded By: Alderman Bird

Approved: Ayes –
 Nays –

Mack Cook explained that on the advice of the City's Financial Advisor, the City will borrow the funds to pay for the next five years of street repair. The first resolution for Council to consider is the SEQRA, a negative finding, that the repaving of streets does not pose an environmental threat or condition.

Aldermen Bird and Ferrer withdrew their motions in order to review the SEQRA form.

RESOLUTION #71 OF 2013 – Resolution to determine that proposed paving and street reconstruction actions are Type II Actions for purposes of the New York State Environmental Quality Review Act.

Motion By: Alderman Ferrer
Seconded By: Alderman Silliman

SEQRA was reviewed

WHEREAS, the Common Council of the City of Cortland, New York (the "City") is considering undertaking the reconstruction and resurfacing of the City's existing streets and roads not involving the addition of new travel lanes (the "Project"); and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (the SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations"), the City desires to comply with SEQR Act and the Regulations with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE COMMON COUNCIL OF THE CITY OF CORTLAND, NEW YORK AS FOLLOWS:

1. The Project constitutes a "Type II Action" under 6 NYCRR 617.5(c) (4) and no further action under the SEQR Act and the Regulations is required.
2. This Resolution shall take effect immediately.

The foregoing Resolution was thereupon declared duly adopted.

	<u>Ayes</u>	<u>Nays</u>
Alderman Julie E. Bird	X	
Alderman Kathryn Silliman	X	
Alderman Ken Dye	X	
Alderman Daniel E. Quail	X	
Alderman Carlos Ferrer	X	
Alderman Linda A. Ferguson	X	
Alderman Thomas Michales	X	
Alderman John Bennett		Absent

Approved: Ayes 7

Nays __0__

RESOLUTION #72 OF 2013 – Resolution to authorize the issuance of \$1,400,000.00 in Serial Bonds to finance the cost of the 2013-2018 Road Improvement Program. (Mack Cook)

Motion By: Alderman Ferrer
Seconded By: Alderman Bird

Approved: Ayes – 7
Nays - 0

RESOLUTION #73 OF 2013 – Resolution to authorize the City Clerk to publish the Estoppel Notice in connection with the issuance of \$1,400,000.00 in Serial Bonds to finance the cost of the 2013-2018 Road Improvement Program. (Mack Cook)

Motion By: Alderman Ferrer
Seconded By: Alderman Silliman

Approved: Ayes - 7
Nays – 0

Item # 8 - Consideration of a Resolution to determine that proposed actions at the City's Wastewater Treatment Plant is an Unlisted Action for purposes of the New York State Environment Quality Review Act. (Mack Cook)

Mack Cook asked that this item be pulled from this agenda as there has been a very good response from the Council regarding the work shop on the 30th at the Wastewater Treatment Plant to encompass the total reconstruction and funding for that and put this item on the agenda for the May 7th Common Council meeting. That meeting will be on Tuesday, April 30th at 6:00PM at the Wastewater Treatment Plant, open to the public. A representative from the DEC will be on hand to answer any questions.

Item #9 – Discussion of the impact of the second grant for the Interoperable Radio System upon the 2013-2018 County/City Sales Tax sharing agreement. (Mack Cook).

This item was tabled from the last meeting. Mayor Tobin and Director of Administration and Finance Cook met with County officials.

Mack Cook gave an overview of the issue before the City. The interest on the lease agreement is 3.1% interest. The County suggests using additional grant funding to pay off the lease in about 3 years rather than the original 10-year time frame. The City would benefit much more from using its share of the additional funds to pay toward the City's higher interest rate loans, some of which are as old as 20 years. This decision does not have to be made right away, as the 2013 payment has already been made.

Mayor Tobin and the Council agreed that the long term plan was a good idea.

RESOLUTION #74 OF 2013 - Resolution to recognize and appropriate funds reimbursed for the Smoke Detector Grant. Deposit from FEMA in the amount of \$23,344.00 transferred to Account #A3410-415 (Contractual) (Chief Glover)

Motion By: Alderman Ferrer
Seconded By: Alderman Silliman

Approved: Ayes - 7
Nays - 0

Chief Glover noted that close to 1200 detectors have been installed so far, but every ward has not been covered yet. The program has been a huge success.

RESOLUTION #75 OF 2013 – Resolution to close the City parking lot on Central Avenue on Saturday, May 11, 2013 from noon to 8:00 PM for the Cortland Spring Stage Concert.

The Mayor had a conversation with Steve Franco of Place Insurance and liability with alcohol sales posed a huge issue and two of the sponsors withdrew, so it will be an outdoor alcohol free concert. Businesses interested in sponsoring the concert should contact Chris Merkley.

Chris Merkley was present to explain his plan to have bands facing Central Avenue, in the City parking lot, free to the public, with food and non-alcoholic beverages available. McNeil Company has agreed to allow use of the entire parking lot, and there are two ways to enter the lot, from Central Avenue and one from Main Street between the Beard Building and VanDeusen Music. Four local bands have agreed to play, and possibly one band from Ithaca and one from the Syracuse area.

The Police Chief and Fire Chief did not foresee any interference should they be called to that area and the neighboring businesses have been apprised of the event.

Motion By: Alderman Quail
Seconded By: Alderman Silliman

Approved: Ayes - 7
Nays - 0

The new agenda item #12, from the last meeting was not voted on and shall be stricken from the minutes of the April 2, 2013 meeting.

RESOLUTION #76 OF 2013 – Resolution to approve the hiring of Antea Group to audit the Wastewater Department's Risk Management Program. (Second step in satisfying the EPA's citation of the Department's RMP implementation as not being fully compliant. The first step was hiring the Soaring Eagle Safety Consultants to assist the Department in addressing its non-compliance issues) (Bruce Adams)

Motion By: Alderman Silliman
Seconded By: Alderman Bird

Approved: Ayes - 7
Nays - 0

Minutes

On the minutes of the April 2, 2013 meeting, it was noted that Resolution #56 did not show the vote. The painting of the green footsteps was voted in favor unanimously. Let the minutes of that meeting reflect the vote was

Approved: Ayes - 8
Nays - 0

RESOLUTION #77 OF 2013 – Resolution to approve the minutes of the April 2, 2013 meeting as amended.

Motion By: Alderman Silliman
Seconded By: Alderman Quail

Approved: Ayes - 7
Nays - 0

Adjournment

Motion By: Alderman Bird
Seconded By: Alderman Ferrer

Approved: Ayes - 7
Nays - 0

I, JUDITH CHAMBERLIN, CITY CLERK OF THE CITY OF CORTLAND, NEW YORK DO HEREBY CERTIFY THAT SAID RESOLUTIONS WERE ADOPTED BY THE COMMON COUNCIL AT A REGULAR MEETING OF THE COMMON COUNCIL OF THE CITY OF CORTLAND, HELD ON THE 16th DAY OF APRIL, 2013. I FURTHER CERTIFY THE FOREGOING RESOLUTIONS WERE PRESENTED TO THE MAYOR IN THE TIME REQUIRED FOR HIS CONCURRENCE IN ADOPTION OR REJECTION BY VETO POWER.

JUDITH CHAMBERLIN, CITY CLERK

MAYOR TOBIN

ON MOTION OF MR. TROY

AGENDA NO. _____

**Authorize Amnesty Week
Highway Department/Landfill**

WHEREAS, the Solid Waste Committee of this Legislature has recommended at their March 12, 2013 meeting that the Municipalities of Cortland County be granted one week in the spring of 2013 to dispose of wastes other than garbage at no charge, AND

WHEREAS, the Highway Department is to be authorized to set the dates of such Amnesty week in the month of May 2013, AND

WHEREAS, the Highway Department is to be authorized to establish the guidelines for such disposal, NOW THEREFORE, BE IT

RESOLVED, that Highway Department shall designate a week in the month of May 2013 as the time period allotted for the Municipalities of Cortland County to dispose of their wastes at the Cortland County Landfill at no charge, AND BE IT FURTHER

RESOLVED, that the only vehicles exempt from the tipping fee payment during the aforementioned time period will be vehicles registered or their designated agents with a letter from the respective Chief Executive Officer, AND BE IT FURTHER

RESOLVED, that only metal objects (including white goods), construction and demolition waste, and tree wastes will be accepted and shall be separated by category at the landfill site by the municipality making delivery, AND BE IT FURTHER

RESOLVED, that tires shall be excluded as an item that is exempt from tipping fees, however tires (without rims) will be accepted at the standard landfill tire disposal rates, AND BE IT FURTHER

RESOLVED, that the Highway Department shall furnish the Legislature with an accounting of all wastes delivered to the landfill during Amnesty week.



CITY OF CORTLAND
OFFICE OF CITY CLERK

25 COURT STREET • CORTLAND, NY 13045
PHONE (607) 756-6521 • FAX (607) 756-4644

JUDITH CHAMBERLIN
CITY CLERK

SOUND DEVICE PERMIT

DATE REQUESTED: May 18th 2013 ISSUANCE DATE: May 18th 2013.

NAME: Angel Sutton EXPIRATION DATE: May 18th 2013

ADDRESS: 6 North Church St TELEPHONE: 1-315-350-1479
Apt 1 Cortland NY 13045 address now going to
13045 be moven into 13 Charles outback

TYPE OF SOUND DEVICE: Comp/Band Times: 2pm - 6pm same
10 year anniversary Party. shared yard.

NON-PROFIT:

(*Please check if you are a non-profit group therefore no licensing fee applies)

LICENSE FEE: Fixed Location-\$250 Mounting upon Motor Vehicle-\$500

Fixed Location: For the use or operation of any radio, phonograph, microphone or other device by which sounds are magnified and caused to be heard over any public street or public place from any one fixed location and not in, or mounted upon a motor vehicle, the sum of **\$250** for any day or part of a day for which the applicant desires permission hereunder. (Code of Ordinances 193-5 Noise Article II Sound Devices [adopted 8-5-1969 as Ch. 12, Art. VI, of the 1969 Code of Ordinances])

Mounting upon motor vehicle: For the use or operation of any radio, phonograph, microphone or other device by which sounds are magnified and caused to be heard over any public street or public place to be used in, or mounted upon, a motor vehicle, the sum of \$500 for any day or part of a day for which the applicant desires permission hereunder. (Code of Ordinances 193-5 Noise Article II Sound Devices [adopted 8-5-1969 as Ch. 12, Art. VI, of the 1969 Code of Ordinances])

RESTRICTIONS, IF ANY:

Angel Sutton
Signature of Applicant

4/16/13.
Date

APPLICATION MUST BE FILED AT LEAST TWO (2) WEEKS BEFORE FUNCTION TO ALLOW TIME FOR PROCESSING.



CORTLAND YOUTH BUREAU

35 Port Watson Street • Cortland, NY 13045 • (607) 753-3021 • Fax: (607) 753-3023 • www.cortland.org

TO: Mayor Brian Tobin
Members of the City Council
Mack Cook, Director of Administration and Finance
Lori Crompton, Finance Department

FROM: John McNerney, Youth Bureau Director

RE: Wickwire Pool Trust Fund Deposit

DATE: April 22, 2013

As you are fully aware the Wickwire Pool Fundraising committee has been busy seeking donation for the renovation of Wickwire Pool. I would like to ask the common council to accept and recognize the following donations from local business and individuals:

<i>Donation</i>	<i>Amount</i>
<i>SUNY Cortland COM350 concert</i>	<i>\$257.23</i>
<i>Mary Lou Bordwell</i>	<i>\$100.00</i>
<i>Indulge</i>	<i>\$ 83.00</i>
<i>Logo This, Inc.</i>	<i>\$ 26.00</i>
<i>Total Donations =</i>	<i>\$466.23</i>

Funds should be deposited into the Wickwire Pool Trust Fund. Attached are copies of the checks. Feel free to contact me with any questions at 753-3021 ext.23.



April 16, 2013

In regards to: Donation

Wickwire Pool Trust Fund
c/o Cortland Youth Bureau
35 Port Watson Street
Cortland, NY 13045
USA

Dear Cortland Youth Bureau:

The SUNY Cortland radio station, WSUC-FM recently held an event on campus to raise money to help your organization with the Wickwire Pool fund. Enclosed is a check for the \$257.23 that was raised. Please send a receipt for this contribution to the following address:

SUNY Cortland WSUC-FM
c/o Auxiliary Services Corp.
Neubig Hall
15 Neubig Road
Cortland, NY 13045

Please contact me at (607) 753-4628 or tina.russell@cortland.edu if you have any questions.

Respectfully,



Tina Russell
SGA Account Clerk
ASC at SUNY Cortland

Enclosure (1)

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

ATTN: WICKWIRE POOL TRUST FUND

ALLIANCE BANK, N.A.
CORTLAND, NY 13045

**SUNY CORTLAND
STUDENT GOVERNMENT ASSOCIATION**
AUXILIARY SERVICES CORPORATION
SUNY CORTLAND
CORTLAND, NEW YORK 13045

50-351/213

4274

Two Hundred Fifty-Seven and 23/100 Dollars

DATE

Apr 16, 2013

PAY
TO THE
ORDER
OF

CORTLAND YOUTH BUREAU
35 PORT WATSON STREET
CORTLAND, NY 13045
USA



[Signature]

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

MARY LOU BORDWELL
13 EXCELSIOR ST.
CORTLAND, NY 13045

50-8231/2223

1167

Date 4-12-13

Pay to the Order of Wickwire Pool Trust Fund \$ 100
One hundred dollars Dollars

SUMMIT
PERSONAL CREDIT UNION
CORTLAND, NY 13045
Donation

Marylou Bordwell

INDULGE
60 MAIN ST 607-753-0388
CORTLAND, NY 13045

1608

50-7044/2223
987

Date 4/16/13

Pay to the Order of The Wickwire POOL TRUST FUND \$ 83.00
Eighty Three Dollars

FIRST NIAGARA

For *[Signature]*

LOGO THIS, INC
PO BOX 459
MARATHON NY 13809
807-753-3625

1699
28-7/213
87044

4/17/13

DATE

PAY TO THE
ORDER OF

Wickwire Pool Trust Fund

\$26,000.00

Twenty six thousand 00/100

DOLLARS



KeyBank National Association
Hempstead, New York 11507
1-888-KEY4BIZ Key.com

FOR

Wickwire Pool Donor

[Signature]

Main Identity

From: "John McNerney" <mcnerney@cortland.org>
To: "Sherrie Massmann" <cityclerk@cortland.org>; "cityclerk3" <cityclerk3@cortland.org>; "Mack Cook" <mcook@cortland.org>; "mayorofc" <mayorofc@cortland.org>; "Brian Tobin" <btobin@cortland.org>
Sent: Monday, April 22, 2013 11:02 AM
Attach: DOC.PDF
Subject: Agenda item wickwire pool deposit

Hi Guys-

More donations to the Wickwire Pool Trust Fund please approve at the common council meeting of May 7th, 2013.

Thanks,

JM

----- Original Message -----

From: <copierYB@cortland.org>
To: "John McNerney" <mcnerney@cortland.org>
Sent: Monday, April 22, 2013 11:57 AM
Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre.

Attachment File Type: PDF

WorkCentre Location: machine location not set
Device Name: XRX0000AA7C5BC0

For more information on Xerox products and solutions, please visit
<http://www.xerox.com>



April 16, 2013

In regards to: Donation

Wickwire Pool Trust Fund
c/o Cortland Youth Bureau
35 Port Watson Street
Cortland, NY 13045
USA

Dear Cortland Youth Bureau:

The SUNY Cortland radio station, WSUC-FM recently held an event on campus to raise money to help your organization with the Wickwire Pool fund. Enclosed is a check for the \$257.23 that was raised. Please send a receipt for this contribution to the following address:

SUNY Cortland WSUC-FM
c/o Auxiliary Services Corp.
Neubig Hall
15 Neubig Road
Cortland, NY 13045

Please contact me at (607) 753-4628 or tina.russell@cortland.edu if you have any questions.

Respectfully,

A handwritten signature in cursive script that reads "Tina Russell".

