

COPY

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

-----X

PUBLIC HEARING

RE: UNIFORM TAX EXEMPTION POLICY

-----X

College Lounge, Room 203
John Vanderlyn Hall
SUNY Ulster
491 Cottekill Road
Stone Ridge, New York 12484

March 28, 2016
7:00 p.m.

BEFORE: MICHAEL HORODYSKI,

The Chair

A P P E A R A N C E S :

Michael Horodyski, The Chair

John Morrow, Vice Chair

John Livermore, Board Member

Floyd Lattin, Board Member and Treasurer

A. Joseph Scott, Esq., Board Counsel

STAFF:

Suzanne Holt, Executive Director

Linda Clark

Chris Fury

SPEAKERS	PAGE
Laurence Hauptman.....	7
Neil Bettez, Supervisor, Town of New Paltz....	9
Tim Rogers, Mayor, New Paltz.....	10
Hector Rodriguez, Ulster County Legislator....	11
James Maloney, Ulster County Legislator.....	13

Reported by:
Kari L. Reed

* * *

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

THE CHAIR: Good evening. My name is Michael Horodyski, and I'm the Chairman of the Ulster County Industrial Development Agency. I would like to take this opportunity to introduce the other members of the agency. Vice chairman John Morrow, Board Member John Livermore, and Board Member and Treasurer, Floyd Lattin.

This evening we are holding a public hearing to solicit comments to the Agency's Uniform Tax Exemption Policy. The purpose of this public hearing is to provide the public with the opportunity to submit comments to the Agency on the Agency's policy. The comments received today at this public hearing will be presented to the members of the Ulster County Industrial Development Agency at their next meeting. The next meeting of the Ulster County Industrial Development Agency is April 13th, 2016, at eight a.m. And, like all meetings of the Agency, is a meeting that is open to the general public.

We have made arrangements for a stenographer to be present in order to accurately make a record of the public comments.

Again, the purpose of this hearing is to

1 Proceedings - 3/28/16

2 solicit public comment on the Agency's Uniform Tax
3 Exemption Policy. The purpose is to discuss the
4 specific terms contained in the Agency's policy.

5 Further, we are not here to answer
6 questions, although in the course of the hearing
7 we will consider questions if we have the
8 information to answer the questions and there is
9 sufficient time to consider such questions. We
10 have made arrangements to have the staff and
11 counsel of the Agency attend this hearing to be
12 available to answer questions if there is
13 sufficient time. Suzanne Holt, the Director of
14 the Office of Economic Development, and Joe Scott,
15 our Counsel. And, as always, Linda Clark, our
16 administrative assistant, who most of this doesn't
17 happen without her.

18 By way of background, copies of the
19 public hearing notice are available on the table.
20 The notice was published in the Daily Freeman. In
21 addition, we sent copies of the notice to the
22 chief executive officer of each village, town and
23 school district in Ulster County, and also to the
24 County Executive of Ulster County.

25 By way of operating rules, I would ask

1 Proceedings - 3/28/16

2 that if you wish to make public comment, please
3 raise your hand. I'll call on you and ask you to
4 please approach the microphone. You should
5 identify yourself for the record and then make
6 your comment. I ask that you keep your comments
7 to no more than five minutes.

8 Now, before formally beginning the
9 public hearing, I'm going to suggest waiving the
10 full reading of the public hearing meeting notice,
11 unless there is any objection, and instead request
12 that the full text be inserted into the public
13 record.

14 "Notice is hereby given that a public
15 hearing will be held by Ulster County Industrial
16 Development Agency (the "Agency") on Monday, March
17 28, 2016, at 7:00 o'clock p.m., local time, in the
18 College Lounge, Room 203, John Vanderlyn Hall,
19 SUNY Ulster, 401 Cottekill Road, Stony Ridge, New
20 York 12484, in connection with the following
21 matters.

22 "The Agency is reviewing its Agency
23 Uniform Tax Exemption Policy and, in connection
24 with its review of its Agency Uniform Tax
25 Exemption Policy, the Agency is soliciting

1 Proceedings - 3/28/16

2 comments with respect to the terms and provisions
3 of its existing policy.

4 "The Agency will, at said time and
5 place, hear all persons with views on the Agency
6 Uniform Tax Exemption Policy. Copies of the
7 existing Agency Uniform Tax Exemption Policy are
8 available for public inspection during business
9 hours at the offices of the Agency and on the
10 Agency's website at:
11 [http://ulstercountyny.gov/economic-development/ulst](http://ulstercountyny.gov/economic-development/ulster-county-industrial-development-agency/policies)
12 [er-county-industrial-development-agency/policies](http://ulstercountyny.gov/economic-development/ulster-county-industrial-development-agency/policies).
13 Copies will also be made available at the public
14 hearing.

15 "Additional information can be obtained
16 from, and written comments may be addressed to:
17 Ms. Suzanne Holt, Director, Office of Economic
18 Development, Ulster County Office Building, 244
19 Fair Street, in the City of Kingston, Ulster
20 County, New York 12402; telephone: (845)
21 340-3556.

22 "Dated: February 25, 2016."

23 THE CHAIR: I will now open the public
24 hearing at 7:05 for comments.

25 Yes, sir. And if you would, just name,

Schmieder & Meister Inc. (845) 452-1988

1 Proceedings - 3/28/16

2 thank you.

3 MR. MORROW: And address.

4 MR. HAUPTMAN: My name is Lawrence
5 Hauptman. I am a SUNY distinguished professor
6 emeritus in history. I've lived in New Paltz
7 since 1971. And I'm retired, and I work as a
8 consultant for Native American groups.

9 I'm here, and I'd like to thank the
10 Chair, Chair Horodyski, is that how you --

11 THE CHAIR: You -- that's good. You
12 can't say it the way I do.

13 MR. HAUPTMAN: And Suzanne Holt for
14 actually answering some of my questions
15 beforehand, and I appreciate it.

16 The last time I was doing this was
17 before the United States Senate, on the day of the
18 American --

19 THE CHAIR: A much less distinguished
20 group here, sir.

21 MR. HAUPTMAN: Because you -- yeah,
22 right, much less over there, that's for sure.

23 MR. LIVERMORE: Speak for yourself.

24 THE CHAIR: I'm sorry.

25 MR. HAUPTMAN: I'm here to support the

1 Proceedings - 3/28/16

2 need for a local taxing authority, okay. The
3 Board of Directors has chosen to not consider some
4 of our concerns relating to the Wilmorite project.
5 But I'm not here to scold, I'm here to learn,
6 learn from your members about -- for example, I
7 didn't know about continuing the retail, for
8 example, which is an important point. Because I am
9 concerned, like you are, about the state of
10 Kingston today, really concerned. My wife comes
11 home every night from Kingston and complains where
12 is Macy's, you know. So I should leave that out.

13 You do not have the town's permission,
14 in my opinion, nor that of many New Paltz
15 residents, to basically grant tax exemptions that
16 allow real estate developers such as Wilmorite and
17 others to avoid paying millions of dollars in
18 taxes which retired people like myself and many
19 other residents have trouble paying. The members
20 definitely like -- are opening the door for other
21 possibilities in terms of these agreements. And
22 I'm here really just to present that view that the
23 Legislature, that is, the County Legislature, now
24 that you informed me, that the County Legislature
25 consider not removing you all but coming to some

1 Proceedings - 3/28/16

2 understanding that this type of thing should
3 happen in the future, that's all.

4 I volunteer, I do a lot of volunteer
5 work. I know that you'd rather be home, you know,
6 watching something. There's no basketball -- oh,
7 there's women's basketball tonight, the
8 Connecticut team is playing tonight. So I'm not
9 going to take any more time, but just to repeat
10 that I'm here to support the need for local taxing
11 authority approval for all P-I-L-O-T-s. And that
12 now that I know where the situation is, as a
13 result of Ms. Holt, I will try to pursue it
14 through my county legislators and my understanding
15 of what you do now.

16 Thank you.

17 THE CHAIR: Thank you.

18 Please. I just ask name and address.

19 MR. BETTEZ: Hi. My name is -- can you
20 hear me?

21 THE CHAIR: We can, yeah.

22 MR. BETTEZ: My name is Neil Bettez. I
23 live at 47 Elting Avenue in New Paltz. I'm Town
24 Supervisor, and I'm here speaking on behalf of
25 myself and the town board.

