

Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800
Watertown, New York 13601
Telephone 315-782-5865 / 800-553-4111
Fax 315-782-7915
www.jcida.com

TO: **JCIDA Building and Grounds Ad Hoc Committee**
John Condino, Chair
David Converse
Lisa L'Huillier
Dr. Gregory A. Gardner
Rob Aiken
Paul Warneck
Robert E. Aliasso, Jr.

FROM: Marshall Weir, CEO

DATE: May 20, 2026

SUBJECT: **JCIDA Building and Grounds Ad Hoc Committee Meeting**

A JCIDA Building and Grounds Committee meeting has been scheduled for **Wednesday, May 27, 2026 at 8:30 a.m.**

The live stream link is available at www.jcida.com.

Zoom:

<https://us02web.zoom.us/j/84355250468?pwd=R0t4VjRpdGJBZDJrL2JQYVVVjKytDdz09>

Meeting ID: 843 5525 0468

Passcode: 011440

1-929-205-6099 US (New York)

Please confirm your attendance with Peggy Sampson pssampson@jcida.com at your earliest convenience.

Thank you.

pss

c: Jay Matteson
Dorena Kimball
W. Edward Walldroff
Hon. William Johnson
Dr. Dawn Robinson
Charles Capone
Justin Miller, Esq.
Media

JCIDA BUILDING AND GROUNDS AD HOC COMMITTEE
Wednesday, May 27, 2026
8:30 a.m.

AGENDA

- I. Call to Order**
- II. Strategic Planning Follow up**
 - 1. Available Properties RFP**
 - i. Parcel 73.20-1-2.11**
- III. Other/Unfinished business**
 - 1. Airport Corporate Park –**
 - i. Eisenhower and Geng Properties**
- IV. Adjournment**



Jefferson County Industrial Development Agency
800 Starbuck Avenue, Suite 800, Watertown, New York 13601
Phone: 315.782.5805 / Fax: 315.782.7915
www.JCIDA.com

REQUEST FOR PROPOSALS (RFP)

SALE AND DEVELOPMENT OF REAL PROPERTY

Parcel No. 73.20-1-2.11

The Jefferson County Industrial Development Agency is soliciting proposals from qualified developers, investors, businesses, and interested parties for the purchase and redevelopment of Parcel No. 73.20-1-2.11 (the "Property") located on County Route 200 in the Town of Watertown. This property is inside the Jefferson County Corporate Park and subject to all zoning and covenants assigned to all properties within the boundaries of the Corporate Park.

An independent appraisal completed in 2023 established the fair market value of the Property at **\$140,000**.

Property Information

- Parcel Number: 73.20-1-2.11
- Location: County Route 200, Town of Watertown
- Current Zoning: Light Industrial
- Approximate Acreage: 7.35
- Condition: Property offered "as-is, where-is"

Development Objectives

The issuing agency seeks proposals that promote productive use of the Property and provide economic and community benefit. Potential uses may include:

- Commercial Development
- Industrial or Manufacturing Uses
- Warehousing/Distribution

Preference may be given to projects that create jobs, increase the tax base, leverage private investment, and align with local development goals.

Proposals should include:

- Developer/Company Information
- Description of Proposed Development
- Proposed Purchase Price
- Estimated Project Investment and Financing Plan
- Project Timeline
- Economic Impact (jobs, investment, tax revenue, etc.)
- Relevant Experience and References

Proposals will be evaluated based on:

- Purchase Price
- Financial Capability
- Development Feasibility
- Economic Impact
- Project Timeline
- Compatibility with Community Goals

Proposals must be received no later than:

9/1/2026

Submit proposals electronically or by mail to:

Marshall Weir

CEO

Jefferson County Industrial Development Agency

800 Starbuck Avenue

Watertown, NY 13601

mweir@jcida.com

315 782 5865

Please label submissions:

“RFP – Parcel No. 73.20-1-2.11”

Reservation of Rights

The Jefferson County Industrial Development Corporation reserves the right to reject any or all proposals, waive informalities, request additional information, negotiate with respondents, or terminate the RFP process at any time. Issuance of this RFP does not obligate the agency to sell the Property.

For additional information or to request supporting materials, please contact the individual listed above.