Tina Russell
SGA Account Clerk
ASC at SUNY Cortland

Enclosure (1)



CORTLAND YOUTH BUREAU

35 Port Watson Street • Cortland, NY 13045 • (607) 753-3021 • Fax: (607) 753-3023 • www.cortland.org

TO: Mayor Brian Tobin
Members of the City Council
Mack Cook, Director of Administration and Finance
Lori Crompton, Finance Department

FROM: John Mc Nerney, Youth Bureau Director

RE: James J. Yaman donation

DATE: April 27th, 2013

Once again Mr. James Yaman has made a generous donation to the City of Cortland Youth Bureau to make improvement to Yaman Park. In March of this year, I met with Jim Yaman and Paul Yaman to identified making improvements to both the concession stand and changing rooms of the bath house.

I would like to ask the common council to pass the following resolution on May 7th, 2013.

Consideration of a resolution to approve a donation of \$11,600.00 from James J. Yaman Foundation for Yaman Park improvements. Donated funds will be added to the youth bureau operating budget line PARKS – 7110.5407.

The park improvement scope of work is outlined in the attached document for your review. Since the park opened in 1967, James Yaman has donated over \$400,000.00 to the City of Cortland for Yaman Park improvements and takes great pride in the appearance of the park. Please stop down to Yaman Park and see the progress we have made with these projects and park improvements.

On behalf of the City of Cortland, I would like to thank Mr. James Yaman for his continued support of our park system.



YAMAN

REAL ESTATE

Cortland's Premier Name in Real Estate Since 1950

www.yaman.com

April 29, 2013

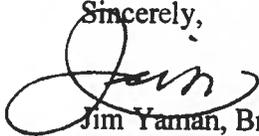
John McNerney
Cortland Youth Bureau
35 Port Watson Street
Cortland, NY 13045

RE: Work to be done at Yaman Park by Paul Yaman Construction

Dear John:

I am enclosing my check from Yaman Foundation in the amount of Eleven Thousand Six Hundred dollars for repair to be completed per the attached work order agreed by you for the Cortland Youth Bureau and Paul Yaman.

Sincerely,



Jim Yaman, Broker
Yaman Real Estate
607-753-9644 (Office)

AWARD WINNING
Paul Yaman Construction, Inc

1875 Lorings Crossing Road
Cortland, New York 13045

Phone: 607.756.7042 Fax: 607.756.8503

Date: April 26, 2013

Proposal submitted to:

Name: Cortland Youth Bureau

Street: 35 Port Watson Street

City: Cortland, New York 13045

Work to be performed at:

Street: Yaman Park

City: same

Phone: 607.753.3021

Email: McNerney@cortland.org

In this agreement, the contractor is referred to as "We" and "Us" and the owner is referred to as "You". We hereby estimate the materials and labor necessary for completion of: **Repairs to the existing Concession Area, Mens & Ladies Locker Rooms. Work is to proceed as follows:**

Concession Area

- Remove Existing Counter tops from Kitchen Area and Serving Counter at the Interior and Exterior of the area..
- Remove the Backsplash under the hood area at the back wall.
- Install New Counter tops at all areas. Final Color as Selected by owner.
- Install new "White" FRP Washable Wall Panels at the old Backsplash Areas.
- Paint the Concession Interior Walls in the Serving Area and also the Back Storage Area. "White"
- Replace all the Screens at the Serving Area.
- Also install a New Double Bowl Stainless Steel sink in the Serving Area at the location of the old Single bowl.

Mens Shower Room

- Replace a total of (5) 2 x 10 x 16 Cross Beams. Reuse Existing bolts, Prime & Paint to match.
- Replace (1) 2 x 8 x 16 Bench. Prime & Paint to Match
- Remove Siding from the existing Dividing Wall for Re-use. Tap Com a Pressure treated 2 x 4 Nailer to the concrete Floor. Reinstall the Wood siding, fastening it to the new bottom nailer.
- Install a New 1 x 6 PT Base to the wall. Prime & Paint to match.

Ladies Shower Room

- Scope of work is the same as the Men's area with the following Exceptions.
- Replace (2) 2 x 10 x 16 Cross Beams Only.
- No Bench Replacement

Total Project =
\$ 11,600.00 gm

YAMAN FOUNDATION
CORTLAND, NY 13045

ALLIANCE BANK
CORTLAND, NY 13045
50-351/213 2

171

4/29/2013

PAY TO THE ORDER OF City of Cortland Finance Department

\$ **11,600.00

Eleven Thousand Six Hundred and 00/100*****

DOLLARS

City of Cortland
Finance Department
25 Court Street
Cortland, NY 13045

MEMO Cortland Youth Bureau project



James Yaman

Details on Back
Security Features Included

YAMAN FOUNDATION
City of Cortland Finance Department
335 · Draw-James Yaman

Cortland Youth Bureau Project

4/29/2013

171

11,600.00

Cash - Yaman Found Cortland Youth Bureau project

11,600.00

Main Identity

From: "Mack Cook" <mcook@cutland.org>
To: "Sherrie Massmann" <cityclerk@cutland.org>; "cityclerk3" <cityclerk3@cutland.org>
Sent: Wednesday, May 01, 2013 1:52 PM
Subject: FW: Proposed Amendment to Section 300-172 at request of Housing Committee Council Packet

Please include in the Council Packet for May 7th.

From: Mack Cook
Sent: Monday, April 29, 2013 11:52 AM
To: Brian Tobin; ward1 (ward1@cutland.org); ward2 (ward2@cutland.org); ward3 (ward3@cutland.org); ward4 (ward4@cutland.org); ward5; ward6 (ward6@cutland.org); ward7 (ward7@cutland.org); ward8 (ward8@cutland.org)
Cc: Sherrie Massmann (cityclerk@cutland.org); cityclerk3
Subject: Proposed Amendment to Section 300-172 at request of Housing Committee

To: Mayor and Members of Common Council
From: The City Housing Committee
Re: Proposed Amendment to Section 300-172 of the City Code
Date: April 25, 2013

The City Housing Committee respectfully requests discussion of the following resolution for consideration at a future meeting of Common Council:

Consideration of a Resolution to amend Section 300-172 of the Code of the City of Cortland (Penalties for offenses) to provide for a criminal penalty of a fine of \$500 or imprisonment of 150 days, or both such fine and imprisonment, or a civil penalty of a fine of \$2,500 for each offense of Section 300-171 (B) of the Code of the City of Cortland. (Alderperson Silliman)

Section 300-172 of the City Codes prescribes fines for violations of the City's Zoning Laws. This section reads as follows:

'Any person who shall violate or fail to comply with any of the provisions of this chapter, or who shall violate or fail to comply with any order or regulation made thereunder, or who shall continue to work upon any building, structure or sign, or who shall continue to operate or conduct any use prohibited by this chapter, shall be guilty of an offense and subject to a criminal penalty of a fine of \$250 or imprisonment of 150 days, or both such fine and imprisonment, or a civil penalty of a fine \$1,000 for each offense. Each day that such violation continues to exist shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of a prohibited condition as provided in Section 300-174 of this chapter, nor appropriate civil actions to restrain the violation of any provision of this chapter.'

The recommended amendment to this section would change this section to read as follows: (proposed amendments are formatted in Red)

- A. Any person who shall violate or fail to comply with any of the provisions of this chapter, with the exception of Section 300-171.B., or who shall violate or fail to comply with any order or regulation made thereunder, or who shall continue to work upon any building, structure or sign, or who shall continue to operate or conduct any use prohibited by this chapter, with the

exception of section 300-171.B, shall be guilty of an offense and subject to a criminal penalty of a fine of \$250 or imprisonment of 150 days, or both such fine and imprisonment, or a civil penalty of a fine of \$1,000 for each offense. Each day that such violation continues to exist shall constitute a separate offense. The application of the above penalty shall be effective as the date of the service of the violation upon the property owner on his/its designated agent and not be held to prevent the enforced removal or correction of a prohibited condition as provided in Section 300-174 of this chapter, nor appropriate civil action to restrain the violation of any provision of this chapter.

B. Any person who shall violate or fail to comply with Section 300-171.B of this chapter or who shall violate or fail to comply with any order or regulation made thereunder, or who shall continue to operate or conduct any use prohibited by Section 300-171.B, shall be guilty of an offense and subject to a criminal penalty of a fine of \$500 or imprisonment of 150 days, or both such fine and imprisonment, or a civil penalty of a fine of \$2,500 for each offense. Each day that such violation continues to exist shall constitute a separate offense. The application of the above penalty shall be effective as the date of the service of the violation upon the property owner of his/its designated agent and not be held to prevent the enforced removal or correction of a prohibited condition as provided in Section 300-174 of this chapter, nor appropriate civil action to restrain the violation of any provision of this chapter.

C. To the fullest extent authorized under the New York State Law, Common Council shall have the authority to issue levies against the owner's real property for fines and/or fees due under this chapter.

Section 300-171 (B), which the this Committee is not recommending amendment, provided that

'No single family dwelling shall be occupied by four or more individuals unrelated by blood, marriage or adoption until a certificate of zoning compliance shall have been issued.'

The Committee's rational for proposing the above amendment is to establish a more effective deterrent by aligning the potential fine for noncompliance with the potential profit derived from noncompliance.

Main Identity

From: "Mack Cook" <mcook@cortland.org>
To: "Sherrie Massmann" <cityclerk@cortland.org>; "cityclerk3" <cityclerk3@cortland.org>
Sent: Wednesday, May 01, 2013 2:05 PM
Attach: fees.pdf
Subject: Agenda item Code department recommendation to ammend code setion 100-12

Please include this e-mail and the attachment in the May 7th Council packet

From: William Knickerbocker
Sent: Tuesday, April 30, 2013 10:12 AM
To: Mack Cook
Subject:

Mack,

Attached is the draft language needed to tighten up 100-12 (B) of the Code of Ordinances (complaint fees). The new language will help prevent challenges to key words, by defining how a Complaint & Violation are verified. This change also addresses specific work that is currently performed & billed back to property, which assesses a fee already (i.e.) trash removal from a right of way and grass mowing, and parking tickets which are logged into IPS as a complaint.

We also experience complaints whereby tenants will call in eviction cases against landlords and landlords will abate those conditions immediately, therefore we have asked for a clause wherein complaints or violations abated within three days upon receipt are not calculated.

Please let me know if you have any other concerns...DC

William Knickerbocker
Deputy Fire Chief
Director of Code Enforcement
25 Court Street
Cortland NY 13045
(607) 753-1741

A fee shall be assessed to a property where three or more verifiable complaints have been received and investigated by the Code Enforcement Office annually between the dates of January 1st and December 31st. Unfounded complaints; complaints wherein the underlying violations are abated to the satisfaction of the Code Enforcement Office within three days of receipt; complaints in which the City assesses a separate administrative fee; and complaints which are voided by judicial action shall not be included in determining assessable fees within the annual time frame set forth above. Any fee specified in or determined in accordance with the provisions set forth in Section 100-16, Fees, or this article shall be invoiced to the tenant and/ or property owner as applicable.

An aggrieved person shall be entitled to a hearing before the Zoning Board of Appeals, which shall have appellate jurisdiction with regard to findings of fact upon which the Code Enforcement Officer has issued his or her decision. Written notice of the hearing shall be mailed to the permitted or served upon the aggrieved person no less than seven days in advance and shall apprise the recipient of the proceedings and potential consequences and the aggrieved person's right to be heard. At the hearing, the aggrieved person shall be entitled to be again apprised of the claims against him or her, must be given an opportunity to be heard in explanation or rebuttal, and shall have the right to confront witnesses. Determinations of the Zoning Board must be based upon substantial evidence and must incorporate the factual findings in the record as the bases for their determination. Prior convictions of offenses under this chapter from a court of competent jurisdiction shall be conclusive evidence of the violation(s) upon which such conviction was based. The Zoning Board, for good cause shown, may stay the enforcement of any revocation for such period as it deems appropriate. Persons seeking relief from applicable provisions of the New York State Uniform Fire Prevention and Building Code may file a petition with the New York State Department of State Codes Division Board of Review for variance and/or an appeal of the Code Official's determination.

Main Identity

From: "Mack Cook" <mcook@cutland.org>
To: "Brian Tobin" <btobin@cutland.org>; "ward1" <ward1@cutland.org>; "ward2" <ward2@cutland.org>; "ward3" <ward3@cutland.org>; "ward4" <ward4@cutland.org>; "ward5" <ward5@cutland.org>; "ward6" <ward6@cutland.org>; "ward7" <ward7@cutland.org>; "ward8" <ward8@cutland.org>
Cc: "Sherrie Massmann" <cityclerk@cutland.org>; "cityclerk3" <cityclerk3@cutland.org>
Sent: Monday, April 29, 2013 11:52 AM
Subject: Proposed Amendment to Section 300-172 at request of Housing Committee

To: Mayor and Members of Common Council
From: The City Housing Committee
Re: Proposed Amendment to Section 300-172 of the City Code
Date: April 25, 2013

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- B. Any person who shall violate or fail to comply with Section 300-171.B of this chapter or who shall violate or fail to comply with any order or regulation made thereunder, or who shall continue to operate or conduct any use prohibited by Section 300-171.B, shall be guilty of an offense and subject to a criminal penalty of a fine of \$500 or imprisonment of 150 days, or both such fine and imprisonment, or a civil penalty of a fine of \$2,500 for each offense. Each day that such violation continues to exist shall constitute a separate offense. The application of the above penalty shall be effective as the date of the service of the violation upon the property owner of his/its designated agent and not be held to prevent the enforced removal or correction of a prohibited condition as provided in Section 300-174 of this chapter, nor appropriate civil action to restrain the violation of any provision of this chapter.
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SUMMARY APPRAISAL REPORT

Of The

4545 Properties, LLC

Property

Located at

17 - 19 Court Street

City of Cortland

CORTLAND COUNTY, NEW YORK

**PREPARED FOR THE
Mr. Mack Cook, Director
Administration & Finance
City of Cortland
25 Court Street
Cortland, N.Y. 13045**

**APPRAISAL DATE
December 20, 2012**

**PREPARED BY
DAVID W. BRIGGS
13 CHURCH STREET
CORTLAND, NEW YORK 13045**

Scope of This Appraisal

The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal, including the definition of market value, which is found above, statement of limiting conditions, and the appraisal certification. I, as the appraiser, have performed a complete inspection of the subject property, inspected the subject's neighborhood, inspected at a minimum from the street all comparable sales, researched, verified, and analyzed data from public and/or private sources, and reported these findings, opinions, and conclusions in this appraisal report. I have over twenty-five years of appraisal experience and have appraised numerous properties similar to the subject.

Competency Provision

I am certified by the State of New York as a General Real Estate Appraiser license number 46000011646. I have been in real estate appraisal business for over twenty five years and have personally appraised over 3,000 properties throughout New York State. These properties include residential, commercial, vacant, forest, farm, and industrial. Based on this experience, I am qualified to appraise the subject property. My qualifications are further described in my resume, which can be found in the addendum of this report.

This appraisal report includes the real estate value only. Any personal property, equipment, and business good will value have not been included in my market value estimate. Fair Market Value is defined in the addendum of this appraisal report.

Previous Appraisal Assignments

I have never previously appraised the subject property located at 17 – 19 Court Street, in the City of Cortland, Cortland County, New York, 13045.

Area Description And Demographics

Cortland County is comprised of one city, fifteen towns and three villages. Nearly twenty-five miles long, Cortland County's land area of 503.3 square miles, stretches into the heart of Central New York. N.Y.S. College at Cortland, Tompkins Cortland Community College, Binghamton University, Cornell

of 18 living with them, 34.7% were married couples living together, 11.4% had a female householder with no husband present, and 50.1% were non-families. 36.0% of all households were made up of individuals and 13.0% had someone living alone who was 65 years of age or older. The average household size was 2.28 and the average family size was 2.95.

In the City of Cortland the population was spread out with 18.3% under the age of 18, 28.4% from 18 to 24, 23.6% from 25 to 44, 16.8% from 45 to 64, and 12.9% who were 65 years of age or older. The median age was 28 years. For every 100 females there were 88.4 males. For every 100 females age 18 and over, there were 84.5 males.

In 2000, the median income for a household in the City of Cortland was \$26,478, and the median income for a family was \$39,167. Males had a median income of \$29,857 versus \$21,614 for females. The per capita income for the city was \$14,267. About 13.9% of families and 24.7% of the population were below the poverty line, including 24.8% of those under age 18 and 15.2% of those age 65 or over.