1 Proceedings - 3/28/16

2 So we may -- we recognize as a town the
3 importance of development. It provides jobs and
4 adds to the tax. We also recognize the need for
5 more dormitory housing. But I think we have to
6 also realize that we fund our town through taxes.
7 So we are asking that the category five exemption
8 for dormitory housing be removed from the -- from
9 the plan. Or that towns be given the right to
10 weigh in on the consequences of the tax abatement
11 or PILOT that's given to the developer instead.
12 This is in direct response to Wilmorite.

13 So I'll keep my neat little story, but
14 thank you.

15 THE CHAIR: Thank you.

16 MAYOR ROGERS: How are you? Tim Rogers,
17 New Paltz.

18 I think another important point to be
19 mindful of is just how PILOTS are calculated in
20 terms of the tax cap formula. I believe it's an
21 unintended sequence in terms of how the tax cap
22 formula actually negatively impacts, for instance,
23 local school districts. So I think that's another
24 reason to be mindful of the idea of asking the
25 local taxing authorities how they feel about the

1 Proceedings - 3/28/16

2 programs that you're considering for tax
3 abatement.

4 THE CHAIR: Thank you.

5 Just real quick, Tim, in regards to that
6 comment, we certainly appreciate the kind of
7 punitive nature I think that the PILOTs were
8 having on the schools for sure. But there has
9 been a change, at least at the legislative level.
10 And I think what we're waiting for now, if I'm not
11 mistaken, is the change from the state taxation
12 finance department to actually write the rules to
13 kind of figuratively right the ship in regards to
14 those calculations. So some of the legislation
15 has passed that recognized just that. I think we
16 are just waiting for the rule making bodies to get
17 a start and hopefully fix that, that loophole, so.

18 MR. BETTEZ: Okay. Thank you.

19 MR. RODRIGUEZ: Thank you. Hector
20 Rodriguez, 69 Main Street, New Paltz. It's a New
21 Paltz kind of night, but I think you guys could
22 make that guess.

23 Like the others, I of course advocate
24 that you should remove category five. I don't
25 think that those of us who've been involved in

1 Proceedings - 3/28/16

2 these issues I think ever really imagined that was
3 an issue that would come to fruition, and yet it
4 did. But I think more important for me is
5 process. And from my standpoint, this IDA
6 actually has a history -- unfortunately, none of
7 the members who were probably around back then are
8 actually still on the board -- but the IDA
9 actually has a history of working with -- all
10 right, that's fine -- of working
11 with municipalities.

12 The example actually also, by the way,
13 ironically is in New Paltz. When Woodland Pond
14 came to the IDA seeking help, seeking assistance,
15 it didn't need the IDA for a PILOT; it was already
16 a nonprofit. It actually needed the IDA's bonding
17 authority. And I believe to this day it's
18 probably still the largest IDA bond in the history
19 of the county. When it was actually approved at
20 the time it actually moved out of the nontaxable
21 into taxable bonds, which was sort of an unheard
22 of thing for an IDA project. However, the IDA
23 informed the -- told the applicant to go and
24 negotiate with the taxing authorities before
25 coming to the IDA for bonding. And, in fact, the

1 Proceedings - 3/28/16

2 applicant went and negotiated with the supervisor,
3 with the village mayor, and with the school
4 district. And they got a PILOT agreement in place
5 that was then ratified by the IDA board.

6 Now, you might argue that the taxing
7 authorities got very little, and you could
8 probably make that argument. However, that said,
9 from a process standpoint it still stands the IDA
10 did right by New Paltz in that instance. And when
11 it came to Wilmorite, the IDA did wrong by New
12 Paltz. It is my hope that this Board will
13 consider a proposal to allow for local
14 municipalities to have a say in whether or not a
15 project gets bonded.

16 Thank you.

17 THE CHAIR: Thank you.

18 MR. MALONEY: Good evening. My name is
19 Jim Maloney. I live at 16 Dirk Lane, Kingston,
20 New York. I am a County Legislator, and I am
21 Chairman of the Economic Development Transit and
22 Tourism Committee. And I'd just like to make note
23 for the public, Legislator Rodriguez, thank you
24 for your comments, you are my deputy. So just so
25 everybody knows.

1 Proceedings - 3/28/16

2 I'm standing too close to this.

3 First of all, I want to thank all of you
4 for the work that you do. You do have a somewhat
5 gratifying but often thankless job. And when I
6 say a thankless job, it is with the environment
7 that we are in today statewide and the state of
8 this nation. With competition from around the
9 world, we need every tool in our tool box to bring
10 business to this county. That's really a fact.
11 Every company looks at their bottom line before
12 they make a move to a certain location. It's
13 who's going to give them the best benefit. For
14 their employees they look at the school districts.
15 They look at a whole ball of wax, but they look at
16 their bottom line. And I really think that
17 everything -- we need every tool in the tool box
18 that we can get.

19 And from my standpoint I fully
20 understand, you know, there's -- there should be
21 local participation at some levels, okay. But
22 people should know, back in the '70s Governor
23 Mario Cuomo put in the 485-b business investment
24 exemptions. Those exemptions have existed for 40
25 some years, and they're administered by the local

1 Proceedings - 3/28/16

2 level with no conversation. Every -- most school
3 districts throughout Ulster County, most townships
4 throughout Ulster County, and Ulster County has
5 approved and opted in for the past 35 years.

6 There's no conversation. They file an application
7 with the local assessor, it's either approved or
8 disapproved. And if you go back ten or fifteen
9 years before there was restructuring of the
10 payment plan, your benefits mirrored those
11 benefits. They were identical. Done.

12 So but I thank you, and I hope that you
13 will not downgrade this document in any way.

14 Thank you.

15 THE CHAIR: Thank you.

16 I think that's a good recommendation.
17 We're going to -- we'll maintain the public
18 hearing open. In the meantime, I will just give a
19 summary as to the written comments that we have
20 received from either persons, groups or
21 municipalities to date, and this list was
22 accurate, as Linda has subscribed to me, as of
23 about 5:05 tonight.

24 Diane McCord, Supervisor from the Town
25 of Esopus.

1 Proceedings - 3/28/16

2 Neil Bettez, Supervisor, Town of New
3 Paltz.

4 Paul Brown.

5 Alexander Rose.

6 Christian Rose.

7 Amelia Rose.

8 Charles Rose.

9 Kristin Brown.

10 And Linda Morston-Reid, the Executive
11 Director of Arts Mid-Hudson.

12 Those written comments will be added to
13 public comments received this evening and become
14 part of the public record.

15 In addition, the Agency will keep the
16 period for receipt of comments open until April
17 8th, 2016. So if you, or anyone that did not have
18 an opportunity to attend this hearing, please send
19 us your comments to the Agency at the address
20 noticed in the published hearing notice and we'll
21 include those written comments in the public
22 record.

23 MR. MORROW: Motion to close the public
24 hearing.

25 MR. LIVERMORE: Second.

1 Proceedings - 3/28/16

2 MR. MORROW: They know it's at seven.

3 If they can't be here until ten --

4 THE CHAIR: We'll go to 7:20 and then I
5 think we'll close the public hearing.

6 MR. MORROW: It's 7:20.

7 THE CHAIR: 7:20 by the clock on the
8 right hand side of our table.

9 (Three minute recess taken)

10 THE CHAIR: We'll do one final call for
11 comments, if anybody cares to add additional
12 comments to the record. And again, through April
13 8th we will continue to receive written comments.

14 (No response)

15 THE CHAIR: If there are no further
16 comments, I will --

17 MR. MORROW: Motion to adjourn.

18 THE CHAIR: I will close the public
19 hearing at 7:20. Thank you.

20 (Time noted: 7:20 p.m.)

21

22

23

24

25

C E R T I F I C A T E

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)

I, KARI L. REED, a Court Reporter
(Stenotype) and Notary Public within and for the
State of New York, do hereby certify:

I reported the proceedings in the
within-entitled matter and that the within
transcript is a true record of such proceedings.

I further certify that I am not related,
by blood or marriage, to any of the parties in
this matter and that I am in no way interested in
the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set
my hand this ____ day of April, 2016.