Jefferson County, NY

Property



Property Address: Co Rte 200
Municipality: Town of Watertown
Tax ID: 73.20-1-2.11

Summary

SWIS 225800
 Status Active
 Roll Section Wholly Exmpt
 Property Class 340 - Vacant Indus
 Ownership Code
 In Ag Dlstict No
 Zoning LI
 Neighborhood 58045 Com A
 School District General Brown
 Property Description Lots 3 & 4
 Total Acreage/Size 7.35
 Deed Book 1405
 Deed Page 301
 Grid East 986012
 Grid North 1455827

[View Map](#)

Owners

[Jeff Co Ind Dev Agency](#)
 800 Starbuck Ave
 Watertown, NY 13601

Valuation

Assessed Year	2025
Equalization Rate	45.50%
Land Assessment	\$64,300
Total Assessment	\$64,300
Full Market Value	\$141,319

Special Districts

Year	Description	Type	Units	Percent	Value
2025	5D583 - Watertown Sewer 3	T	0	0%	\$0
2025	FD582 - Watertown Zone2 Fire		0	0%	\$0
2025	LTS81 - Ind Park Light		0	0%	\$0
2025	FD581 - Watertown Zone1 Fire		0	0%	\$0
2025	WD581 - Watertown Water 1	T	0	0%	\$0

Land

Site	Land Type	Size
Com 1	Undeveloped	1 acres
Com 1	Residual	5 acres
Com 1	Residual	1.35 acres

Historic Deed

Book/Page	Prior Printkey
918 / 00946	73.20-1-2.1
	73.20-1-2

Inventory

Site Com 1 Overall Grade
 Overall EFF Year Built Overall Desirability Superior
 Overall Condition Normal

Utilities

Site	Com 1	Water Supply	Comm/public
Sewer Type	Comm/public	Utilities	Gas & elec

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$825.59	\$64,300.00	\$141,319.00	45.50%	8
2025	County	\$762.89	\$64,300.00	\$133,958.00	48.00%	8
2024	County	\$599.59	\$64,300.00	\$126,078.00	51.00%	8
2023	County	\$550.32	\$64,300.00	\$105,410.00	61.00%	8
2022	County	\$444.74	\$64,300.00	\$111,826.00	57.50%	8
2021	County	\$447.72	\$64,300.00	\$103,710.00	62.00%	8
2020	County	\$421.96	\$64,300.00	\$102,063.00	63.00%	8
2019	County	\$431.54	\$64,300.00	\$100,469.00	64.00%	8
2018	County	\$403.21	\$64,300.00	\$98,923.00	65.00%	8
2017	County	\$364.11	\$64,300.00	\$101,260.00	63.50%	8
2016	County	\$356.57	\$64,300.00	\$98,923.00	65.00%	8
2015	County	\$385.24	\$64,300.00	\$98,923.00	65.00%	8

Taxes reflect exemptions, but may not include recent changes in assessment.

Taxable Values

Tax Year	2025
County Taxable	\$0
County Taxable Exemptions	\$64,300
Municipality Taxable	\$0
Municipality Taxable Exemptions	\$64,300
Village Taxable	
Village Taxable Exemptions	
School Taxable	\$0
School Taxable Exemptions	\$64,300

Exemptions

Tax Year	Code Description	Amount	Exempt %	Start Year	End Year	Vflag	Hcode	Own %
2025	18020 - IND DEV AG	\$64,300	0	1995	0	No		0

Payment Status

Tax Year (click for detail)	Assessment	Calculation Base	Bill Date	Payment Due Date	Payment Status
2026 TOWN/COUNTY TAX	\$64,300.00	\$825.59	12/09/2025	02/02/2026	Paid
2025 TOWN/COUNTY TAX	\$64,300.00	\$762.89	12/10/2024	01/31/2025	Paid
2024 TOWN/COUNTY TAX	\$64,300.00	\$599.59	01/03/2024	02/02/2024	Paid
2023 TOWN/COUNTY TAX	\$64,300.00	\$550.32	12/13/2022	02/01/2023	Paid
2022 TOWN/COUNTY TAX	\$64,300.00	\$444.74	12/14/2021	02/01/2022	Paid
2021 TOWN/COUNTY TAX	\$64,300.00	\$447.72	12/08/2020	02/01/2021	Paid
2020 TOWN/COUNTY TAX	\$64,300.00	\$421.96	12/10/2019	01/31/2020	Paid

Tax Bills - Town/County

2026 County/Town Tax Bill (PDF)	2025 County/Town Tax Bill (PDF)	2024 County/Town Tax Bill (PDF)
2023 County/Town Tax Bill (PDF)	2022 County/Town Tax Bill (PDF)	2021 County/Town Tax Bill (PDF)
2020 County/Town Tax Bill (PDF)	2019 County/Town Tax Bill (PDF)	2018 County/Town Tax Bill (PDF)

No data available for the following modules: Comparable Search (Res), Assessment Sales Analysis Program, Sales, Additional Parcels Involved in Sale, Residential Buildings, Commercial Buildings, Site Uses, Improvements, Documents, Tax Bills - Village, Tax Bills - School, Photos.