Assessment & Property Tax Information

The subject property consists of a single parcel of land. It is located in the center of the City of Cortland one block east of Main Street in a commercial area. The parcel is identified as tax map parcel 86.58-04-04.000. The 2012 total assessed value for the subject property is \$75,000. In 2012, the City of Cortland is assessing property at 100.0% of current market value. The subject property's total assessment produces a total tax liability of approximately \$3,550.20 per year.

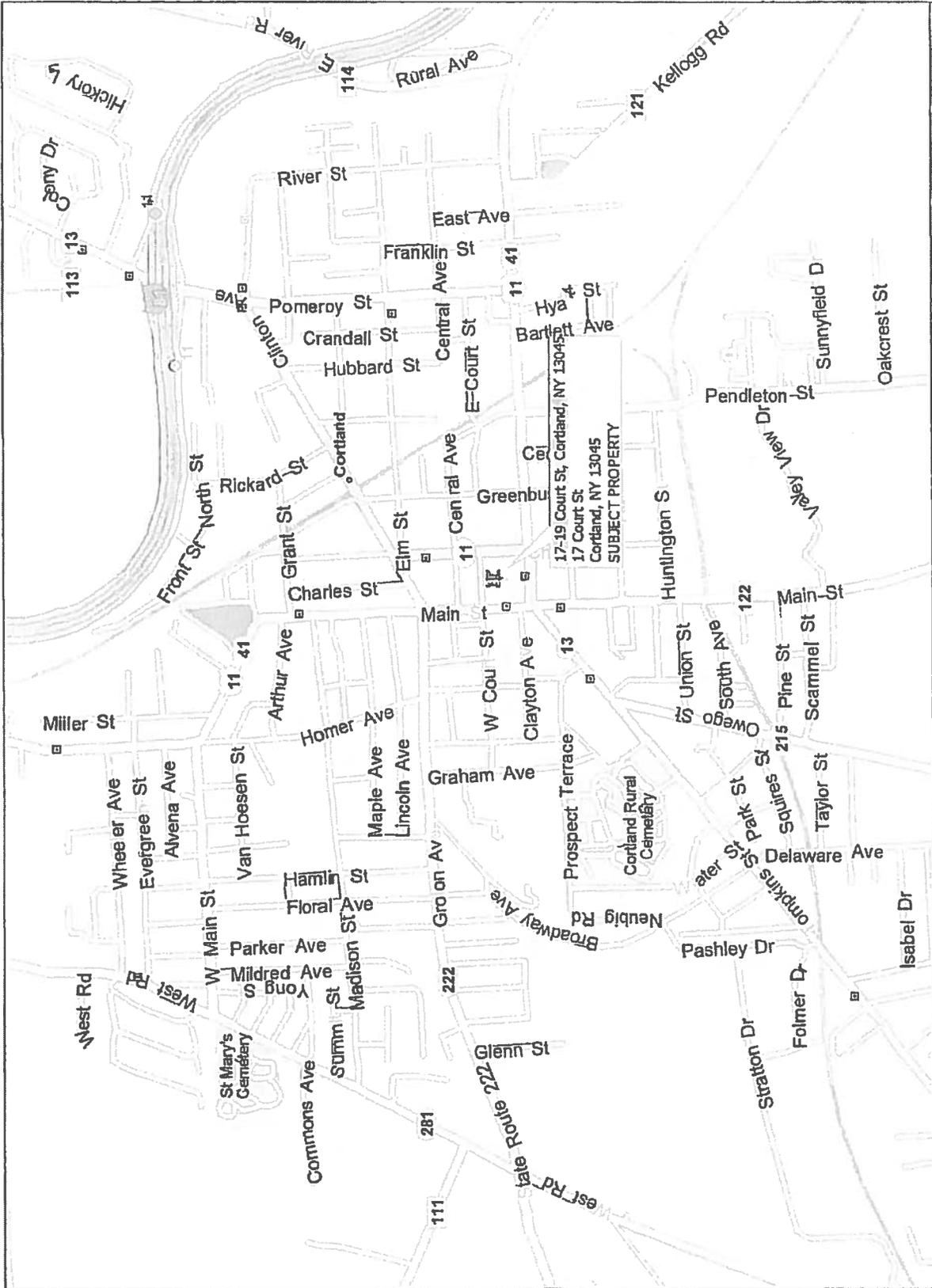
Zoning

The subject property is located in a Central Business - CB zone according to the City of Cortland's zoning map. In this zone many uses are allowed, including various commercial and residential uses. In the City of Cortland, all proposed uses are subject to site plan approval. The subject property's current use is in conformance with local zoning regulations.

As Improved -As long as the value of an improved property is greater than the value of the vacant land value, the Highest and Best use of the property will be as improved. An analysis as improved must also considered the four tests. An agricultural or residential use is permitted, is physically possible, and is economically feasible.

The Highest and Best Use for the subject property considering its potential use, zoning designation, and location is for commercial development.

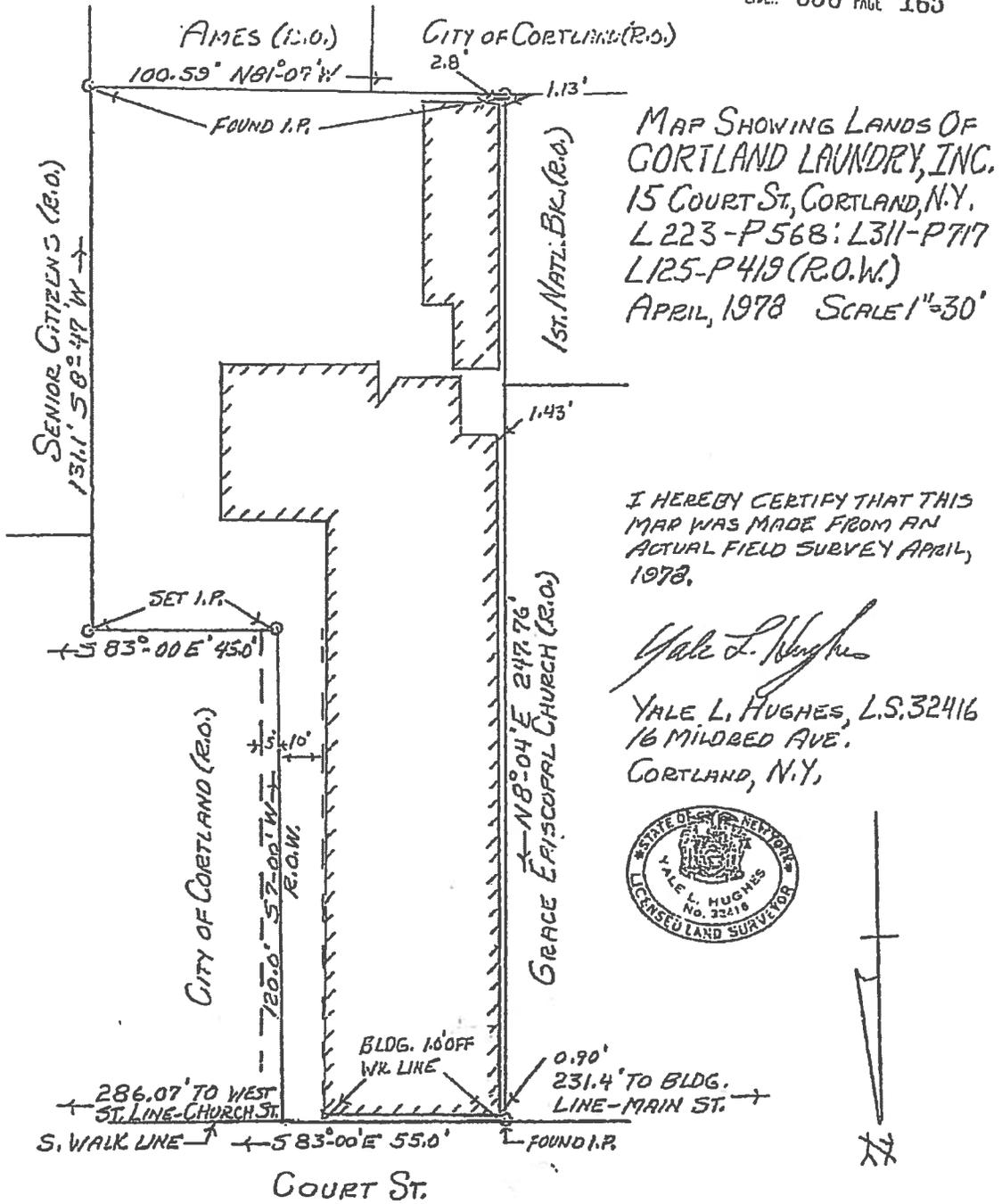
Cortland, New York, United States



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COPY OF SUBJECT PROPERTY'S SURVEY MAP

LIBER: 356 PAGE 165



SUBJECT PHOTOS



Front of Subject Property



Rear Portion of Subject Property

Valuation Process

This appraisal report is presented in Summary format, which is intended for use by the client subject to Title XI of FIRREA when a self contained appraisal report is not required. When determining market value, an appraiser analyzes a property by applying one or more of the three specific approaches to valuation. These are the Sales Comparison Approach, the Cost Approach, and the Income Capitalization Approach to Value. All three approaches are applicable to the solution of many appraisal problems. However, in certain cases, one or more of the approaches are more applicable to certain types of appraisal problems.

The intended use of this appraisal report is to estimate the fee simple estate market value of the subject properties in "as is" condition. This appraisal report is being submitted in a summary format that relies on the value indications from one of the three approaches to value.

In valuing the subject property the Sales Comparison Approach to Value was viewed as the most reliable indicators of value. The Income Approach to Value was not utilized in this appraisal report being the subject property is not currently rented or leased. Additionally, fair market value estimates of land are not typically determined by the Income Approach to Value due to the lack of comparable rental and income and expense data. The Cost Approach to Value was not utilized in this appraisal report being the subject property is vacant and unimproved. Additionally, typical investors of income producing properties typically do not rely on the Cost Approach to Value when purchasing properties.

COMPARABLE SALE NUMBER TWO: D. Yaman Properties, LLC purchased the property located at 26-28 North Main Street in the City of Cortland, Cortland County, New York on June 22, 2012 for the reported selling price of \$387,500. The sales price was confirmed with the buyer. The sales property is further identified as Cortland County tax map parcel 86.50-01-16.000 and this sale is recorded in Deed Book 2012 on page 3571 in the Cortland County Clerk's office. The sales property consists of 0.0.27± acres of land that measures approximately 128.0±' by 103.5±'. It is improved with a two story masonry building that is used as offices. The building was constructed in 1969 and has 8,556 square feet of finished area. The overall condition of the building, at the time of sale was normal. All public utilities are available to this sales property. This comparable sales property is located four blocks north of the subject property in a Central Business zone.

The sales analysis represents an overall residual selling price, per acre, of \$484,519.

ADJUSTMENTS: No adjustments are, with the indicated adjusted fair market value per acre estimate being \$484,519.

COMPARABLE SALE NUMBER FOUR: Mesa of NY, Inc. purchased the property located at 149-155 Main Street in the City of Cortland, Cortland County, New York on July 19, 2011 for the reported selling price of \$426,000. The sales price was confirmed with the buyer. The sales property is further identified as Cortland County tax map parcel 86.74-02-01.000 and this sale is recorded in Deed Book 2011 on page 3464 in the Cortland County Clerk's office. The sales property consists of 0.558± acres of land that measures approximately 135.0±' by 180.0±'. It is improved with a one story steel building that is used for offices. The building was constructed in 1974 and has 7,260 square feet of finished area. The overall condition of the building, at the time of sale was normal. All public utilities are available to this sales property. This comparable sales property is located 4 blocks south of the subject property in a Central Business zone.

The sales analysis represents an overall residual selling price, per acre, of \$503,226.

ADJUSTMENTS: A positive ten percent (+10%) adjustment is warranted for the sales property's inferior City, with the indicated adjusted fair market value per acre estimate being \$553,548.

CONCLUSION OF THE SALES COMPARISON APPROACH TO VALUE

The above selected comparable sales, along with other known comparable sales indicates the subject property has an adjusted fair market per acre value in the \$484,519 to \$572,893 range. The mean adjusted fair market per acre value estimate is \$533,940 and the median adjusted fair market per acre value is \$539,174. Equal weight was given to each comparable sale selected. My final estimated fair market per acre value is \$535,000.

By applying the subject property's acreage of 0.47± acres to the fair market per acre value of \$535,000, the resulting indication of fair market value is \$251,450 or rounded to \$251,500.

Based on the subject property's location, property's potential use, size and shape, it is my opinion the subject property has a fair market value, as of December 20, 2012 is \$251,500.

RECONCILIATION OF VALUE ESTIMATES

In reconciling the above approaches to value, only the Sales Comparison Approach to Value was considered.

The Cost Approach to Value was not utilized due to the fact the subject property is vacant and the existing improvements have no real contributory value due to their condition.

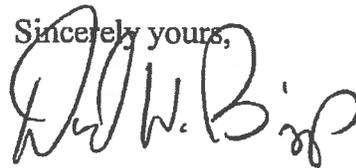
In the Income Approach to Value was not considered due to the fact that land, such as the subject properties, is typically not leased and there is no income stream to analyze.

In the market approach to value I utilized the best comparable sales available. These comparable sales were of similar land types and were on comparable land size to the subject property. After adjustments for similarities and differences, the adjusted sales prices, per acre, were very consistent.

After considering the property's condition, location, and after carefully analyzing the current real estate market in the City of Cortland and in Cortland County, it is my opinion that the fair market value of the subject property, as of **December 20, 2012, is \$251,500.**

I trust you will find this summary appraisal report and its conclusions satisfactory. If you have any questions please feel free to contact me at the above address.

Sincerely yours,



David W. Briggs, General Appraiser
Lic. # - 46-11646

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or occurrence of a subsequent event directly related to the intended use of this appraisal consulting assignment.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

I have made a personal inspection of the property that is the subject of this report.

No one has provided significant real property appraisal or appraisal consulting assistance to the person signing the certificate.

It is my opinion that the subject property has a fair market value, in fee simple title, as of December 20, 2012 of **\$251,500.**

10. I assume that after a visual inspection there are no hidden or unapparent conditions of the property, including the mechanical equipment, subsoil or structures that would render the property more or less valuable. I assume no responsibility for such conditions or for engineering that might be required to discover such factor.
11. It is assumed that there is full compliance with all, applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
12. Unless otherwise stated in this report, the appraiser has no knowledge of the existence of potentially hazardous material that may or may not be present on the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. This value estimate is predicted on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if certainty is desired.
13. This report is prepared for the sole and exclusive use of the *client* and *intended users*, as so identified in this report. No third parties may rely on this report, or its contents or conclusions, without the prior written consent of the appraiser. No portion of this report or addendum material may be photocopied and/or distributed to a third party without the prior written consent of the appraiser.
14. Possession of this report or a copy thereof does not carry with it the right of publication nor may it be used for any purpose by any but the client without the previous consent of the appraiser and then only with proper qualification.
15. The appraiser herein by reason of this appraisal is not required to give future consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been made therefore.

COPY OF A PORTION OF THE CITY OF CORTLAND'S ZONING MAP



SUBJECT PROPERTY'S DEED

SCHEDULE "A"

THAT TRACT OR PARCEL OF LAND situate in the City of Cortland, County of Cortland and State of New York, bounded and described as follows: Beginning at a point in the South line of Court Street said point being N 83° 00' W a distance of 286.07 feet from the intersection of the West street line of Church Street with the South line of Court Street; running thence S 7° 00' W a distance of 120.0 feet to a point; running thence S 83° 00' E a distance of 45.0 feet to a point; running thence S 8° 45' W a distance of 131.1 feet to a point; running thence N 81° 07' W a distance of 100.59 feet to a point; running thence N 8° 04' E a distance of 247.76 feet to a point in the South line of Court Street; running thence S 83° 00' E along the South line of Court Street a distance of 55.0 feet to the point and place of beginning, containing more or less of land, Together with and subject to a fifteen (15) foot right of way described in deed from Cortland and Homer Laundries Company to the City of Cortland, New York, by deed dated May 22, 1914, and recorded in Cortland County Clerk's Office May 23, 1914, in Liber 125 of Deeds at page 419, subject to the restrictions and conditions in said deed contained.