Kari L. Reed

KARI L. REED

<p style="text-align: center;">A</p> <p>abatement (2) 10:10;11:3</p> <p>accurate (1) 15:22</p> <p>accurately (1) 3:23</p> <p>actually (10) 7:14;10:22;11:12; 12:6,8,9,12,16,19,20</p> <p>add (1) 17:11</p> <p>added (1) 16:12</p> <p>addition (2) 4:21;16:15</p> <p>Additional (2) 6:15;17:11</p> <p>address (3) 7:3;9:18;16:19</p> <p>addressed (1) 6:16</p> <p>adds (1) 10:4</p> <p>adjourn (1) 17:17</p> <p>administered (1) 14:25</p> <p>administrative (1) 4:16</p> <p>advocate (1) 11:23</p> <p>Again (2) 3:25;17:12</p> <p>Agency (19) 3:4,6,13,17,19,20; 4:11;5:16,16,22,22, 24,25;6:4,5,7,9; 16:15,19</p> <p>Agency's (5) 3:10,14;4:2,4;6:10</p> <p>agreement (1) 13:4</p> <p>agreements (1) 8:21</p> <p>Alexander (1) 16:5</p> <p>allow (2) 8:16;13:13</p> <p>although (1) 4:6</p> <p>always (1) 4:15</p> <p>Amelia (1) 16:7</p> <p>American (2) 7:8,18</p> <p>applicant (2) 12:23;13:2</p> <p>application (1) 15:6</p>	<p>appreciate (2) 7:15;11:6</p> <p>approach (1) 5:4</p> <p>approval (1) 9:11</p> <p>approved (3) 12:19;15:5,7</p> <p>April (3) 3:19;16:16;17:12</p> <p>argue (1) 13:6</p> <p>argument (1) 13:8</p> <p>around (2) 12:7;14:8</p> <p>arrangements (2) 3:22;4:10</p> <p>Arts (1) 16:11</p> <p>assessor (1) 15:7</p> <p>assistance (1) 12:14</p> <p>assistant (1) 4:16</p> <p>attend (2) 4:11;16:18</p> <p>authorities (3) 10:25;12:24;13:7</p> <p>authority (3) 8:2;9:11;12:17</p> <p>available (4) 4:12,19;6:8,13</p> <p>Avenue (1) 9:23</p> <p>avoid (1) 8:17</p>	<p>benefits (2) 15:10,11</p> <p>best (1) 14:13</p> <p>BETTEZ (5) 9:19,22,22;11:18; 16:2</p> <p>Board (7) 3:7,8;8:3,9;25; 12:8;13:5,12</p> <p>bodies (1) 11:16</p> <p>bond (1) 12:18</p> <p>bonded (1) 13:15</p> <p>bonding (2) 12:16,25</p> <p>bonds (1) 12:21</p> <p>bottom (2) 14:11,16</p> <p>box (2) 14:9,17</p> <p>bring (1) 14:9</p> <p>Brown (2) 16:4,9</p> <p>Building (1) 6:18</p> <p>business (3) 6:8;14:10,23</p>	<p>change (2) 11:9,11</p> <p>Charles (1) 16:8</p> <p>chief (1) 4:22</p> <p>chosen (1) 8:3</p> <p>Christian (1) 16:6</p> <p>City (1) 6:19</p> <p>Clark (1) 4:15</p> <p>clock (1) 17:7</p> <p>close (4) 14:2;16:23;17:5,18</p> <p>College (1) 5:18</p> <p>coming (2) 8:25;12:25</p> <p>comment (4) 4:2;5:2,6;11:6</p> <p>comments (19) 3:10,13,14,24;5:6; 6:2,16,24;13:24; 15:19;16:12,13,16, 19,21;17:11,12,13,16</p> <p>Committee (1) 13:22</p> <p>company (1) 14:11</p> <p>competition (1) 14:8</p> <p>complains (1) 8:11</p> <p>concerned (2) 8:9,10</p> <p>concerns (1) 8:4</p> <p>Connecticut (1) 9:8</p> <p>connection (2) 5:20,23</p> <p>consequences (1) 10:10</p> <p>consider (5) 4:7,9;8:3,25;13:13</p> <p>considering (1) 11:2</p> <p>consultant (1) 7:8</p> <p>contained (1) 4:4</p> <p>continue (1) 17:13</p> <p>continuing (1) 8:7</p> <p>conversation (2) 15:2,6</p> <p>copies (4) 4:18,21;6:6,13</p>	<p>Cottetkill (1) 5:19</p> <p>counsel (2) 4:11,15</p> <p>County (18) 3:4,16,18;4:23,24, 24;5:15;6:18,20; 8:23,24;9:14;12:19; 13:20;14:10;15:3,4,4</p> <p>course (2) 4:6;11:23</p> <p>Cuomo (1) 14:23</p>
	<p style="text-align: center;">B</p> <p>back (3) 12:7;14:22;15:8</p> <p>background (1) 4:18</p> <p>ball (1) 14:15</p> <p>basically (1) 8:15</p> <p>basketball (2) 9:6,7</p> <p>Became (1) 8:8</p> <p>become (1) 16:13</p> <p>beforehand (1) 7:15</p> <p>beginning (1) 5:8</p> <p>behalf (1) 9:24</p> <p>benefit (1) 14:13</p>	<p style="text-align: center;">C</p> <p>calculated (1) 10:19</p> <p>calculations (1) 11:14</p> <p>call (2) 5:3;17:10</p> <p>came (2) 12:14;13:11</p> <p>can (4) 6:15;9:19,21;14:18</p> <p>cap (2) 10:20,21</p> <p>cares (1) 17:11</p> <p>category (2) 10:7;11:24</p> <p>certain (1) 14:12</p> <p>certainly (1) 11:6</p> <p>CHAIR (18) 3:2;6:23;7:10,10, 11,19,24;9:17,21; 10:15;11:4;13:17; 15:15;17:4,7,10,15, 18</p> <p>Chairman (3) 3:3,6;13:21</p>	<p>change (1) 17:7</p> <p>close (4) 14:2;16:23;17:5,18</p> <p>College (1) 5:18</p> <p>coming (2) 8:25;12:25</p> <p>comment (4) 4:2;5:2,6;11:6</p> <p>comments (19) 3:10,13,14,24;5:6; 6:2,16,24;13:24; 15:19;16:12,13,16, 19,21;17:11,12,13,16</p> <p>Committee (1) 13:22</p> <p>company (1) 14:11</p> <p>competition (1) 14:8</p> <p>complains (1) 8:11</p> <p>concerned (2) 8:9,10</p> <p>concerns (1) 8:4</p> <p>Connecticut (1) 9:8</p> <p>connection (2) 5:20,23</p> <p>consequences (1) 10:10</p> <p>consider (5) 4:7,9;8:3,25;13:13</p> <p>considering (1) 11:2</p> <p>consultant (1) 7:8</p> <p>contained (1) 4:4</p> <p>continue (1) 17:13</p> <p>continuing (1) 8:7</p> <p>conversation (2) 15:2,6</p> <p>copies (4) 4:18,21;6:6,13</p>	<p style="text-align: center;">D</p> <p>Daily (1) 4:20</p> <p>date (1) 15:21</p> <p>Dated (1) 6:22</p> <p>day (2) 7:17;12:17</p> <p>definitely (1) 8:20</p> <p>department (1) 11:12</p> <p>deputy (1) 13:24</p> <p>developer (1) 10:11</p> <p>developers (1) 8:16</p> <p>Development (8) 3:4,17,19;4:14; 5:16;6:18;10:3;13:21</p> <p>Diane (1) 15:24</p> <p>direct (1) 10:12</p> <p>Director (3) 4:13;6:17;16:11</p> <p>Directors (1) 8:3</p> <p>Dirk (1) 13:19</p> <p>disapproved (1) 15:8</p> <p>discuss (1) 4:3</p> <p>distinguished (2) 7:5,19</p> <p>district (2) 4:23;13:4</p> <p>districts (3) 10:23;14:14;15:3</p> <p>document (1) 15:13</p> <p>dollars (1) 8:17</p> <p>Done (1) 15:11</p>

door (1) 8:20	file (1) 15:6		imagined (1) 12:2	16:9
dormitory (2) 10:5,8	final (1) 17:10	H	impacts (1) 10:22	L
downgrade (1) 15:13	finance (1) 11:12	Hall (1) 5:18	importance (1) 10:3	Lane (1) 13:19
during (1) 6:8	fine (1) 12:10	hand (2) 5:3;17:8	important (3) 8:8;10:18;12:4	largest (1) 12:18
E	First (1) 14:3	happen (2) 4:17;9:3	include (1) 16:21	last (1) 7:16
Economic (3) 4:14;6:17;13:21	five (3) 5:7;10:7;11:24	HAUPTMAN (5) 7:4,5,13,21,25	Industrial (4) 3:4,16,18;5:15	Lattin (1) 3:8
eight (1) 3:19	fix (1) 11:17	hear (2) 6:5;9:20	information (2) 4:8;6:15	Lawrence (1) 7:4
either (2) 15:7,20	Floyd (1) 3:8	hearing (18) 3:10,12,15,25;4:6, 11,19;5:9,10,15;6:14, 24;15:18;16:18,20, 24;17:5,19	informed (2) 8:24;12:23	learn (2) 8:5,6
Elting (1) 9:23	following (1) 5:20	Hector (1) 11:19	inserted (1) 5:12	least (1) 11:9
emeritus (1) 7:6	formally (1) 5:8	held (1) 5:15	inspection (1) 6:8	leave (1) 8:12
employees (1) 14:14	formula (2) 10:20,22	help (1) 12:14	instance (2) 10:22;13:10	legislation (1) 11:14
environment (1) 14:6	Freeman (1) 4:20	hereby (1) 5:14	instead (2) 5:11;10:11	legislative (1) 11:9
<small>er-county-industrial-development-agency/policies (1)</small> 6:12	fruition (1) 12:3	Hi (1) 9:19	into (2) 5:12;12:21	Legislator (2) 13:20,23
Esopus (1) 15:25	full (2) 5:10,12	history (4) 7:6;12:6,9,18	introduce (1) 3:5	legislators (1) 9:14
estate (1) 8:16	fully (1) 14:19	holding (1) 3:9	investment (1) 14:23	Legislature (3) 8:23,23,24
evening (4) 3:2,9;13:18;16:13	fund (1) 10:6	Holt (4) 4:13;6:17;7:13; 9:13	involved (1) 11:25	less (2) 7:19,22
everybody (1) 13:25	Further (2) 4:5;17:15	home (2) 8:11;9:5	ironically (1) 12:13	level (2) 11:9;15:2
example (3) 8:6,8;12:12	future (1) 9:3	hope (2) 13:12;15:12	issue (1) 12:3	levels (1) 14:21
executive (3) 4:22,24;16:10	G	hopefully (1) 11:17	issues (1) 12:2	Linda (3) 4:15;15:22;16:10
Exemption (7) 3:11;4:3;5:23,25; 6:6,7;10:7	general (1) 3:21	Horodyski (2) 3:3;7:10	J	line (2) 14:11,16
exemptions (3) 8:15;14:24,24	gets (1) 13:15	hours (1) 6:9	Jim (1) 13:19	list (1) 15:21
existed (1) 14:24	given (3) 5:14;10:9,11	housing (2) 10:5,8	job (2) 14:5,6	little (2) 10:13;13:7
existing (2) 6:3,7	Good (4) 3:2;7:11;13:18; 15:16	<small>http://alstercountyny.gov/economic-development.html (1)</small> 6:11	jobs (1) 10:3	live (2) 9:23;13:19
F	Governor (1) 14:22	I	Joe (1) 4:14	lived (1) 7:6
fact (2) 12:25;14:10	grant (1) 8:15	IDA (11) 12:5,8,14,15,18,22, 22,25;13:5,9,11	John (3) 3:7,7;5:18	Livermore (3) 3:7;7:23;16:25
Fair (1) 6:19	gratifying (1) 14:5	IDA's (1) 12:16	K	local (9) 5:17;8:2,9;10; 10:23,25;13:13; 14:21,25;15:7
February (1) 6:22	group (1) 7:20	idea (1) 10:24	keep (3) 5:6;10:13;16:15	location (1) 14:12
feel (1) 10:25	groups (2) 7:8;15:20	identical (1) 15:11	kind (3) 11:6,13,21	look (3) 14:14,15,15
fifteen (1) 15:8	guess (1) 11:22	identify (1) 5:5	Kingston (4) 6:19;8:10,11;13:19	looks (1) 14:11
figuratively (1) 11:13	guys (1) 11:21		knows (1) 13:25	loophole (1) 11:17
			Kristin (1)	lot (1)

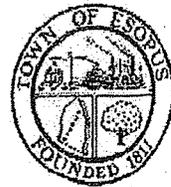
9:4 Lounge (1) 5:18	5:7;9:9;10:5;12:4 Morrow (6) 3:7;7:3;16:23;17:2; 6,17 Morston-Reid (1) 16:10 most (3) 4:16;15:2,3 Motion (2) 16:23;17:17 move (1) 14:12 moved (1) 12:20 much (2) 7:19,22 municipalities (3) 12:11;13:14;15:21 myself (2) 8:18;9:25	8:14 note (1) 13:22 noted (1) 17:20 notice (6) 4:19,20,21;5:10, 14;16:20 noticed (1) 16:20	past (1) 15:5 Paul (1) 16:4 paying (2) 8:17,19 payment (1) 15:10 people (2) 8:18;14:22 period (1) 16:16 permission (1) 8:13 persons (2) 6:5;15:20 PILOT (3) 10:11;12:15;13:4 PILOTS (2) 10:19;11:7 P-I-L-O-T-s (1) 9:11 place (2) 6:5;13:4 plan (2) 10:9;15:10 playing (1) 9:8 please (4) 5:2,4,9;18;16:18 pm (2) 5:17;17:20 point (2) 8:8;10:18 Policy (9) 3:11,14;4:3,4;5:23, 25;6:3,6,7 Pond (1) 12:13 possibilities (1) 8:21 present (2) 3:23;8:22 presented (1) 3:15 probably (3) 12:7,18;13:8 Proceedings (14) 4:1;5:1;6:1;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1 process (2) 12:5;13:9 professor (1) 7:5 programs (1) 11:2 project (3) 8:4;12:22;13:15 proposal (1) 13:13 provide (1)	3:12 provides (1) 10:3 provisions (1) 6:2 public (24) 3:9,12,12,15,21,24; 4:2,19;5:2,9,10,12, 14;6:8,13,23;13:23; 15:17;16:13,14,21, 23;17:5,18 published (2) 4:20;16:20 punitive (1) 11:7 purpose (3) 3:11,25;4:3 pursue (1) 9:13 put (1) 14:23
M		O		Q
Macy's (1) 8:12 Main (1) 11:20 maintain (1) 15:17 making (1) 11:16 MALONEY (2) 13:18,19 many (2) 8:14,18 March (1) 5:16 Mario (1) 14:23 matters (1) 5:21 may (2) 6:16;10:2 MAYOR (2) 10:16;13:3 McCord (1) 15:24 meantime (1) 15:18 meeting (4) 3:17,18,21;5:10 meetings (1) 3:20 Member (2) 3:7,8 members (5) 3:6,16;8:6,19;12:7 Michael (1) 3:3 microphone (1) 5:4 Mid-Hudson (1) 16:11 might (1) 13:6 millions (1) 8:17 mindful (2) 10:19,24 minute (1) 17:9 minutes (1) 5:7 mirrored (1) 15:10 mistaken (1) 11:11 Monday (1) 5:16 more (4)	N name (7) 3:2;6:25;7:4;9:18, 19,22;13:18 nation (1) 14:8 Native (1) 7:8 nature (1) 11:7 neat (1) 10:13 need (6) 8:2;9:10;10:4; 12:15;14:9,17 needed (1) 12:16 negatively (1) 10:22 negotiate (1) 12:24 negotiated (1) 13:2 Neil (2) 9:22;16:2 New (13) 5:19;6:20;7:6; 8:14;9:23;10:17; 11:20,20;12:13; 13:10,11,20;16:2 next (2) 3:17,18 night (2) 8:11;11:21 none (1) 12:6 nonprofit (1) 12:16 nontaxable (1) 12:20 nor (1)	objection (1) 5:11 obtained (1) 6:15 o'clock (1) 5:17 Office (3) 4:14;6:17,18 officer (1) 4:22 offices (1) 6:9 often (1) 14:5 one (1) 17:10 open (4) 3:21;6:23;15:18; 16:16 opening (1) 8:20 operating (1) 4:25 opinion (1) 8:14 opportunity (3) 3:5,13;16:18 opted (1) 15:5 order (1) 3:23 others (2) 8:17;11:23 out (2) 8:12;12:20 over (1) 7:22	R raise (1) 5:3 rather (1) 9:5 ratified (1) 13:5 reading (1) 5:10 real (2) 8:16;11:5 realize (1) 10:6 really (5) 8:10,22;12:2; 14:10,16 reason (1) 10:24 receipt (1) 16:16 receive (1) 17:13 received (3) 3:14;15:20;16:13 recess (1) 17:9 recognize (2) 10:2,4 recognized (1) 11:15 recommendation (1) 15:16 record (6) 3:24;5:5,13;16:14, 22;17:12	
		P		
		Paltz (10) 7:6;8:14;9:23; 10:17;11:20,21; 12:13;13:10,12;16:3 part (1) 16:14 participation (1) 14:21 passed (1) 11:15		