Also all right, title and interest of the grantor in and to the center line of Court Street, subject to the rights of the public therein for street and highway purposes.

BEING the same premises conveyed by Donald F. Ames to Donald S. Ames by deed dated April 19, 1978 and recorded April 19, 1978 in the Cortland County Clerk's Office in Liber 356 of Deeds at Page 164.

RUSSELL B. RUTHIG
ATTORNEY AT LAW
36 MAIN STREET
P.O. BOX 246
CORTLAND, NY 13845



BRIGGS APPRAISAL SERVICE

13 Church St. ■ Cortland, NY 13045 ■ 607/753-1232 ■ Fax: 607/756-0726 ■ Email: BAS@centralny.twcbc.com

DAVID W. BRIGGS, IAO

13 Church Street,
Cortland, N.Y. 13045
Phone: (607) 753-1232
Fax: (607) 756-0726
Email: BAS@centralny.twcbc.com

New York State Licensed General Real Estate Appraiser Number 46000011646 – 1992
Certified Real Estate Appraisal Instructor - 1992
Review Appraiser
New York State Certified Professional Assessor - 1987
Federal Tax ID# - 16-1408926

PROFESSIONAL APPRAISAL/ASSESSMENT EXPERIENCE

Principal Briggs Appraisal Service
13 Church Street, Cortland, N.Y. 13045.

June 1983 to Present

Assessor: City of Cortland
Towns of Cortlandville, Homer, Taylor, Virgil, Willet.

October 1983 to Present

Senior Appraiser, Spencer-Fitts, Inc.
P.O. Box 997, Belchertown, Mass. 01007

August 1979 to June 1983

Real Estate Appraisal Technician
Cortland County Real Property Tax Service
60 Central Ave., Cortland, N.Y. 13045

April 1977 to July 1979

Appraisal Data Collector
Cole-Layer-Trumble, Inc.
3159 Klienper Rd., Dayton, Ohio

October 1975 to March 1977

PROFESSIONAL AFFILIATION AND/OR COURSES

AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS

Course Work: Real Estate Appraisal Principles, 8/1982
Basic Valuation Procedures, Dartmouth College, N.H. 8/1984
Standards of Professional Practice, Syracuse, N.Y. 10/84
Residential Valuation, Rochester, N.Y. 3/1985

4545 Properties, LLC
45 West Court Street
Cortland, NY 13045

Mayor Tom Gallagher
City of Cortland
Court Street
Cortland, NY 13045

May 21, 2009

Dear Tom,

4545 Properties, LLC will sell the property at 15 Court St. to the City for a "firm" \$410,000. Following is the derivation of this asking price.

The 2006 Tax Assessment, \$270,000 (@ 80%) plus the City's demolition quote from Contento's of \$140,000 equals \$410,000.

I demolished the building and went beyond the city's quote by making the site "shovel ready" rather than leaving the foundations in place to be removed later at additional city expense.

At the time, the City was in the middle of a reassessment that resulted in commercial properties increasing by approximately 30%. The new assessment of this building would be \$351,000, to which the City would have incurred demolition expense of \$140,000 or a total of \$491,000.

If the proposed new assessments are accurate then my price of \$410,000 is a bargain for the City and below market for me. I am willing to do this because I believe that a new Fire House, at this location, is long over due.

Sincerely,

Donald S. Ames

2012/2013 CORTLAND CITY SCHOOL TAX BILL

CHECKS PAYABLE TO:
 Fax Collector
 Box 746
 Cortland, NY 13045
 (607)758-4122

BILL NO: 2671
MAP #: 86.58-04-04.000
SEQ NO: 1802
BANK NO:
ACCT NO:
ROLL SEC: 1

IN PERSON PAYMENT:
 Kaufman Center
 1 Valley View Drive, Cortland, N.Y. 13045
 Any normal business day between the hours of
 9:00AM - 4:00PM
 August 1, 2012 - Feb 28, 2013

FISCAL YEAR	WARRANT DATE	ESTIMATED STATE AID:
7/1/2012-6/30/2013	7/31/2012	COUNTY: SCHOOL: \$25,118,505.00

OWNERS NAME AND ADDRESS:
 4545 Properties, LLC
 45 W Court St
 Cortland, NY 13045

PROPERTY DESCRIPTION AND LOCATION:
 TAX MAP #: 110200 86.58-04-04 000
 TOWN NAME: Cortland
 LOCATION: 17-19 Court St
 DIMENSIONS: 55X259
 PROP CLASS: 330 Vacant comm
 SCHOOL: Cortland City
 NYS TAX FINANCE CODE: 134

ASSESSMENT INFORMATION:
 TOTAL ASSESSED 75000
 EXEMPTIONS APPLIED:

15 COURT ST.

ADDRESS CORRECTION REQUESTED

LEVY DESCRIPTION	TOTAL TAX LEVY	%CHANGE FROM PRIOR YEAR LEVY	TAXABLE VALUE (BEFORE STAR)	TAX RATE	TAX AMOUNT
School Taxes	\$ 15,707,166.00	3.1%	75,000.00	17.155514	1,286.66
Library Tax	\$ 350,000.00	.0%	75,000.00	.382273	28.67
**YOUR TAX SAVINGS RESULTING FROM THE NYS SCHOOL TAX RELIEF (STAR) PROGRAM IS:					0.00

Jul 15/12

NOTE: This year's STAR tax savings generally may not exceed last year's by more than 2%. (See RPTL Sec 1306-a)

PROPERTY TAX PAYER'S BILL OF RIGHTS

The assessor estimates the FULL VALUE of this property as of 7/1/12(City) and 7/1/11(Town) was:
 The ASSESSED VALUE of this property on the 2011 City and 2012 Town assessment roll is:
 The UNIFORM PERCENTAGE OF VALUE used to establish assessments was:

\$ 75,758
 \$ 75,000
 99.00%

TOTAL \$ 1,315.33
DUE BY 8/31/2012

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and online at www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

**Cortland City School District Tax
 School Year 2012 - 2013
 Due Dates**

School taxes for the 2012-13 school year are due in August 2012. However, payment may be made in two equal installments.

Installment No. 1 - due by Aug. 31, 2012
 Installment No. 2 - due by Feb. 28, 2013

The first installment must be paid on or prior to Aug. 31, 2012 to avoid interest and penalty charges.

No interest is charged on the second installment if paid by Feb. 28, 2013.

If you elect to pay the installment method, NO ADDITIONAL BILL WILL BE SENT. Remember to include the proper attached stub with payment.

2013

SWIS: 110200
 TAX MAP#: 86.58-04-04.000
 ROLL SECTION: 1
 BILL NO: 2671
 COUNTY:
 SCHOOL: \$657.66
 OTHER:
2nd INSTALLMENT
 TOTAL \$657.66

2012

SWIS: 110200
 TAX MAP#: 86.58-04-04.000
 ROLL SECTION: 1
 BILL NO: 2671
 COUNTY:
 SCHOOL: \$657.67
 OTHER:
1st INSTALLMENT
 TOTAL \$657.67

PAY 2nd INSTALLMENT 2

DATE DUE: February 28, 2013
 4545 Properties, LLC

PAY 1st INSTALLMENT 1

DATE DUE: August 31, 2012
 4545 Properties, LLC

45 W Court St
SEND STUB WITH PAYMENT

4545 Properties, LLC
 45 W Court St

City of Cortland
Finance Department



Mack Cook
Director of Administration
25 Court Street
Cortland, New York 13045
Phone: 607.756.7312
Fax: 607.753.6051
Email: mcook@cortland.org

mailed 2/10/2008

Mr. Brian Lichorowiec
Dormitory Authority of the State of New York
515 Broadway
Albany, NY 12207

RE: *New York State Economic Development Assistance Program ("NYS EDAP")
Soft Costs relating to the Renovation & Expansion of Fire Station*

Dear Mr. Lichorowiec:

Enclosed please find the following documents in connection with the NYS EDAP Grant awarded to our organization:

- 1. ✓ Completed Grantee Certification signed by two (2) authorized officers
- 2. ✓ Completed W-9 with correct Legal Organization name and Tax ID Number filled in
- 3. ✓ Completed Grantee Questionnaire
- 4. ✓ Evidence of Site Control

If any further information is needed or if you have any questions, please give *Michael Ten Kate*
call at ~~607-543-1803~~ 607-543-1803



Signature

Mack Cook

Print Name

Director of Administration

Title

Enclosures

GRANTEE CERTIFICATION

City of Cortland

Soft Costs relating to the Renovation & Expansion of Fire Station

DUAL CERTIFICATION

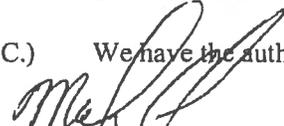
WE HEREBY WARRANT, REPRESENT AND CERTIFY TO the Dormitory Authority of the State of New York (the "Authority") that:

A. City of Cortland has applied for a New York State Economic Development Assistance Program ("NYS EDAP") Grant in the amount of \$250,000. This Grant will be used for the soft costs relating to the renovation & expansion of fire station. We understand that the Grant funds may be used only for certain community improvement purposes as set forth in the enabling legislation and that the Grant Disbursement Agreement to be executed in connection with this Grant contains a provision that states that Grant funds may not be used to finance a program or project that will in any way promote or facilitate religious worship, instruction or proselytizing. We have been informed that this provision exists to ensure compliance with Federal and State law. Therefore, as Authorized Officers of City of Cortland, we hereby certify the following in connection with the project to be financed by the Grant:

- 1) no religious purpose shall be advanced or promoted by the project or program funded by the Grant; ✓
- 2) the project or program will provide no religious instruction or counseling, conduct no religious worship or services, engage in no religious proselytizing, and exert no other religious influence in the provision of services or the use of facilities or furnishings assisted in any way by public funds;
- 3) the project or program shall be open to all without regard to religion; and ✓
- 4) the Grantee shall take affirmative steps to ensure that information is widely disseminated with respect to the following aspects of the project or program:
 - a. the project or program is publicly funded;
 - b. the project or program is open to all, regardless of religious affiliation; and
 - c. the project or program beneficiaries are not limited to any particular sect or group.

B.) We understand that the State of New York, the Dormitory Authority of the State of New York, and other entities that may be involved in the Grant process are relying on the above information in making the determination whether to award a NYS EDAP Grant to City of Cortland.

C.) We have the authority to submit this certification on behalf of City of Cortland ✓

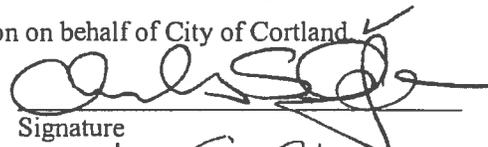


 Signature
 Mack Cook

 Printed Name
 2/09/12

 Date
 Director of Administration

 Title



 Signature
 Charles S. Glover

 Printed Name
 2/9/12

 Date
 Fire Chief

 Title

Request for Taxpayer Identification Number and Certification

Give Form to the
 requester. Do not
 send to the IRS.

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return) City of Cortland, New York	
	Business name/disregarded entity name, if different from above	
	Check appropriate box for federal tax classification (required): <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ <input type="checkbox"/> Other (see instructions) ▶ _____	
	<input checked="" type="checkbox"/> Exempt payee	
Address (number, street, and apt. or suite no.) 25 Court Street		Requester's name and address (optional)
City, state, and ZIP code Cortland NY 13045		
List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number	
[] [] [] - [] [] - [] [] [] []	

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number	
15 - 6000405	

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the Instructions on page 4.

Sign Here	Signature of U.S. person ▶	Date ▶ 2/2/2012
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.



DORMITORY AUTHORITY OF THE STATE OF NEW YORK
Grant Programs
Grantee Questionnaire

THIS QUESTIONNAIRE MUST BE COMPLETED IN FULL BEFORE THE DORMITORY AUTHORITY WILL PROCESS YOUR GRANT APPLICATION

If you have previously submitted a Grantee Questionnaire in the past six (6) months and there are no changes since your last submission, please attach a signed and notarized Affidavit of No Change Form along with your most recent copy of the previously submitted Grantee Questionnaire. The Form is attached to the back of this document.

SECTION I: GENERAL INFORMATION

1. GRANTEE (LEGALLY INC. NAME): City of Cortland NY
2. FEDERAL EMPLOYER ID NO. (FEIN): 15-6000405
3. D/B/A – DOING BUSINESS AS (IF APPLICABLE): -
COUNTY FILED: Cortland
4. WEBSITE ADDRESS (IF APPLICABLE): WWW.CORTLAND.ORG
5. BUSINESS E-MAIL ADDRESS: mcook@cortland.org
6. PRINCIPAL PLACE OF BUSINESS ADDRESS: 25 COURT STREET, Cortland NY 13045
7. TELEPHONE NUMBER: 607-758-8372 7. FAX NUMBER: 607-753-6051
8. DOES THE GRANTEE USE, OR HAS IT USED IN THE PAST FIVE (5) YEARS, ANY OTHER BUSINESS NAME, FEIN, OR D/B/A OTHER THAN WHAT IS LISTED IN QUESTIONS 1-4 ABOVE?
 YES NO

If yes, provide the name(s), FEIN(s) and d/b/a(s) and the address for each such entity on a separate piece of paper and attach to this questionnaire.

9. AUTHORIZED CONTACT:
NAME: Mack Cook
TITLE: Director of Administration
TELEPHONE NUMBER: 607-758-8372 FAX NUMBER: 607-753-6051
E-MAIL: mcook@cortland.org
10. HOW MANY YEARS HAS THIS GRANTEE BEEN IN BUSINESS? Chartered in 1835

Grantee FEIN: 15-6500405

11. TYPE OF BUSINESS (PLEASE CHECK APPROPRIATE BOX):

- a) BUSINESS CORPORATION
- b) PUBLIC RESEARCH INSTITUTION
- c) ACADEMIC RESEARCH INSTITUTION
- d) NOT-FOR-PROFIT RESEARCH INSTITUTION
- e) NOT-FOR-PROFIT CORPORATION CREATED ON BEHALF OF
A PUBLIC, NOT-FOR-PROFIT PRIVATE OR ACADEMIC RESEARCH INSTITUTION
- f) NOT-FOR-PROFIT CORPORATION CHARITIES REGISTRATION NUMBER: _____
- g) LOCAL DEVELOPMENT CORPORATION OR INDUSTRIAL DEVELOPMENT AGENCY
- h) MUNICIPALITY
- i) UNIVERSITY/EDUCATIONAL ORGANIZATION
- j) OTHER – SPECIFY

12. PLEASE INDICATE WHETHER YOU BELIEVE THAT ANY OF THE INFORMATION SUPPLIED HEREIN IS CONFIDENTIAL AND SHOULD BE EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION LAW:

YES NO

IF YOU CHECKED "YES" YOU MUST IDENTIFY THE INFORMATION YOU FEEL IS CONFIDENTIAL BY PLACING AN ASTERISK IN FRONT OF THE APPROPRIATE QUESTION NUMBER(S) AND YOU ARE REQUESTED TO ATTACH AN ADDITIONAL SHEET(S) UPON WHICH THE BASIS FOR SUCH CLAIM(S) IS EXPLAINED.

YOU MAY ALSO REQUEST THAT THE CONFIDENTIAL DOCUMENTATION BE REVIEWED AND RETURNED TO YOU AND NOT RETAINED BY THE AUTHORITY. PLEASE BE ADVISED, HOWEVER, THAT THE AUTHORITY MUST COMPLY IN ALL RESPECTS WITH THE FREEDOM OF INFORMATION LAW.