<p>regards (2) 11:5,13</p> <p>relating (1) 8:4</p> <p>remove (1) 11:24</p> <p>removed (1) 10:8</p> <p>removing (1) 8:25</p> <p>repeat (1) 9:9</p> <p>request (1) 5:11</p> <p>residents (2) 8:15,19</p> <p>respect (1) 6:2</p> <p>response (2) 10:12;17:14</p> <p>restructuring (1) 15:9</p> <p>result (1) 9:13</p> <p>retail (1) 8:7</p> <p>retired (2) 7:7;8:18</p> <p>review (1) 5:24</p> <p>reviewing (1) 5:22</p> <p>Ridge (1) 5:19</p> <p>right (6) 7:22;10:9;11:13; 12:10;13:10;17:8</p> <p>Road (1) 5:19</p> <p>RODRIGUEZ (3) 11:19,20;13:23</p> <p>Rogers (2) 10:16,16</p> <p>Room (1) 5:18</p> <p>Rose (4) 16:5,6,7,8</p> <p>rule (1) 11:16</p> <p>rules (2) 4:25;11:12</p>	<p>Second (1) 16:25</p> <p>seeking (2) 12:14,14</p> <p>Senate (1) 7:17</p> <p>send (1) 16:18</p> <p>sent (1) 4:21</p> <p>sequence (1) 10:21</p> <p>seven (1) 17:2</p> <p>ship (1) 11:13</p> <p>side (1) 17:8</p> <p>situation (1) 9:12</p> <p>solicit (2) 3:10;4:2</p> <p>soliciting (1) 5:25</p> <p>somewhat (1) 14:4</p> <p>sorry (1) 7:24</p> <p>sort (1) 12:21</p> <p>Speak (1) 7:23</p> <p>speaking (1) 9:24</p> <p>specific (1) 4:4</p> <p>staff (1) 4:10</p> <p>standing (1) 14:2</p> <p>standpoint (3) 12:5;13:9;14:19</p> <p>stands (1) 13:9</p> <p>start (1) 11:17</p> <p>state (3) 8:9;11:11;14:7</p> <p>States (1) 7:17</p> <p>statewide (1) 14:7</p> <p>stenographer (1) 3:23</p> <p>still (3) 12:8,18;13:9</p> <p>Stony (1) 5:19</p> <p>story (1) 10:13</p> <p>Street (2) 6:19;11:20</p> <p>submit (1)</p>	<p>3:13</p> <p>subscribed (1) 15:22</p> <p>sufficient (2) 4:9,13</p> <p>suggest (1) 5:9</p> <p>summary (1) 15:19</p> <p>SUNY (2) 5:19;7:5</p> <p>Supervisor (4) 9:24;13:2;15:24; 16:2</p> <p>support (2) 7:25;9:10</p> <p>sure (2) 7:22;11:8</p> <p>Suzanne (3) 4:13;6:17;7:13</p>	<p>Tourism (1) 13:22</p> <p>town (7) 4:22;9:23,25;10:2, 6:15;24;16:2</p> <p>towns (1) 10:9</p> <p>town's (1) 8:13</p> <p>townships (1) 15:3</p> <p>Transit (1) 13:21</p> <p>Treasurer (1) 3:8</p> <p>trouble (1) 8:19</p> <p>try (1) 9:13</p> <p>type (1) 9:2</p>	<p>watching (1) 9:6</p> <p>wax (1) 14:15</p> <p>way (5) 4:18,25;7:12; 12:12;15:13</p> <p>website (1) 6:10</p> <p>weigh (1) 10:10</p> <p>whole (1) 14:15</p> <p>who's (1) 14:13</p> <p>who've (1) 11:25</p> <p>wife (1) 8:10</p> <p>Wilmorite (4) 8:4,16;10:12;13:11</p> <p>wish (1) 5:2</p> <p>without (1) 4:17</p> <p>women's (1) 9:7</p> <p>Woodland (1) 12:13</p> <p>work (3) 7:7;9:5;14:4</p> <p>working (2) 12:9,10</p> <p>world (1) 14:9</p> <p>write (1) 11:12</p> <p>written (5) 6:16;15:19;16:12, 21;17:13</p> <p>wrong (1) 13:11</p>	
		T	U		
		<p>table (2) 4:19;17:8</p> <p>Tax (12) 3:11;4:2;5:23,24; 6:6,7;8:15;10:4,10, 20,21;11:2</p> <p>taxable (1) 12:21</p> <p>taxation (1) 11:11</p> <p>taxes (2) 8:18;10:6</p> <p>taxing (5) 8:2;9:10;10:25; 12:24;13:6</p> <p>team (1) 9:8</p> <p>telephone (1) 6:20</p> <p>ten (2) 15:8;17:3</p> <p>terms (5) 4:4;6:2;8:21;10:20, 21</p> <p>thankless (2) 14:5,6</p> <p>Three (1) 17:9</p> <p>throughout (2) 15:3,4</p> <p>Tim (2) 10:16;11:5</p> <p>today (3) 3:14;8:10;14:7</p> <p>told (1) 12:23</p> <p>tonight (3) 9:7,8;15:23</p> <p>tool (4) 14:9,9,17,17</p>	<p>Ulster (12) 3:4,16,18;4:23,24; 5:15,19;6:18,19;15:3, 4,4</p> <p>unfortunately (1) 12:6</p> <p>unheard (1) 12:21</p> <p>Uniform (6) 3:11;4:2;5:23,24; 6:6,7</p> <p>unintended (1) 10:21</p> <p>United (1) 7:17</p> <p>unless (1) 5:11</p>	<p style="text-align: center;">V</p> <p>Vanderlyn (1) 5:18</p> <p>Vice (1) 3:6</p> <p>view (1) 8:22</p> <p>views (1) 6:5</p> <p>village (2) 4:22;13:3</p> <p>volunteer (2) 9:4,4</p>	<p style="text-align: center;">Y</p> <p>years (3) 14:25;15:5,9</p> <p>York (3) 5:20;6:20;13:20</p>
S			W	1	
<p>school (5) 4:23;10:23;13:3; 14:14;15:2</p> <p>schools (1) 11:8</p> <p>scold (1) 8:5</p> <p>Scott (1) 4:14</p>			<p>waiting (2) 11:10,16</p> <p>waiving (1) 5:9</p>	<p>12402 (1) 6:20</p> <p>12484 (1) 5:20</p> <p>13th (1) 3:19</p> <p>16 (1) 13:19</p> <p>1971 (1) 7:7</p>	

	8th (2) 16:17;17:13		
2			
2016 (4) 3:19;5:17;6:22; 16:17 203 (1) 5:18 244 (1) 6:18 25 (1) 6:22 28 (1) 5:17			
3			
3/28/16 (14) 4:1;5:1;6:1;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1 340-3556 (1) 6:21 35 (1) 15:5			
4			
40 (1) 14:24 401 (1) 5:19 47 (1) 9:23 485-b (1) 14:23			
5			
5:05 (1) 15:23			
6			
69 (1) 11:20			
7			
7:00 (1) 5:17 7:05 (1) 6:24 7:20 (5) 17:4,6,7,19,20 70s (1) 14:22			
8			
845 (1) 6:20			

Jo Anna Mignone
SOLE ASSESSOR

TOWN OF ESOPUS
OFFICE OF ASSESSOR
BOX 700
PORT EWEN, NEW YORK 12466-0700
TELEPHONE: (845) 331-5546



TO: Diane McCord
Supervisor

FROM: Jo Anna Mignone
Sole Assessor

DATE: March 9, 2016

RE: UCIDA

This is in response to the UCIDA letter I received on 2/24/16.

I understand this agency is directed to help Businesses get started in Ulster County. To give new businesses, who demonstrate the ability to bring jobs and revenue, a break while they get up and running.