SECTION II: GRANTEE CERTIFICATION AS TO PUBLIC PURPOSE

A. DEFINITIONS

AS USED HEREIN IN THIS *GRANT PROGRAMS* GRANTEE QUESTIONNAIRE:

1. "AFFILIATE" MEANS ANY PERSON OR ENTITY THAT DIRECTLY OR INDIRECTLY CONTROLS OR IS CONTROLLED BY OR IS UNDER COMMON CONTROL OR OWNERSHIP WITH THE GRANTEE.
2. "GRANTEE" MEANS THE PARTY OR PARTIES RECEIVING FUNDS PURSUANT TO THE TERMS OF A GRANT DISBURSEMENT AGREEMENT ("GDA") TO BE ENTERED INTO BETWEEN THE GRANTEE AND THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK OR THEIR EMPLOYEES AND AFFILIATES.
3. "GRANT-FUNDED PROJECT" MEANS THE WORK THAT WILL BE FULLY OR PARTIALLY PAID FOR WITH THE PROCEEDS OF THE GRANT, AS DESCRIBED IN THE PRELIMINARY APPLICATION, PROJECT INFORMATION SHEET AND THE GDA, AND INCLUDES, BUT IS NOT LIMITED TO, ARCHITECTURAL, ENGINEERING AND OTHER PRELIMINARY PLANNING COSTS, CONSTRUCTION, FURNISHINGS AND EQUIPMENT.
4. "RELATED PARTY" MEANS: (I) THE PARTY'S SPOUSE, (II) NATURAL OR ADOPTED DESCENDANTS OR STEP-CHILDREN OF THE PARTY OR OF THE SPOUSE, (III) ANY NATURAL OR ADOPTED PARENT OR STEP-PARENT OR ANY NATURAL, ADOPTED, OR STEP-SIBLING OF THE PARTY OR OF THE SPOUSE, (IV) THE SON-IN-LAW, DAUGHTER-IN-LAW, BROTHER-IN-LAW, SISTER-IN-LAW, FATHER-IN-LAW OR MOTHER-IN-LAW OF THE PARTY OR OF THE SPOUSE, (V) ANY PERSON SHARING THE HOME OF ANY OF THE PARTY OR OF THE SPOUSE, (VI) ANY PERSON WHO HAS BEEN A STAFF MEMBER, EMPLOYEE, DIRECTOR, OFFICER OR AGENT OF THE PARTY WITHIN TWO (2) YEARS OF THE DATE OF THIS GRANTEE QUESTIONNAIRE, AND (VII) AFFILIATES OR SUBCONTRACTORS OF THE PARTY.
5. "SPONSORING MEMBER(S)" MEANS THE ASSEMBLY MEMBER OR STATE SENATOR WHO SPONSORED, ARRANGED FOR AND/OR PROCURED THE GRANT. IN ADDITION, "SPONSORING MEMBER(S)" SHALL INCLUDE THE GOVERNOR WHEN APPROPRIATE AS LISTED HEREIN.

B. GRANT AWARD

1. HAS THE GRANTEE OR ANY OF THE GRANTEE'S RELATED PARTIES PAID ANY THIRD PARTY OR AGENT, EITHER DIRECTLY OR INDIRECTLY, TO AID IN THE SECURING OF THIS GRANT? YES NO

IF ANSWER IS "YES", PLEASE EXPLAIN:

N/A

2. HAS THE GRANTEE OR ANY OF THE GRANTEE'S RELATED PARTIES AGREED TO SELECT SPECIFIC CONSULTANTS, CONTRACTORS, SUPPLIERS OR VENDORS TO PROVIDE GOODS OR SERVICES IN CONNECTION WITH THE GRANT-FUNDED PROJECT AS A CONDITION OF RECEIVING THE GRANT? YES NO

IF ANSWER IS "YES", PLEASE EXPLAIN:

N/A

3. WILL ALL CONSULTANTS, CONTRACTORS, SUPPLIERS AND VENDORS SELECTED TO PROVIDE GOODS OR SERVICES IN CONNECTION WITH THE GRANT FUNDED PROJECT BE CHOSEN IN ACCORDANCE WITH THE GRANTEE'S CONFLICT OF INTERESTS POLICY, OR IF CONSULTANTS, SUPPLIERS AND VENDORS RETAINED IN CONNECTION WITH THE GRANT FUNDED PROJECT HAVE ALREADY BEEN SELECTED, WAS THE SELECTION UNDERTAKEN IN ACCORDANCE WITH THE GRANTEE'S CONFLICT OF INTEREST POLICY? YES NO

IF GRANTEE'S GOVERNING BOARD HAS NOT ADOPTED A CONFLICT OF INTERESTS POLICY, PLEASE STATE NONE. _____.

IF ANSWER IS "NO", PLEASE EXPLAIN:

N/A

4. DOES THE SPONSORING MEMBER(S) OR ANY RELATED PARTIES TO SPONSORING MEMBER(S) HAVE ANY FINANCIAL INTEREST, DIRECT OR INDIRECT, IN THE GRANTEE OR IN ANY OF THE GRANTEE'S EQUITY OWNERS, OR WILL THE SPONSORING MEMBERS OR ANY RELATED PARTIES TO SPONSORING MEMBERS RECEIVE ANY FINANCIAL BENEFIT, EITHER DIRECTLY OR INDIRECTLY, FROM THE PROJECT FUNDED IN WHOLE OR IN PART WITH GRANT PROCEEDS? YES NO

IF THE ANSWER IS "Yes", PLEASE PROVIDE DETAILS IN SEPARATE APPENDIX ATTACHED TO THIS CERTIFICATION.

SECTION III: DUE DILIGENCE QUESTIONS

1. DOES THE GRANTEE POSSESS ALL CERTIFICATIONS, LICENSES, PERMITS, APPROVALS, OR OTHER AUTHORIZATIONS ISSUED BY ANY LOCAL, STATE, OR FEDERAL GOVERNMENTAL ENTITY IN CONNECTION WITH THE PROJECT, GRANTEE'S SERVICES, OPERATIONS, BUSINESS, OR ABILITY TO CONDUCT ITS ACTIVITIES? PLEASE NOTE THIS DOES NOT INCLUDE CONSTRUCTION RELATED ACTIVITIES SUCH AS BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY.

YES NO

IF THE ANSWER IS "No", PLEASE SET FORTH ON A SEPARATE DOCUMENT ATTACHED HERETO THE CERTIFICATIONS, LICENSES, PERMITS, APPROVALS, OR OTHER AUTHORIZATIONS THAT ARE REQUIRED AND THE DATE(S) THAT SUCH CERTIFICATIONS, LICENSES, PERMITS, APPROVALS, OR OTHER AUTHORIZATION IS EXPECTED.

2. ON A SEPARATE DOCUMENT ATTACHED HERETO, LIST ALL CONTRACTS THE GRANTEE HAS ENTERED INTO WITH ANY NEW YORK STATE AGENCY, PUBLIC AUTHORITY, OR OTHER QUASI-STATE ENTITY, IN THE PAST FIVE (5) YEARS. PLEASE LIST THE NAME, ADDRESS AND CONTACT PERSON FOR THE CONTRACTING ENTITY, AS WELL AS THE CONTRACT EFFECTIVE DATES. ALSO PROVIDE STATE CONTRACT IDENTIFICATION NUMBER, IF KNOWN. YES N/A

See Attached

3. ON A SEPARATE DOCUMENT ATTACHED HERETO, LIST ALL GRANTS RECEIVED FROM FEDERAL, STATE, AND LOCAL ENTITIES TO FUND ALL OR A PORTION OF ANY COMPONENT OF THE PROJECT WITHIN THE PAST 5 YEARS. YES N/A

4. WITHIN THE PAST FIVE (5) YEARS, HAS THE GRANTEE, ANY PRINCIPAL, OWNER, DIRECTOR, OFFICER, MAJOR STOCKHOLDER (10% OR MORE OF THE VOTING SHARES FOR PUBLICLY TRADED COMPANIES, 25% OR MORE OF THE SHARES FOR ALL OTHER COMPANIES), RELATED COMPANY OR AFFILIATE BEEN THE SUBJECT OF ANY OF THE FOLLOWING:

- (a) A JUDGMENT OR CONVICTION FOR ANY BUSINESS RELATED CONDUCT CONSTITUTING A CRIME UNDER FEDERAL, STATE OR LOCAL GOVERNMENT LAW? YES NO
- (b) BEEN SUSPENDED, DEBARRED OR TERMINATED BY A LOCAL, STATE OR FEDERAL AUTHORITY IN CONNECTION WITH A CONTRACT OR CONTRACTING PROCESS? YES NO
- (c) BEEN DENIED AN AWARD OF A LOCAL, STATE OR FEDERAL GOVERNMENT CONTRACT, HAD A CONTRACT SUSPENDED OR HAD A CONTRACT TERMINATED FOR NON-RESPONSIBILITY? YES NO
- (d) HAD A LOCAL, STATE, OR FEDERAL GOVERNMENT CONTRACT SUSPENDED OR TERMINATED FOR CAUSE PRIOR TO THE COMPLETION OF THE TERM OF THE CONTRACT? YES NO
- (e) A CRIMINAL INVESTIGATION OR INDICTMENT FOR ANY BUSINESS RELATED CONDUCT CONSTITUTING A CRIME UNDER FEDERAL, STATE OR LOCAL GOVERNMENT? YES NO
- (f) AN INVESTIGATION FOR A CIVIL VIOLATION FOR ANY BUSINESS RELATED CONDUCT BY ANY FEDERAL, STATE OR LOCAL AGENCY? YES NO

- (g) AN UNSATISFIED JUDGMENT, INJUNCTION OR LIEN FOR ANY BUSINESS RELATED CONDUCT OBTAINED BY ANY FEDERAL STATE OR LOCAL GOVERNMENT AGENCY INCLUDING, BUT NOT LIMITED TO, JUDGMENTS BASED ON TAXES OWED AND FINES AND PENALTIES ASSESSED BY ANY FEDERAL, STATE OR LOCAL GOVERNMENT AGENCY? YES NO
- (h) A GRANT OF IMMUNITY FOR ANY BUSINESS-RELATED CONDUCT CONSTITUTING A CRIME UNDER FEDERAL, STATE OR LOCAL LAW INCLUDING, BUT NOT LIMITED TO ANY CRIME RELATED TO TRUTHFULNESS AND/OR BUSINESS CONDUCT? YES NO
- (i) AN ADMINISTRATIVE PROCEEDING OR CIVIL ACTION SEEKING SPECIFIC PERFORMANCE OR RESTITUTION IN CONNECTION WITH ANY FEDERAL, STATE OR LOCAL CONTRACT OR LEASE? YES NO
- (j) THE WITHDRAWAL, TERMINATION OR SUSPENSION OF ANY GRANT OR OTHER FINANCIAL SUPPORT BY ANY FEDERAL, STATE, OR LOCAL AGENCY, ORGANIZATION OR FOUNDATION? YES NO
- (k) A SUSPENSION OR REVOCATION OF ANY BUSINESS OR PROFESSIONAL LICENSE HELD BY THE GRANTEE, A CURRENT OR FORMER PRINCIPAL, DIRECTOR, OR OFFICER OF THE GRANTEE, OR ANY MEMBER OF THE ANY CURRENT OR FORMER STAFF OF THE GRANTEE? YES NO
- (l) A SANCTION IMPOSED AS A RESULT OF JUDICIAL OR ADMINISTRATIVE PROCEEDINGS RELATIVE TO ANY BUSINESS OR PROFESSIONAL LICENSE? YES NO
- (m) A CONSENT ORDER WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, OR A FEDERAL, STATE OR LOCAL GOVERNMENT ENFORCEMENT DETERMINATION INVOLVING A VIOLATION OF FEDERAL, STATE OR LOCAL LAWS? YES NO
- (n) A CITATION, NOTICE, VIOLATION ORDER, PENDING ADMINISTRATIVE HEARING OR PROCEEDING OR DETERMINATION FOR VIOLATIONS OF:
- FEDERAL, STATE OR LOCAL HEALTH LAWS, RULES OR REGULATIONS YES NO
 - UNEMPLOYMENT INSURANCE OR WORKERS' COMPENSATION YES NO
 - COVERAGE OR CLAIM REQUIREMENTS YES NO
 - ERISA (EMPLOYEE RETIREMENT INCOME SECURITY ACT) YES NO
 - FEDERAL, STATE OR LOCAL HUMAN RIGHTS LAWS YES NO
 - FEDERAL INS (IMMIGRATION AND NATURALIZATION SERVICE) AND ALIENAGE LAWS, SHERMAN ACT OR OTHER FEDERAL ANTI-TRUST LAWS YES NO
 - A FEDERAL, STATE, OR LOCAL DETERMINATION OF A WILLFUL VIOLATION OF ANY PUBLIC WORKS OR LABOR LAW OR REGULATION? YES NO
 - AN OCCUPATIONAL SAFETY AND HEALTH ACT CITATION AND NOTIFICATION OF PENALTY CONTAINING A VIOLATION CLASSIFIED AS SERIOUS OR WILLFUL? YES NO

FOR EACH YES ANSWER TO QUESTIONS 5-A-N, PROVIDE DETAILS ON ADDITIONAL SHEETS REGARDING THE FINDING, INCLUDING BUT NOT LIMITED TO CAUSE, CURRENT STATUS, RESOLUTION, ETC.

5. DURING THE PAST THREE (3) YEARS, HAS THE GRANTEE FAILED TO:

- (a) FILE RETURNS OR PAY ANY APPLICABLE FEDERAL, STATE OR LOCAL GOVERNMENT TAXES? YES NO

IF YES, IDENTIFY THE TAXING JURISDICTION, TYPE OF TAX, LIABILITY YEAR(S) AND TAX LIABILITY AMOUNT THE GRANTEE FAILED TO FILE/PAY AND THE CURRENT STATUS OF THE LIABILITY: _____

(b) FILE RETURNS OR PAY NEW YORK STATE UNEMPLOYMENT INSURANCE? YES NO

IF YES, INDICATE THE YEARS THE GRANTEE FAILED TO FILE/PAY THE INSURANCE AND THE CURRENT STATUS OF THE LIABILITY: _____

(c) FILE DOCUMENTATION REQUESTED BY ANY REGULATING ENTITY SET FORTH IN SECTION III, QUESTION I ABOVE, WITH THE ATTORNEY GENERAL OF THE STATE OF NEW YORK, OR WITH ANY OTHER LOCAL, STATE, OR FEDERAL ENTITY THAT HAS MADE A FORMAL REQUEST FOR INFORMATION? YES NO

IF YES, INDICATE THE YEARS THE GRANTEE FAILED TO FILE THE REQUESTED INFORMATION AND THE CURRENT STATUS OF THE MATTER: _____

6. HAVE ANY BANKRUPTCY PROCEEDINGS BEEN INITIATED BY OR AGAINST THE GRANTEE, RELATED ORGANIZATIONS, ENTITIES OR ITS AFFILIATES WITHIN THE PAST SEVEN (7) YEARS (WHETHER OR NOT CLOSED) OR IS ANY BANKRUPTCY PROCEEDING PENDING BY OR AGAINST THE GRANTEE, RELATED ORGANIZATIONS, ENTITIES OR ITS AFFILIATES, REGARDLESS OF THE DATE OF FILING? YES NO

IF YES, INDICATE IF THIS IS APPLICABLE TO THE SUBMITTING GRANTEE OR ONE OF ITS AFFILIATES:

IF IT IS AN AFFILIATE, RELATED ORGANIZATION OR ENTITY, INCLUDE THE AFFILIATE'S NAME AND FEIN: _____

PROVIDE THE COURT NAME, ADDRESS AND DOCKET NUMBER: _____

INDICATE IF THE PROCEEDINGS HAVE BEEN INITIATED, REMAIN PENDING OR HAVE BEEN CLOSED: _____

IF CLOSED, PROVIDE THE DATE CLOSED: _____

7. DOES GRANTEE HAVE THE FINANCIAL RESOURCES (IN EXCESS OF THE GRANT) TO FULFILL THE REQUIREMENTS OF THE PROJECT DESCRIBED IN THE PRELIMINARY APPLICATION OR PROJECT INFORMATION SHEET? YES NO N/A, PROJECT IS FULLY FUNDED BY GRANT.

IF YES, PLEASE SET FORTH ON A SEPARATE DOCUMENT ATTACHED HERETO THE SOURCE(S) OF THE ADDITIONAL FUNDS NECESSARY TO COMPLETE THE PROJECT, THE TIMING OF THE AVAILABILITY OF THE FUNDING, AND A CONTACT PERSON FOR EACH SOURCE. PLEASE BE ADVISED THAT THE DORMITORY AUTHORITY MAY CONTACT ONE OR MORE OF THE LISTED SOURCES TO VERIFY FUNDING AVAILABILITY.

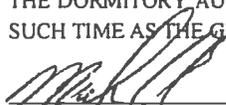
IF NO, INDICATE HOW THE GRANTEE WILL FULFILL THE REQUIREMENTS OF THE PROJECT DESCRIBED IN THE PRELIMINARY APPLICATION OR PROJECT INFORMATION SHEET AND THE TERMS OF THE GRANT DISBURSEMENT AGREEMENT.

CERTIFICATION

THE GRANTEE CERTIFIES THAT ALL FUNDS THAT WILL BE EXPENDED PURSUANT TO THE TERMS OF THE GDA TO BE ENTERED INTO BETWEEN THE AUTHORITY AND THE GRANTEE ARE TO BE USED SOLELY AND DIRECTLY FOR THE PUBLIC PURPOSE OR PUBLIC PURPOSES DESCRIBED IN THE PRELIMINARY APPLICATION, PROJECT INFORMATION SHEET AND GDA. THE GRANTEE FURTHER CERTIFIES THAT ALL SUCH FUNDS WILL BE USED SOLELY IN THE MANNER DESCRIBED IN THE PRELIMINARY APPLICATION, PROJECT INFORMATION SHEET, AND GDA. THE GRANTEE FURTHER CERTIFIES THAT IT WILL UTILIZE THE REAL PROPERTY, EQUIPMENT, FURNISHINGS, AND OTHER CAPITAL COSTS PAID FOR WITH GRANT PROCEEDS UNTIL SUCH TIME AS THE GRANTEE REASONABLY DETERMINES THAT SUCH REAL PROPERTY, EQUIPMENT, FURNISHINGS AND OTHER CAPITAL COSTS ARE NO LONGER REASONABLY NECESSARY OR USEFUL TO FURTHER THE PUBLIC PURPOSE FOR WHICH THE GRANT WAS MADE.

THE UNDERSIGNED RECOGNIZES THAT THIS QUESTIONNAIRE IS SUBMITTED FOR THE EXPRESS PURPOSE OF INDUCING THE DORMITORY AUTHORITY TO MAKE PAYMENT TO THE GRANTEE FOR SERVICES RENDERED BY THE UNDERSIGNED AND THAT THE DORMITORY AUTHORITY MAY IN ITS DISCRETION, BY MEANS WHICH IT MAY CHOOSE, DETERMINE THE TRUTH AND ACCURACY OF ALL STATEMENTS MADE HEREIN. THE UNDERSIGNED FURTHER ACKNOWLEDGES THAT INTENTIONAL SUBMISSION OF FALSE OR MISLEADING INFORMATION MAY CONSTITUTE A FELONY UNDER PENAL LAW SECTION 210.40 OR A MISDEMEANOR UNDER PENAL LAW SECTION 210.35 OR SECTION 210.45, AND MAY ALSO BE PUNISHABLE BY A FINE OF UP TO \$10,000 OR IMPRISONMENT OF UP TO FIVE YEARS UNDER 18 U.S.C. SECTION 1001; AND STATES THAT THE INFORMATION SUBMITTED IN THIS QUESTIONNAIRE AND ANY ATTACHED PAGES IS TRUE, ACCURATE AND COMPLETE.

THE UNDERSIGNED ALSO CERTIFIES THAT S/HE HAS NOT ALTERED THE CONTENT OF THE QUESTIONS IN THE QUESTIONNAIRE IN ANY MANNER; HAS READ AND UNDERSTANDS ALL OF THE ITEMS CONTAINED IN THE QUESTIONNAIRE AND ANY ATTACHED PAGES; HAS SUPPLIED FULL AND COMPLETE RESPONSES TO EACH ITEM THEREIN TO THE BEST OF HIS/HER KNOWLEDGE, INFORMATION AND BELIEF; IS KNOWLEDGEABLE ABOUT THE SUBMITTING GRANTEE'S BUSINESS AND OPERATIONS; UNDERSTANDS THAT THE DORMITORY AUTHORITY STATE OF NEW YORK WILL RELY ON THE INFORMATION SUPPLIED IN THIS QUESTIONNAIRE WHEN ENTERING INTO A CONTRACT WITH THE GRANTEE; AND IS UNDER DUTY TO NOTIFY THE DORMITORY AUTHORITY OF ANY MATERIAL CHANGES TO THE GRANTEE'S RESPONSES HEREIN UNTIL SUCH TIME AS THE GRANT PROCEEDS HAVE BEEN FULLY PAID OUT TO GRANTEE.



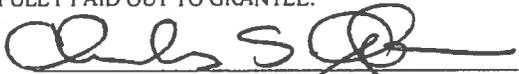
Signature of Authorized Officer

Mack Cook

Printed Name of Authorized Officer

Director of Administration

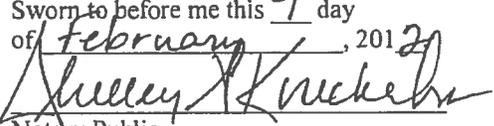
Title of Authorized Officer



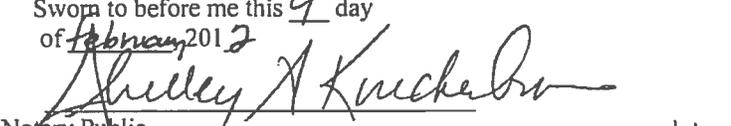
Signature of Chair of the Board of Grantee
(or other Authorized Officer)

Charles S. Glover

Print Name of Chair of the Board of Grantee
(or other Authorized Officer)

Sworn to before me this 9 day
of February, 2012


Notary Public
SHELLEY A. KNICKERBOCKER
Notary Public, State of New York
Qualified in Cortland Co.
No. 01KN8037777
My Commission Expires February 28, 2014

Sworn to before me this 9 day
of February, 2012


Notary Public
SHELLEY A. KNICKERBOCKER
Notary Public, State of New York
Qualified in Cortland Co.
No. 01KN8037777
My Commission Expires February 28, 2014
Not Appl. cable
Page 7 of 8


Customer Name	Grant Program	Amount	Amount Awarded	Year Submi...
Cortland	CR	\$400,000	\$400,000	2011
Cortland	CR	\$132,000	\$132,000	2011
Cortland	HOME	384000	\$384,000	2010
Cortland	CR	200000	\$200,000	2010
Cortland	HOME	\$539,800	\$400,000	2009
Cortland	CR	\$250,250	\$250,250	2009
Cortland	CR	\$400,000	\$400,000	2009
Cortland	Urban Forestry	\$3,500	3,500	2008
Cortland	Safe Routes to School	193,600	\$193,600	2008
Cortland	CR	400000	400,000	2008
Cortland	CR	650000	567,000	2007
Cortland	SARA	3,889	3,889	2007
Cortland	SARA	25500	25500	2007
Cortland	HOME	473400	473400	2007
Cortland	CR	\$25,000	\$25,000	2007
Cortland	CR	400000	400000	2006
Cortland	CR	350000	350,000	2006
Cortland	HOME	297000	297000	2006
Cortland	CR	54000	54000	2006
Cortland	Restore NY	2000000	2000000	2006
Cortland	ERP	70249	70249	2006
Cortland	Buildnow NY	80000	80000	2006
Cortland	CR	400000	400000	2005
Cortland	CR	25,000	\$25,000	2005
Cortland	EPF	53000	53000	2005
Cortland	Main St.	200000	200000	2005
Cortland	SARA	7266	7266	2005
Cortland	DEC	3500	3500	2005
Cortland	Byrne	32000	32000	2004
Cortland	CR	650000	650000	2004
Cortland	HOME	134000	134000	2004
Cortland	Main St	200000	200000	2004
Cortland	SARA	13773	13773	2004
Cortland	SARA	9780	9780	2004
Cortland	CR	400000	400000	2003
Cortland	COPS	125000	125000	2003
Cortland	CR	395000	395000	2002
Cortland	DEC	3500	3500	2002
Cortland	CR	750000	750000	2001
Cortland	HOME	199500	199500	2001
Cortland	LWRP	50000	50000	2001
Cortland	CR	900000	900000	2000
Cortland	CR	\$400,000	\$400,000	1997
Cortland	EPF	\$56,821	\$56,821	1997
Cortland	DEC	\$100,000	\$100,000	1997
Cortland	CR	\$200,000	\$200,000	1996

Key:

OCR = Office of Community Renewal
DHCR = Division of Housing and Community Renewal
DEC = Dept. of Environmental Conservation
DOT = Dept. of Transportation
Educ = Dept. of Education
DOS = Dept. of State
ESD = Empire State Development Corp

THE CORTLAND & HOMER LAUNDRIES,
COMPANY, INCORPORATED

TO

CITY OF CORTLAND, N. Y.

East Court St. - Cortland.

THIS INSTRUMENT, Made the twenty-second day of

May in the year One thousand nine hundred and

fourteen BETWEEN THE CORTLAND ANT HOMER LAUNDRIES

COMPANY, INC., a corporation created by and under

the Laws of the State of New York, and having its

place of business in the City of CORTLAND, County

County of CORTLAND and State of New York, party of the first part, and CITY OF CORTLAND, N. Y.,

party of the second part, WITNESSETH, That the said party of the first part, in consideration

of Four Thousand, Five Hundred Dollars (\$4500.00), lawful money of the United States, paid by

the party of the second part, doth hereby grant and release unto the said party of the second part, its heirs and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of CORTLAND County of CORTLAND and

State of New York, and bounded and described as follows, viz: Commencing at a point on the

West line of Ernest M. Hulbert property, now owned by the City of Cortland, N. Y., in the South

line of East Court Street in the City of Cortland, N. Y. running thence West forty-five feet to

a point in the East line of the Cortland and Homer Laundries Company Incorporated lands; thence

South parallel with and 45 feet distant from said City's and Hulbert's West line, One hundred

twenty (20) feet to a point in the East line of said Cortland and Homer Laundries Company

Liber 125 of Deeds

Incorporated lands; thence East Forty-five (45) feet to a point in the West line of the aforementioned Ernest M. Hulbert and the City of Cortland's lands; thence North along said line, One hundred twenty (120) feet to the place of beginning, containing more or less of land. Being a lot 45 feet wide west of said City's lands.

Party of the first part also conveys herewith all their right, title and interest in that part of Court Street which abuts upon the lands hereby conveyed to the center thereof subject to its use for street purposes.

And the said Cortland and Homer Laundries Company, Incorporated the party of the first part also conveys herewith, the right and perpetual easement to the party of the second part, its successors and assigns over, upon and across a strip of land, adjoining and immediately west of the above described premises ten (10) feet wide East and West by One hundred twenty (120) feet long North and South, on condition that the said City of Cortland grant the same perpetual easement to the party of the first part, its successors and assigns over, upon and across a strip of land five feet wide adjoining said ten foot strip on the East thereof, off from the West side of the lands above described for a joint and common driveway, it being understood and agreed by and between the parties hereto that the said two strips of land fifteen feet wide and one hundred twenty feet deep, shall be used as a joint and common driveway, forever, between the parties hereto, their heirs, successors and assigns, which said driveway, the City of Cortland shall suitably maintain at all times.

TOGETHER with the appurtenances; and all the estate and rights of the said party of the first part in and to said premises.

TO HAVE AND TO HOLD, the above granted premises unto the said party of the second part, its heirs and assigns forever, and successors

AND the said party of the first part doth covenant with the said party of the second part as follows:

THAT the party of the second part shall quietly enjoy the said premises.

THAT the said party of the first part will forever warrant the title to said premises

IN WITNESS WHEREOF, The said THE CORTLAND AND HOMER LAUNDRIES COMPANY, INCORPORATED hath caused its corporate seal to be hereunto affixed, and this Indenture to be subscribed by its _____ the day and year first above written,

(L.S.)

The Cortland and Homer Laundries Company, Inc.

By Geo. J. Tager, Pres.



CITY OF CORTLAND
DEPARTMENT OF ADMINISTRATION AND FINANCE
City Hall, 25 Court Street, Cortland, New York
mcook@cortland.org
607-749-0678

Joseph A Flint. PE.
Acting Director, Planning & Program Management Group
NYS Department of Transportation
Region 3
333 East Washington Street
Syracuse, NY 13202

Re: 2013 Step Application
Sent via e-mail to jbednar@dot.ny.gov

February 19, 2013

Sir

Please find attached the City of Cortland's application for funding through the State's STEP program. As explained in the attachments the City is requesting funding in the amount of \$250,000 to acquire a parcel of land that is the cornerstone of the long-range plan to develop of the City's gateway at Exit 11 off Interstate 81 known as the Northeast Gateway and Clinton Avenue Corridor Enhancement Initiative. This is an aggressive project that will entail several millions of dollars in the years ahead.

This application is the City's first step in what surely will be a long journey. I sincerely hope that the Department of Transportation can help the City begin the process.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mack Cook", is written over the typed name.

Mack Cook
Director of Administration and Finance
City of Cortland

Strategic Transportation Enhancements Program Project Overview and Context Submission Form

Form: STEP-1

Project Name & Location

Date: mm/dd/yyyy 02/15/2013	Region: Select a Region	MPO: Select an MPO
County: Cortland	Municipality (town, village, city): City of Cortland	
Project Name: Northeast Gateway and Clinton Ave Corridor Enhancement		
PIN: BIN(s):		
Route Number(s) or Road Names:		
<input type="checkbox"/> State Project <input checked="" type="checkbox"/> Local Project		If this is a Local Project, has the sponsor completed transportation projects using federal transportation funding sources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Project Phase at Submittal:		
<input type="checkbox"/> IPP <input checked="" type="checkbox"/> Scoping <input type="checkbox"/> Preliminary Design <input type="checkbox"/> Final Design		
Project Phase for Which Funding Is Requested (check all that apply):		
<input type="checkbox"/> Planning <input type="checkbox"/> Design <input checked="" type="checkbox"/> Right-of-way <input type="checkbox"/> Construction		
Expected Letting Date: mm/yyyy		

Sponsor Contact Information

Sponsor Name: City of Cortland, NY	
Sponsor Address: 25 Court Street	
Contact Name: Mack Cook	Title: City Administrator (Project Manager, Program Manager, Designer, etc.)
Email: mcook@cortland.org	Phone: (607)749- 0678

Project Budget

Total Amount of Funds Being Requested: \$250,000.00		
Total Project Cost: \$294,266.00		
List Project Funding Sources:		
Project Funding Source List		
Fund Type	\$ Amount	Percent
This application	\$250,000.00	85%
Federal		
State		
Local		
Other Agency		
Private	\$ 44,266.00	15%
Total Project Cost	\$294,266.00	100 0%

*To update totals, place cursor in front of '0' and press F9.

Strategic Transportation Enhancements Program Project Overview and Context Submission Form

Form: STEP-1

Project Context

Project Tier:	Select One: <input checked="" type="checkbox"/> Tier 1 (Projects < \$10M) <input type="checkbox"/> Tier 2 (Projects \$10M or Greater)
Corridor Type	Identify corridor type, check all that apply: <input type="checkbox"/> Trade <input type="checkbox"/> Intercity <input checked="" type="checkbox"/> Commuter/Local <input type="checkbox"/> Tourism/Recreation <input type="checkbox"/> Emergency
Location Context:	Select One: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural Provide a project map. In addition to site location, the map should show project context and links. This includes major employment centers, hospitals, schools, tourist attractions, scenic byways, general land use, other destinations that influence transportation, and other modes such as bus routes, bike routes, trail ways, etc.
Travel Demand/Corridor Context:	What travel markets will this project help serve? Check all that apply: <input checked="" type="checkbox"/> Transit (Bus, Rail, Subway, etc.) <input checked="" type="checkbox"/> Pedestrian <input type="checkbox"/> HOV/Carpool <input checked="" type="checkbox"/> Freight <input type="checkbox"/> Intercity Rail <input type="checkbox"/> Aviation <input type="checkbox"/> Ports X Bicycle AADT: Year Last Counted: % Truck: 20 Year Projected AADT:

Project Need and Benefits

Project Description/Title (Briefly describe this project - what is being built):
Project Need (Briefly describe the primary transportation concern being addressed):
Project Benefits/Sustainable Solutions: Concisely (no more than three pages) describe how the project is unique and exemplary in addressing the identified problem in a way that balances economic, social, and environmental considerations within the context of the project's location.