I feel existing Businesses should not be eligible for such exemptions. They are a pre-existing business, doing well and expanding. Also, when a qualified new business is awarded an IDA loan I feel 10- years is too long to shift the tax burden to the remaining Parcel owners in our Town. Five (5) years seems more reasonable a period.

Thank you for your time and consideration.

RECEIVED

MAR 24 2016

**ULSTER COUNTY OFFICE OF
ECONOMIC DEVELOPMENT**



Town of New Paltz

Neil Bettez, Town Supervisor

PO Box 550, 52 Clearwater Rd, New Paltz, NY 12561

(845) 255-0604 / Fax: 255-4084

www.townofnewpaltz.org

RECEIVED

MAR 28 2016

**ULSTER COUNTY OFFICE OF
ECONOMIC DEVELOPMENT**

Ms. Suzanne Holt, Director
Office of Economic Development
Ulster County Office Building
244 Fair Street
Kingston, NY 12402

Re: Ulster County Industrial Development Agency
Review of Uniform Tax Exemption Policy

March 24, 2016

Dear Ms. Holt:

This letter is in response to the UCIDA's request for comments regarding the current Agency Uniform Tax Exemption Policy. On behalf of the Town of New Paltz Town Board, I offer the following:

The current UTEP includes the Category 5 PILOT program for dormitory projects, which the Town vigorously opposed.

The Town Board requests that the current Category 5 PILOT program either be deleted from the UTEP or modified after to provide adequate opportunity for the host communities to address the impacts on the municipality if another project is ever proposed.

During the Park Point process, the Board did submit a letter to the IDA explaining several ways that the UTEP could be recast to assure that the needs of the host community and the developer are balanced in the process.

Unfortunately, the IDA did not consider those points.

As the Town Board has stated previously, the Category 5 PILOT program not only provided extraordinary relief for the developer, but marked a complete departure from the job creation rationale of the IDA's existing PILOT incentives, and simply shifts the costs of such projects onto the backs of every other taxpayer in the Town and the Village of New Paltz.

Any incentive that burdens the taxpayers without a clear public benefit to our community and our taxpayers is simply unacceptable. The use of a PILOT for housing is particularly problematic, because towns must rely on property taxes to provide the increased community services that new housing requires. That challenge is only made worse by the tax cap legislation.

It is our belief that the IDA, as has been their practice prior to the approval of the Wilmorite project, must respect home rule and the concerns of the elected leaders and citizens of a community.

It is the considered opinion of the Town of New Paltz that the current Agency Uniform Tax Exemption Policy as it stands places an unnecessary burden on host communities and requires the changes stated above in order to provide reasonable and equitable taxation.

Sincerely,



Neil Bettez
Supervisor

On behalf of the Town Board



Fw: Tell UCIDA: No Taxation Without Representation - Public Hearing
Monday, March 28, 7:00 PM - SUNY Ulster (UCCC)
Suzanne Holt to: Linda Clark
Sent by: Suzanne Holt

03/28/2016 10:02 AM

Suzanne Holt
Director- Office of Economic Development
Ulster County Executive's Office

desk - 845-334-5596
cell - 845-332-5053
shol@co.ulster.ny.us

----- Forwarded by Suzanne Holt/Planning Department/Ulster County on 03/28/2016 10:05 AM -----

From: Paul Brown <pbrown4082@aol.com>
To: Distribution <pbrown4082@aol.com>
Date: 03/26/2016 11:26 AM
Subject: Tell UCIDA: No Taxation Without Representation - Public Hearing Monday, March 28, 7:00 PM - SUNY Ulster (UCCC)

Tell UCIDA: No Taxation Without Representation

The Ulster County Industrial Development Agency (UCIDA), which almost wreaked financial havoc on **New Paltz** and the **New Paltz Central School District**, is holding a **Public Hearing** so members of the public can comment on it's Policies and Procedures.

By attending the public hearing, emailing, writing and calling UCIDA we can demand that Board Members (see below) revise their policies to:

Require Local Taxing Authority Approval for all Payment In Lieu of Taxes (PILOT) Agreements ; No taxation without representation.

The comments below provides information, explanation and talking points for this stance.

Closing the barn door – Tell UCIDA “No Taxation Without Representation”

The familiar idiom about closing the barn door after the horse has bolted reminds us that working to prevent problems is often easier than addressing those that occur due to our inaction. Thanks to Michael Melkonian, Acting Justice of the New York Supreme Court 3rd Judicial District, the horse has not yet bolted or, in this case, the hard earned dollars of the New Paltz community and its school district have not yet been lost, despite the best efforts of the Ulster County Industrial Development Agency (UCIDA). We now have a chance to take the kind of action that will prevent the occurrence of such problems in the future.

At the present time the political appointees who make up UCIDA's Board have the power to give our money away. They do not have to ask our permission nor that of our town government nor our Board of Education before they vote to grant tax exemptions that allow real estate developers such as the Wilmorite Corporation to avoid paying millions of dollars in taxes on their for-profit ventures in our county. The members of the UCIDA Board definitely like having the barn door wide open, the door in this case being the Payment in Lieu of Taxes (PILOT) agreements that allow them, with no accountability to the communities involved, to grant tax exemptions to whomever they see fit.

Economists have long warned of the danger of letting other people spend your money, yet that is exactly what current New York State and Ulster County law allows UCIDA to do. In the situation that affected our community, UCIDA granted Wilmorite tax breaks to the tune of \$1 million per year for 25 years for an off-campus housing project called Park Point. The Town of New Paltz Planning Board, as part of its State Environmental Quality Review (SEQRA) was able to demonstrate that this \$1 million annual gift would have resulted in an increase in the taxes paid by the residents of our town and school district. The Board determined that this shifting of the tax burden from Wilmorite, a multi-billion dollar corporation based in Rochester, New York, to our local residents represented an unacceptable economic burden on the community, and denied Wilmorite approval of its project.

To reference another well-known idiom, our community dodged a bullet, but only until the next developer comes along looking to fatten its wallet by convincing UCIDA that it deserves a tax exemption.

New Paltz Home Rule versus the power of UCIDA

Many New Paltz residents were shocked to learn of the virtually unbridled power of the UCIDA Board of Directors when it chose to ignore the collective voices of the New Paltz Planning Board, the New Paltz Town Board, the New Paltz Central School District Board of Education, the Village of New Paltz Mayor and Board of Trustees, the Gardiner Town Board, the Association of Ulster County Supervisors and Ulster County Comptroller Elliott Auerbach, and to award the PILOT to Wilmorite. It then chose to ignore the voices of the over 450 citizens of our community in attendance at a public hearing who listened as one audience member after another stood and made their way to the microphone at the front of the High School Auditorium to talk about the negative fiscal impact of this Agreement if it were to be approved, and to plead with the Board not to grant the PILOT. Just as in the past, however, the UCIDA Board turned a deaf ear to the voices of the very citizens who would end up bearing the financial brunt of their actions.

No taxation without representation

As if wreaking economic havoc on unsuspecting communities is not enough, UCIDA Board members and the Boards of most other Industrial Development Agencies (IDA's) in New York State, are able to ignore Home Rule land use planning laws and thumb their noses at this

fundamental underpinning of our democracy. It should be noted that Planning Board members in New York State are required to participate annually in a minimum of four hours of training in land use planning. Since UCIDA members are political appointees, they are not required to participate in such training nor to provide any credentials to justify their appointment to the Board.

Thanks to Thomas D. DiNapoli, New York State Comptroller, we have a succinct summary of the way PILOT agreements redistribute wealth in our state: "These exemptions [from real property taxes], in effect, are passed through to assisted businesses and shift taxes to the owners of taxable property within the affected taxing jurisdictions." (Audit of the Fulton County Industrial Development Agency, May 2015, document no. 2014M-291, p. 4).

In our community, the local taxing jurisdictions that dodged the Park Point bullet were the Town of New Paltz and the New Paltz Central School District. Which county and state taxing authorities will be next, though, to have IDA-inspired turmoil enter their lives? If Industrial Development Agencies in New York State want to retain their tax-shifting authority, they must accept a power-sharing role with the taxing jurisdictions involved. They must be made accountable by law and must be answerable, by law, to the communities they serve.

The barn door is still open, and only those voters who fight for equitable PILOT agreements by demanding new legislation at the county and state level can close it once and for all. Now is the time.