Project Benefits/Sustainable Solutions:

This application is the first of what is intended to be several as the City of Cortland embarks on a long-term project referred to as the Northeast Gateway and Clinton Avenue Corridor. This application involves the purchase of a now rehabilitated parcel of property where prior to October 2012 a



condemned building had stood vacant for nearly 20 years. The property was renovated through the singular efforts of a private citizen who worked with the current out-of-town property owner and expended \$44,000 of his own property to initiate public belief that the City can reverse the course of decline. This parcel sits at the City's principal entrance to Interstate 81 (Exit 11) and in the cornerstone of the City plans to improve the gateway to its core business district.

The City of Cortland is beset with a number of intractable problems. Historically, Cortland enjoyed over a century of growth and relative prosperity built on a strong manufacturing foundation starting with the post-Civil War industrial revolution. The latter part of the 20th Century, however, brought about a collapse of this economic foundation as many companies closed, downsized, or left the area. Other manufacturers have relocated outside the City to the Town of Cortlandville, along with significant retail development. In recent decades the City has struggled. Many good jobs have been lost, the population has declined, and poverty has increased. With a shrinking tax base and a large number of tax exempt parcels, the City is struggling to meet its financial obligations. Fiscal concerns in 2010 have resulted in hiring freezes, budgetary cutbacks, and even discussion of dissolving City government. Much of the City's housing stock is deteriorating, and recent years have seen growing conflicts between expanding student housing and traditionally owner-occupied neighborhoods.



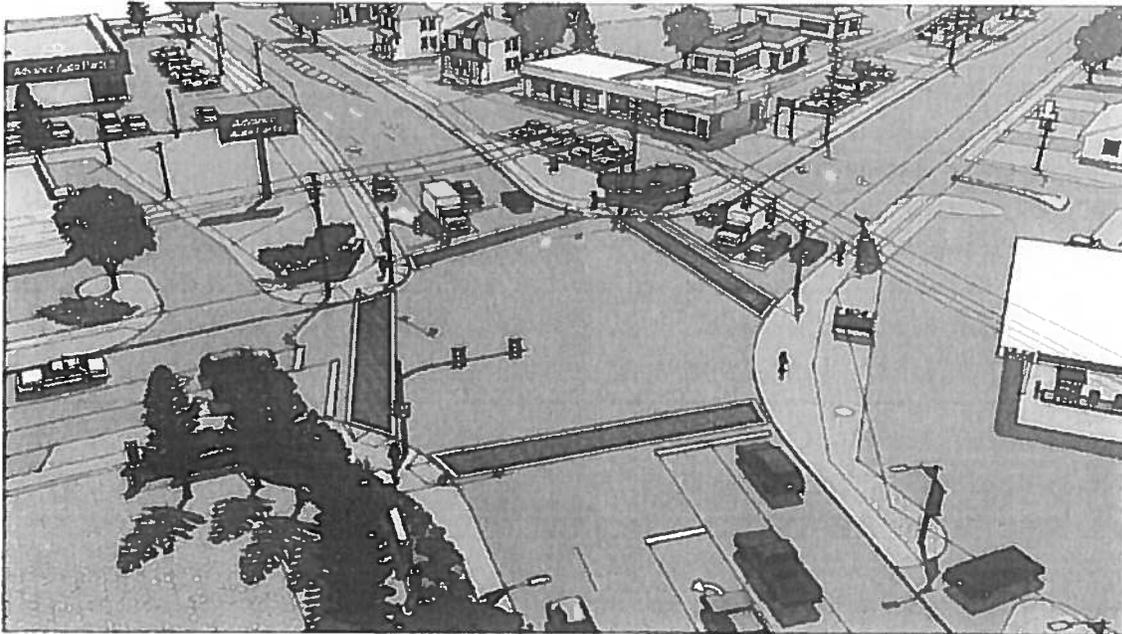


Cortland is at a crossroads. The blue collar manufacturing community that Cortland once was is largely gone. The City must fundamentally redefine and reinvent itself in order to reverse the decline of recent decades and remain a viable community in the future. The structure of the national economy has changed, and Cortland must change with it. The rust-belt mindset must be set aside, and a new economy developed in order to compete on the regional, statewide, and national

levels: one based on the College, education, arts, culture, recreation, tourism, high-tech and green jobs, and other emerging trends. Strong neighborhoods, a vibrant downtown, and a high quality of life must be fostered in order to support new economic opportunities, and to create the sense of place and community that is needed to compete in today's world.

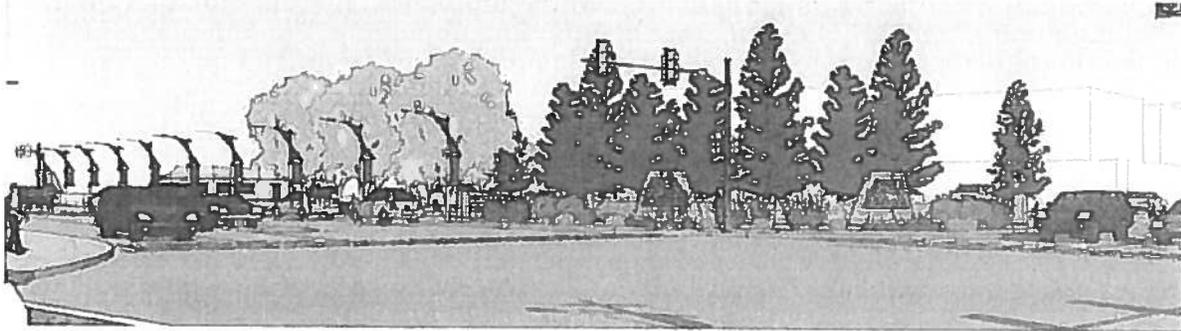
Corridor/Modal Benefits:

The focus of this project will be to develop infrastructure that will improve aesthetics, wayfinding, safety and accessibility for both residents of the City and visitors entering the City via the Northeast Gateway and Clinton Avenue Corridor.



Among the goals of this project is to increase traffic to the downtown business district thus spurring

economic development. To accomplish this the corridor will serve as a transition area between the I-81 highway interchange and the historic downtown area that allows travelers to slow down both physically and well an mentally. A second goal is to use the parcel of land which is the subject of this grant application for the construction of education/way finding structures that inform people what is going occurring in the City and where events are being held.



A third goal is this construct a corridor that captures traffic heading for SUNY Cortland or Ithaca and encourages their use of downtown services and businesses. The fourth goal of the project will be to improve multi-modal transportation options by constructing bike lanes, improving pedestrian crossings, and providing pedestrian links to services. And specifically to this parcel, provide a catalyst to improve the self-image of the City and inspire confidence that the visions incorporated in the Northeast Gateway and Clinton Avenue Corridor plan are achievable.

Coordination/Partnerships/leveraging

To be the Northeast Gateway and Clinton Avenue Corridor project the City formed a steering committee comprised of a cross section of the community. The members are:

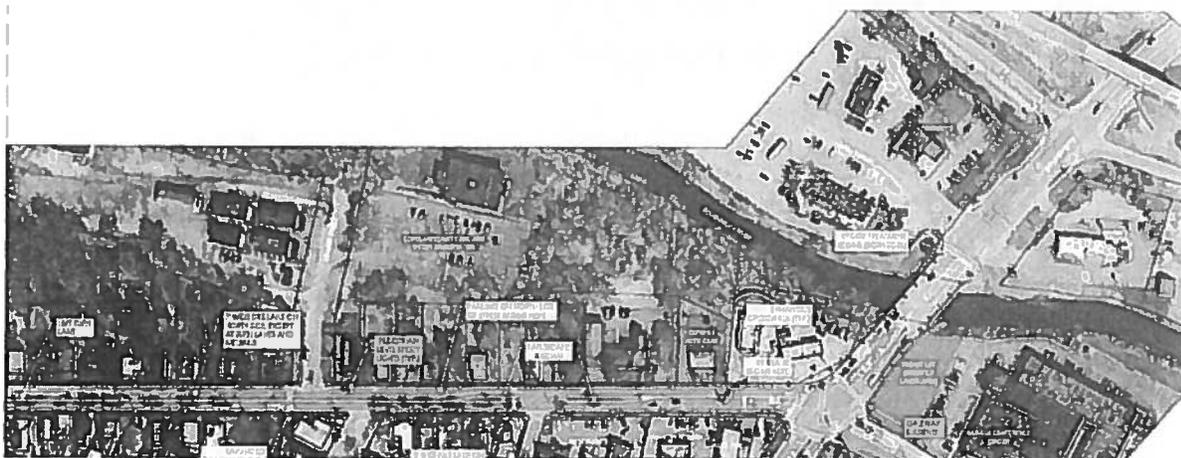
- Brian Tobin, Mayor, City of Cortland
- Mack Cook, Director of Administration and Finance, City of Cortland
- Jim Dempsey, Director, Cortland County Tourism and Visitors Bureau
- David Funk, Schickel Architecture, and member of the City's Zoning Board of Appeals
- Keith VanGorder, NYS Department of Transportation
- Linda Kline, Chari, City Historic Commission
- Adam Megivern, Executive Director, Cortland Downtown Partnership
- Jamie Yaman, Yaman Real Estate
- Christella Yonta, Seven Valley Health Coalition
- Nasrin Parvizi, SUNY Cortland, Facilities Director
- Machel Phelps, Cortland Regional Sports Council
- Tanya Magga, Ramada Hotel and Conference Center
- Linda Ferguson, 7th Ward Alderperson
- Rich Cunningham, Thoma Development Consultants

Through a competitive RFP process the steering Committed engage the services of C&S Companies, of Syracuse NY, for a fee of \$30,000 to develop conceptual plans defining the function of the gateway, including outreach to the community. As the process proceeded the Seven Valley Health Care Coalition expended the scope with a contribution of \$10,000 to study pedestrian and bike connectivity in the corridor. The steering committee foresees expanding the participates to the Town and Village of Homer, the Town of Cortlandville, the Central New York Regional Development Council , the State of Department of Transportation and the Tioughnioga River Trail Committee as momentum builds.

The steering Committee has hosted to public discussion and input session on the projected and feedback from both are being incorporated into the design work.

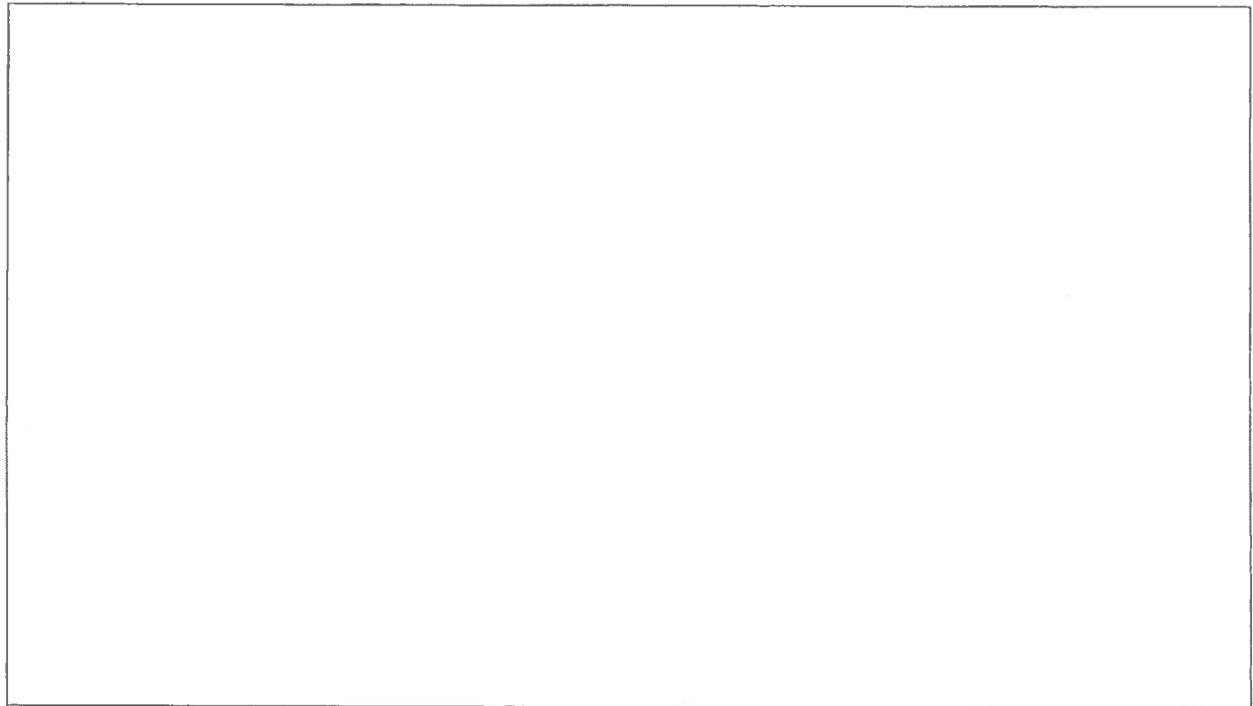
Success Measures

The eventual success of this project will be measured in both tangible and intangible results. Amount the tangible results will be the improvement, infill and stabilization of residential neighborhoods bordering Clinton Avenue, increase usage along the corridor by pedestrians and bikers, decrease in vehicle and pedestrian accidents, lower commercial vacancy rates in the downtown core, increase in property values and sales tax collections Intangible measurements will be the quality of life of City residents, an enhancement of the City's image among both residents and visitors, assistance with the student and facility recruitment efforts by SUNY Cortland and Cortland Regional Hospital, and a general boost to the over-all economic welfare of Courtland County.



**Strategic Transportation Enhancements Program
Project Overview and Context Submission Form**

Form: STEP-1



Corridor/Modal Benefits: Concisely (no more than two pages) describe how the project is integral to the corridor context and the project's enhancements to modal options and markets/destinations being served.



Strategic Transportation Enhancements Program Project Overview and Context Submission Form

Form: STEP-1

Coordination/Partnerships/Leveraging

Describe (no more than one page) major coordination efforts and any partnerships that have been formed in support of the project. For example: Is there documented community support for the proposed improvements? What other federal, state, or local agencies or private sector partners are involved? (List partners and any formal agreements reached.) Does this effort support a Regional Economic Development Council goal or project, a New York Works project or Cleaner Greener New York project? Also, describe how the proposed project leverages resources beyond construction, including maintenance issues (sidewalk snow removal; plantings, bus shelters, trail head signs, information kiosks upkeep, etc.) that may be needed after construction.

Success Measures

List and describe (no more than one page) project measures that will be used to demonstrate successful project outcomes. Performance measure examples include: jobs created/supported, percent increase in the number of people traveling via more efficient modes of transportation (walking, biking, transit, carpooling, clean vehicles, rail, etc); increase in public transit trips or ridership per capita; improved level of service/travel time reliability; accidents reduced; reduced flooding or other measures that will demonstrate project success.

SSUST Project Recommendation:

Highly Recommended	Recommended	Not Recommended	SSUST Evaluator Comments
┐	┐	┐	



Joe McIntyre/staff photographer
Hunter Chambers, 4, and Bethany Simpson, 16, swing together Wednesday during a birthday party at Beaudry Park in Cortland.

CORTLAND STANDARD 8/8/2012 pg. 3

Plan would raze former city gas station

By NEIL BENJAMIN JR.
Staff Reporter

news@cortlandstandard.net

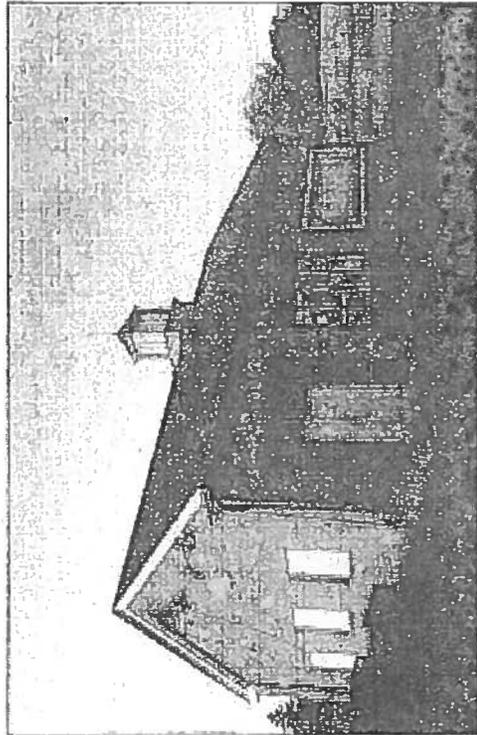
The gas station at the northwest corner of River Street and Clinton Avenue, which has been abandoned for more than 20 years and is considered an eyesore among city residents, appears to have a future.