Paul Brown, writing in the New Paltz Times, June 11, 2015 (pbrown4082@aol.com)

Below are the details and contact info relating to the UCIDA Public Hearing and next monthly meeting.

Notice of Public Hearing Regarding Review of Agency **Uniform Tax Exemption Policy** (UTEP) will take place on **Monday, March 28, 2016 at 7:00 p.m.**, College Lounge, Room 203, John Vanderlyn Hall, SUNY Ulster, 491 Cottekill Road, Stone Ridge, NY. □

The next meeting of the **Ulster County Industrial Development Agency** is scheduled at **8:00 a.m., Wednesday, April 13, 2016**, Karen Binder Library, 6th Floor, Ulster County Office Building, 244 Fair Street, Kingston, NY. □ Please contact Suzanne Holt at (845) 340-3556 for additional information. □ □

- See more at:

<http://ulstercountyny.gov/economic-development/ulster-county-industrial-development-agency#sthash.VrySiPVn.dpuf>

UCIDA BOARD MEMBERSHIP

Michael Horodyski, Chair
Robert Kinnin, Secretary
Floyd Lattin,
Treasurer John Livermore,
Assistant Secretary James Malcolm,
Assistant Treasurer John Morrow,
Vice Chair Mary Sheeley, Member

**Tell UCIDA : No Taxation Without Representation – Require Local Taxing Authority
Approval for all PILOTs.**



Tell UCIDA. No Taxation pdf March 25, 2015 docx.docx



Form submission from: UCIDA Contact Us
Ulster County to: oed

03/27/2016 06:45 AM

Submitted on Sunday, March 27, 2016 - 06:48

Name: Alexander Rose

Phone Number: 845-750-3484

Email: zander1717@gmail.com

Comments:

Require Local Taxing Authority Approval for all Payment In Lieu of Taxes
(PILOT) Agreements : No taxation without representation.





Form submission from: UCIDA Contact Us
Ulster County to: oed

03/27/2016 06:44 AM

Submitted on Sunday, March 27, 2016 - 06:47

Name: Christian C Rose
Phone Number: 845-594-6720
Email: christian.c.rose@gmail.com

Comments:

Require Local Taxing Authority Approval for all Payment In Lieu of Taxes
(PILOT) Agreements : No taxation without representation.



Form submission from: UCIDA Contact Us
Ulster County to: oed

03/27/2016 06:41 AM

Submitted on Sunday, March 27, 2016 - 06:44

Name: Amelia Rose

Phone Number: 845-255-5331

Email: amelia1717@aol.com

Comments:

Require Local Taxing Authority Approval for all Payment In Lieu of Taxes
(PILOT) Agreements : No taxation without representation.



Form submission from: UCIDA Contact Us
Ulster County to: oed

03/27/2016 06:40 AM

Submitted on Sunday, March 27, 2016 - 06:43

Name: Charles Rose
Phone Number: 914-388-0962
Email: crose@rbgdesignbuild.com

Comments:

Require Local Taxing Authority Approval for all Payment In Lieu of Taxes
(PILOT) Agreements : No taxation without representation.



MARCH 28, 2016 UCIDA Public Hearing

Kristin B

to:

oed

03/28/2016 10:10 AM

Hide Details

From: Kristin B <planbkb@gmail.com>

To: oed@co.ulster.ny.us

Dear Chair Michael Horodyski, Secretary Robert Kinnin, Treasurer Floyd Lattin, Assistant Secretary John Livermore, Assistant Treasurer James Malcolm, Vice Chair John Morrow, Member Mary Sheeley:

I write to request that you consider amending your policies and practices in the following ways:

- 1) Disclose the financial prospectus used by the applicant to present its "but for" case. Since you do not share these P&L statements with the public, there is no transparency regarding the process you use to make your determination that the "but for" criteria have been met.
- 2) Eliminate the 20 year schedule. It places an undue hardship on taxpayers at the beginning of the repayment schedule.
- 3) Eliminate Category 5. You are giving for-profit housing corporations the same benefits as nonprofit agencies that must provide a public benefit such as a sliding scale for low income families. In the situation you have created, a for-profit developer such as Wilmorite can build luxury housing, provide no public benefit, keep the profits and enjoy tax free status. This also places an undue hardship on local taxpayers who must provide

services to these highly profitable operations. Also, dormitories are an excluded class in many zoning codes so you have added a category that is in conflict with many local zoning codes.

4) Do not offer a PILOT until after the local taxing authorities come to an agreement with the applicant.

Thank you for your attention.

Sincerely,
Kristin Brown, New Paltz

MAR 28 2016

March 28, 2016

ULSTER COUNTY OFFICE OF
ECONOMIC DEVELOPMENT

To the Ulster County Industrial Development Agency:

I cannot attend the public hearing scheduled for this date and wanted to provide some comments.

This is a time in Ulster County history that we are seeing a new era of economic growth possibilities. In the creative industries, we see new residents moving into our area with skills and talents, wanting to make a home and life in our region. From the maker movement to artisans that bring their arts foundry business to Kingston, we can see the beginnings of a more vibrant economy that will benefit all who live and work here.

Aside from their intrinsic qualities, the arts have been used as a deliberate economic engine across the United States, including one case study in Paducah Kentucky, a previous manufacturing town with a downtown that included a high percentage of empty storefronts. Their strategy was to recruit compatible new businesses and new economic uses to build a more vibrant commercial district that responds to today's consumers' needs. Converting unused or underused commercial space into economically productive property also helps boost the profitability of their previously distressed downtown. Not coincidentally, the most successful attempts at this focus of redevelopment include a thoughtful approach including social, political, physical, and economic outcomes.

I would like to propose that the Ulster IDA consider working with the individuals in the creative industries, property owners, and local businesses to launch an incubator program to match creative entrepreneurs with discounted fees, licensing, and other incentives to bring this energy to the mid-town Kingston area.

The establishment of a Land Bank in Newburgh has already shown positive changes with their empty and abandoned buildings. Once the Kingston Land Bank board is appointed, the newly appointed City of Kingston Community Development director can begin working towards this type of progress. Recruiting creative industries and workers could provide jobs as well as fill-in many of the empty storefronts and buildings.

Finally, many groups, individuals, and elected leaders are poised to work towards these goals. What we will need in the near future is some seed funding to ensure a successful launch of these initiatives, one form of which could be a tax exemption.

Respectfully submitted,

Linda Marston-Reid

Executive Director, Arts Mid-Hudson | 845-454-3222

Member of Kingston Arts Commission | Member of Mid-Town Arts District planning team

Resident of mid-town Kingston



Ulster County IDA PILOT Program

Mark Hoffstatter

to:

oed

04/03/2016 10:53 AM

Cc:

"Fabiano Dean", "Marnell Mike"

Hide Details

From: "Mark Hoffstatter" <mhoffstatter@hvc.rr.com>

To: <oed@co.ulster.ny.us>

Cc: "Fabiano Dean" <fabianordist4@yahoo.com>, "Marnell Mike" <thelincolneagle@aol.com>

Hello,

I would like to comment on the IDA tax break programs, in particular, the PILOT tax breaks that have been used over the last several years and that are currently under consideration.

While I agree in theory with the idea of a PILOT, it appears they are being misused and or abused in Ulster County.

Providing a PARTIAL tax break during build and initial startup of a business makes sense, but the build and initial startup should rarely take more than 5-6 years. If there is a true need, as well as a real positive potential, an additional PILOT of not more than 5 years could be considered based on past progress and up-to-date potential. It is unfair to the taxpayers of Ulster County to assume responsibility for giving breaks to profit taking businesses for 10, 20 or 30 years.

If we want to get in that speculation business, we should be getting a large share of any profits during the PILOT period.

Thanks,

Mark Hoffstatter

mhoffstatter@hvc.rr.com



Form submission from: UCIDA Contact Us
Ulster County to: oed

04/04/2016 10:02 PM

Submitted on Monday, April 4, 2016 - 22:05

Name: Harry C Tabak
Phone Number: 845-471-2605
Email: hctabak@gmail.com

Comments:

Dear mr Michael Horodyski,
I'm writing you regarding the Category 5 Pilot portion of the UCIDA program. As a long time real estate broker, I can tell you that providing tax benefits to residential rental properties in nothing short of obscene. I built and owned many properties (including a 16 unit complex in New Paltz and they always quite lucrative and filled a need. There's absolutely no reason to subsidize these type of projects. They do not provide jobs & they do not provide sales taxes. I urge you and the Board to reconsider this aspect of the UCIDA's benefit programs.