Real estate developer Jim Yaman is donating approximately \$30,000 to raze the building and landscape the property at 144 Clinton Ave. in hopes of selling it to a nearby hotel. The property is owned by Michael J. Pichel of Ithaca.

As part of the agreement, the building will be assessed at \$150,000, down from the previous assessment of \$250,000. City assessor Dave Briggs said Yaman came to him prior to the Aug. 1 taxable status deadline to have the property reassessed and explained what was going to happen.

Briggs took into consideration that the building would soon be gone, thus allowing him to lower the assessment.

Of the \$30,000, \$11,900 will go to Contento Contractors to remove the building and blacktop; \$9,000 to Valley View Gardens for landscaping; \$1,100 to R.K. Tree Ser-



Bob Elliott/staff photographer

The former gas station at the corner of River Street and Clinton Avenue will be razed soon to improve the appearance of the property.

Yaman says in the letter. The first step is for Contento Contractors to do an asbestos survey. A demolition permit will be obtained and if no asbestos is found, crews will go ahead with demolition, said Mack Cook, city director of administration and finance.

"Mr. Yaman and Mr. Pichel are bringing about a long-standing project that citizens have wanted done for a long time," Cook said.

"I do not expect you to reimburse me. I am doing this to help beautify this community that I love and which has done so much for

Briggs said he thinks the building will be gone "in the next few weeks."

Once the work has been completed, Yaman plans to approach the owners of the neighboring Ramada Inn, at 2 River St., and see if they want to purchase the property from Pichel.

Yaman concluded that he does not want to receive any commission for his efforts in the project, and he hopes the property will be sold "by around Sept. 21."

The city briefly placed a visitor information center on the property for the New York Jets training camp in 2010.

Mayor Brian Tobin said the gesture is another example of Yaman's generosity. In 1967, Yaman donated 16 acres of land that was turned into Yaman Park in honor of his parents. Since then, Yaman has donated more than \$400,000 to keep the park up and running.

"Mr. Yaman has been great to the city in a number of respects," Tobin said. "This is just another gesture of goodwill."

Staff reporter Matthew Nojiri contributed to this report.

SPCA investigator that he his neighbor's dog with a fle, injuring it. Thomas was issued a appear Aug. 21 in Hom Court.

Two charged w endangerment

Arrested: Kimberly J. of 236 Tompkins St., Cortla Charges: Endangering t of a child, a misdemeano ment, a violation

Details: City police arre: at 3:35 p.m. Monday, after edly slapped a female undi of 16 in the face.

Legal Action: Allen wa: to appear Aug. 29 in City C

Arrested: June P. Hopki 202 Main St., Apt. 5, Cortle Charges: Endangering t of a child, a misdemeanor

Details: Hopkins was Monday after she alleged: cell phone at a 14-month-c The child was not hurt in the police said.

Legal Action: Hopkins leased to appear Aug. 22 Court.

Woman charge with escape

Arrested: Barbara A. B. of 6092 Cold Brook Road, l Charges: Attempted esca demeanor, harassment, a vi

Details: Brees was arrest day night after she alleged: a 49-year-old man. After l she: slipped out of her har the City Police Station bur caught her before she could

Legal Action: Brees uled to appear at a later da Court.

Demolition of Clinton Avenue Property

Name	Service	Amount	Check #
Contento Contractors	Demolition and removal of existing building	\$ 13,900.00	77388
Contento Contractors	Demolition and removal of existing building	\$ 5,000.00	77210
Lakeland Environmental	Asbestos survey	\$ 1,679.00	77278
Microbac	Asbestos abatement project	\$ 1,054.00	77408
RK Tree Service	Tree and stump removal	\$ 594.00	77355
RK Tree Service	Tree and stump removal	\$ 1,188.00	77215
Stockwin Surveying	Survey	\$ 475.00	77212
Valley View Landscaping	Landscaping	\$ 20,376.36	77500
	TOTAL	\$ 44,266.36	

N. Admin \ Jim \ Demo

Forum discusses gateway corridor

A price tag has yet to be attached to Clinton Ave. enhancement effort

By CATHERINE WILDE
Staff Reporter

cortlandstandard.net

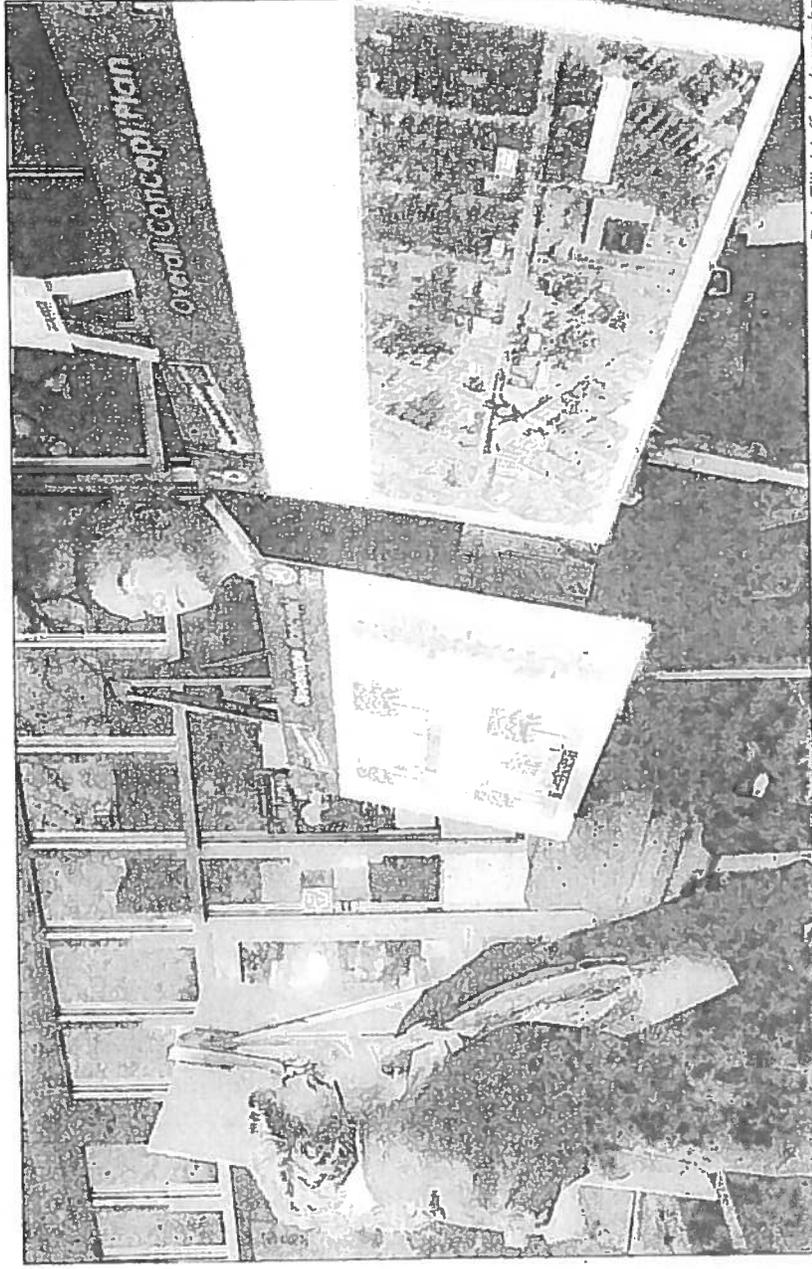
CORTLAND — A plan to enhance the Clinton Avenue corridor into downtown was greeted with overall support at a public meeting Wednesday at the Blue Frog Cafe, though officials are still not giving cost estimates on the project.

The Syracuse-based architectural firm C&S Companies presented its proposal to draw people into downtown Cortland by beautifying the area and easing traffic on the corridor from Interstate 81 to Main Street.

The plans include artistic masonry enhancements over the bridge on the Tioughnioga River near Riverside Plaza, improved lighting along Clinton Avenue, increased green space, and a traffic roundabout at the intersection of Clinton Avenue, Church and Elm streets to merge traffic more fluidly into the downtown area.

The public forum drew a crowd of about 30 who came to view the displayed diagrams and artistic renderings of the proposal.

Residents and city officials praised the plans, which would likely not be realized for another 10 to 15 years once funds are secured. Proponents say the enhancements will be a step toward revitalizing the city and drawing more investment into the community like



Abigail Cleary of Cortland questions the roundabout idea with senior landscape architect Michael Gridley, of C&S Companies, which designed the gateway plans. The plans were on display during an open house at the Blue Frog Cafe in the Marketplace Mall Tuesday.

Bob Ellis/staff photographer

be addressed, such as deteriorating homes and a lack of residents who care about the neighborhood.

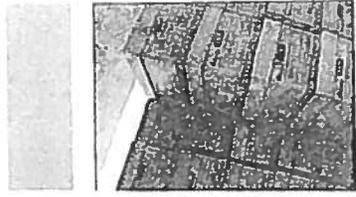
Karen Stas said, as a lifelong resident of Clinton Avenue, she has watched the neighborhood deteriorate and is not convinced the plans address the cause of that problem. She also said the plans

neighborhood with investments like this, is what will change the neighborhood and boost the local economy.

Will Stas pointed to heavy traffic on Clinton Avenue, especially on Friday evenings, and said that the proposal's idea of incorporating a crosswalk near their business is dangerous.

Clinton.

Mayor Brian Tobin said the city is talking with both landowners. He said the city would first consider the landowners' plans for the sites, though the proposal calls for demolishing the church. Tobin said he hopes the land-scaped lot could be incorporated into



's room update

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— Page 3

LEISURE



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Please y in the land. The last one — letting one of two people he tied up get loose and call police as he made off in their purple car — tipped authorities he was coming.

The angry ex-cop, who authorities say boasted that police agencies had no chance of capturing him except on his

the meantime San Bernardino County Sheriff John McMahon said Wednesday that authorities consider the hunt over.

Personal effects, including Dorner's driver's license, were found with the body, an official briefed on the search told The Associated Press on condition

fallen on the day of his downfall. The couple said that they found him in their cabin-style condominium just a stone's throw from the sheriff's command post, and believe he had been holing up there periodically since Friday. The couple said Dorner bound them, put pillow cases over their heads

matched earlier reports saying it was a married couple, and property records showed them as the owners.

The manhunt, one of the largest in recent memory, began last week after Dorner was linked to the killings of a former Los Angeles police captain's daughter and her fiance.

BOEHNER

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pass, Boehner says, then we'll take a look.

Immigration reform? Boehner says it's best left to bipartisan working groups in both the House and Senate.

And the litany of new initiatives unveiled by Obama in Tuesday's State of the Union address?

"If he's got such good ideas, his party in the Senate could pass it," Boehner told The Associated Press in an interview in his Capitol office. "Then we'd be happy to take a look at it."

Boehner's almost Zen-like approach is a break from the experience of two years ago. Fortified by dozens of tea party freshmen, he and the GOP House stormed the Washington battlefield with abandon, winning some concessions on spending but seeing many initiatives killed by the Senate and overshadowed by the presidential campaign.

Boehner has taken political heat from Republicans for two failed rounds of budget talks with Obama in which he got ahead of the GOP rank and file in offering Obama new tax revenues. He left both sets of talks, accusing the White House of shifting demands and being unwilling to address major spending programs.

"Frankly, every time I've gotten into one of these high-profile negotiations, you know, it's my rear end that got burnt," Boehner says.

Boehner also suffered in some GOP quarters after a subsequent

tactical retreat last month when he scheduled a vote on higher tax rates for top earners rather than allow the full menu of Bush-era tax cuts to expire. A surprising number of tea partiers cast protest votes when he was re-elected as House speaker last month. A Superstorm Sandy relief bill for the Northeast drew strikingly little GOP support from lawmakers outside the region.

Now, as the government lurches toward automatic, across-the-board spending cuts known as a "sequester" that are set to drain \$85 billion from the Pentagon and domestic programs, Boehner is acting as though it's not his problem.

"Remember, this is the president's idea. He insisted on this," the speaker says. "And until he puts forward a plan to replace the sequester and his Senate Democratic colleagues pass it, we're going to be stuck with it."

Some of Boehner's reticence to tackle the sequester may be rooted in weakness. He notes that the House has acted twice to block the cuts, which the Pentagon warns will gut the military. But those votes came last year and that legislation died when the new Congress convened in January just days after a sequester replacement effort squeaked through on a 215-209 vote.

More of Boehner's most ardently conservative Republicans are embracing the cuts as the deadline nears, and it's not clear he could muster the votes to try to replace them with an all-GOP approach.

FORUM

continued from page 1

he would seek state grants from a variety of sources. These include the state Department of Transportation, the New York State Housing Trust Fund and the Environmental Facilities Corp. He said he would also apply for waterfront revitalization program funds and would hope to be eligible for funding devoted to infrastructure improvements under one of Gov. Andrew Cuomo's new proposals.

Cook said the project could qualify for funds from the EFC dedicated to clean water and drinking water, since part of the project would include replacing aging sewer and water lines.

Another area for funding is through tax incremental financing, which Cook said is a way of paying off indebtedness through increased property taxes that come from growth on assessed value in the project area. He said this option needs "robust" public debate and cooperation from the schools and county.

But he said it is a way of funding projects that account for a growth in the tax base, through the raised property values that the growth is causing.

Although the financing details are still murky and the plans still at a very early stage, residents like Beau Harbin are on board.

Harbin, who lives on West Court Street, said when he and his wife moved to the area five years ago they drove into town through Clinton Avenue and did not realize they were in the city of Cortland until they were on Stevenson Street.

"Clinton (Avenue) is kind of blah," said Harbin. "I like the

idea overall, I think it is much needed."

Harbin finds particularly appealing the aspect of the plan that calls for improved sidewalks and a dedicated bike lane along Clinton Avenue.

"Overall, I would be very excited to see it happen," he said.

SUNY Cortland professor and 5th Ward resident Mecke Nagel said she thinks the plan is "fabulous."

"Maybe it's something like a magnet for opportunities for tourism," Nagel said. She pointed out that it may increase traffic to the planned Byrne Dairy plant on Route 13.

Tobin, the swimming coach at SUNY Cortland, said he estimates all 1,100 students in a freshman class come to visit the campus before committing to the college. He estimates for every single student who ends up choosing SUNY Cortland, there are about two more who visit but do not attend.

These quick impressions shape how people talk about Cortland when they go home, he said.

Tobin said the investment would be well worth it.

"We need to have a favorable investment in the neighborhood. Then people will take pride in it," said Tobin, adding that the standards will be raised and quality will improve.

Tobin called the effort "one piece of the puzzle" that starts off with small improvements becoming larger ones until the city sees significant revitalization.

C&S Companies will continue having public forums to get feedback on the planning process. The plans are posted on www.cortland.org.

Lottery Winners

ALBANY (AP) — Here are the winning numbers selected Wednesday in the New York State Lottery:

Numbers: Midday: 5-6-3, Lucky Sum: 14, Evening: 9-7-2, Lucky Sum: 18; WinFour: Midday: 5-0-3-5, Lucky Sum: 13, Evening: 4-3-6-8, Lucky Sum: 21; Pick 10: 01-07-09-13-16-17-25-26-28-30-33-40-48-49-53-60-61-65-67-76; Take Five: 04-11-15-17-24; Lotto: 03-23-31-32-44-50, Bonus: 5; Powerball: 12-23-25-27-43, Powerball: 29



Northeast Gateway and Clinton Avenue Corridor Enhancement Initiative



Existing Conditions

LEGEND

	One Family		Industrial
	Two Family		Vacant
	Multi Family/ Apartment		Commercial

match line