Sincerely,
Harry C Tabak
Cornwall Realty Corp



How IDA should work

andi bartczak

to:

oed@co.ulster.ny.us

04/05/2016 12:36 AM

Hide Details

From: andi bartczak <andiwbartczak@yahoo.com>

To: "oed@co.ulster.ny.us" <oed@co.ulster.ny.us>

Please respond to andi bartczak <andiwbartczak@yahoo.com>

The IDA should collect information on the reasons for a proposed tax break and then offer that information to the municipality that would lose the tax money. That municipality would have the power to approve or deny the tax break. At the present time the IDA is doing it backwards.

Andi Weiss Bartczak
Gardiner, Ulster County

**BOARD OF
EDUCATION**

Brian Cournoyer
President

April 7, 2016

Aimee Hemminger
Vice President

Suzanne Holt
Ulster County Industrial Development Agency
P.O. Box 4265

Alison Easton
Member

Kingston, NY 12402-4265

Steven Greenfield
Member

RE: Revisions to Ulster County Industrial Development Agency Uniform Tax Exemption Policy

Michael O'Donnell
Member

Dear Ms. Holt:

Dominick Profaci
Member

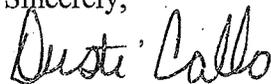
On the evening of April 6, 2016 the New Paltz Central School District Board of Education unanimously approved a position statement regarding Revisions to the Ulster County Industrial Development Agency Uniform Tax Exemption Policy.

Julie Tresco
Member

The Board of Education respectfully requests that this letter and the enclosed position statement be entered and read aloud as part of the official public comment at the April 13, 2016 meeting of the Ulster County Industrial Development Agency. Additionally, the Board of Education has appointed board member Steven Greenfield as its official representative at the April 13, 2016 meeting.

SUPERINTENDENT
Maria C. Rice

Sincerely,



DISTRICT CLERK
Dusti Callo

Dusti Callo
District Clerk

RECEIVED

APR . 7 2016

ULSTER COUNTY OFFICE OF
ECONOMIC DEVELOPMENT

196 Main Street, New Paltz, New York 12561 • Tel. (845)256-4020 • Fax (845)256-4025

**BOARD OF
EDUCATION**

**New Paltz School District Board of Education
Position Statement Regarding Revisions to Ulster County
Industrial Development Agency (IDA) Uniform Tax Exemption Policy (UTEP)**

Brian Cournoyer
President

Aimee Hemminger
Vice President

Alison Easton
Member

Steven Greenfield
Member

Michael O'Donnell
Member

Dominick Profaci
Member

Julie Tresco
Member

SUPERINTENDENT
Maria C. Rice

DISTRICT CLERK
Dusti Callo

PILOT agreements are under the control of appointed citizens who cannot be overruled by elected taxing authorities, regardless of impact upon the ratepayers in their jurisdictions. Effective tax rates for individual commercial and residential properties are set by the IDA, and not by elected representatives of those being taxed. Because of this unusual arrangement, the operation of which is largely invisible to the public, and the criteria for which are not subject to democratic processes, but are set solely by IDA members, special sensitivity on the part of county IDAs to the input of elected representatives is called for, and should be codified into IDA policy.

School districts are unique among all taxing entities affected by the award of Payments In Lieu Of Taxes and other tax abatements offered to developers in that those awards due to the way the 2% Tax Levy Limit functions in relation to those payments. They can cause us to suffer a reduction in the tax levy limit, while it is clearly their intent to provide gains, albeit not at full taxation rates. As a result, any new costs over the lifespan of the PILOT must be absorbed by existing ratepayers, or absorbed by our students in the form of program cuts. This is not the intent of the IDA mission, nor is it fair. We therefore request that it become Ulster County IDA policy that no PILOT will be approved without the consent of the school district within whose boundaries the proposed development would be located.

Housing developments have the greatest impact among all types of development, due to the fact that they can produce new students, but no new revenue to pay for them, forcing reductions in programming, increases in class size, a 60% supermajority vote to override the tax levy limit if the district were to attempt to accommodate student population growth without such losses, and in the worst case scenario, overcrowd existing facilities to the point where new construction would be required, but could not be undertaken without voter approval. Presumptions of zero student population growth associated with both student housing and senior housing are known to be inaccurate, as students, particularly graduate students, where housing needs are greatest, are frequently parents, and senior housing starts at the age of 55 of just one spouse or domestic partner, which today is accompanied by high rates of student-aged children. It is therefore our recommendation that no housing of any kind be eligible for PILOTS.

Ulster County Comptroller Elliott Auerbach issued a report and recommendations to the Ulster County IDA in October of 2014 (http://ulstercountyny.gov/comptroller/sites/default/files/10.7.2014%20IDA%20REPORT_0.pdf). Among its recommendations and best practices are the following:

Consider requiring school district approval for residential projects.

*Best Practice 2: Support only projects which likely will not proceed but for IDA assistance. In order to minimize loss of tax revenue, IDAs should attempt to verify businesses' need for tax abatement.

*Best Practice 4: Perform a cost-benefit analysis as part of all project approval decisions. The UCIDA application includes a cost-benefit analysis; in addition, UCIDA staff use informANALYTICS software to calculate the "ripple effect" of new business spending on the local economy. However, informANALYTICS does not estimate the cost of increased government services due to increased business activity. In addition, UCIDA has no method of distinguishing costs and benefits specifically attributable to IDA assistance and those which would accrue even without assistance.

*Best Practice 6: Provide for the recapture or termination of benefits when projects fall substantially short of their goals. Recapture ("clawback") provisions have been included in UCIDA Project Benefit Agreements since early 2013.

The New Paltz Board of Education is in agreement with these recommendations and requests that you adopt them as Ulster County IDA policy.

(Adopted: April 6, 2016)

Ulster County Legislature



James F. Maloney, District No. 4
Vice Chairman: Ulster County Legislature
Chairman: Economic Development,
Tourism, Housing, Planning & Transit
Committee

P.O. Box 1800
Kingston, NY 12402
Telephone: 845 340-3900
FAX: 845 340-3651

April 7, 2016

Ulster County Industrial Development Agency
P.O. Box 4265
Kingston, NY 12402-4265

Dear Board Members,

I am writing to you today in reference to the Uniform Tax Exemption Policy.

The economic climate is ever changing. Ulster County must be at the forefront in its proactive efforts to provide necessary tools and effective strategies to address the changing times. It is essential that we ensure policies are accommodating and draw new types of business to our County. The Uniform Tax Exemption Policy, in its current form, is a tool used to demonstrate our commitment to making local business successful, validate our understanding of bottom-line interests, and show our dedication to advancement of Ulster County economic development. The Uniform Tax Exemption Policy should remain unchanged at this time.

I urge you to take these comments under consideration. Please feel contact me at 845-399-6810. I look forward to a partnership in our common goal of improved economic development for the Ulster County community.

Sincerely,

James F. Maloney
Vice Chairman, Ulster County Legislature
Chairman, Economic Development and Tourism Committee

RECEIVED

APR . 8 2016

**ULSTER COUNTY OFFICE OF
ECONOMIC DEVELOPMENT**

RECEIVED
APR . 8 2016

ULSTER COUNTY OFFICE OF
ECONOMIC DEVELOPMENT

9 Old Mill RD.
New Paltz, NY 12561

To: The Ulster County IDA
PO Box 4265
Kingston, NY 12402

Subject: The Mission, Responsibilities and Appropriate Actions of a NYIDA

To The Members of the Ulster County IDA

You have an important and responsible mission to provide stimulus actions for appropriate potential businesses that will provide long lasting benefits to those areas and communities where such business and/or facilities built and/or proposed for operation. The following are some, but not necessarily all of the things you must consider.

A. Is the applicant reliable and trustworthy to follow through on the project in the spirit and terms of of the agreement whereby the IDA grant is issued. The IDA must review previous IDA programs the applicant and the the principals have done. Have they met the agreements identified in previous IDA's or have they done a project and after a few years sold their project to another without being sure all original commitments implied and contracted are adhered to.

B. There is a need being addressed that is not now being adequately addressed.

C. The Community affected benefit is significant and far reaching and does not provide a benefit that does not significantly negatively impact another part of the area or if it it does the overall impact is significantly enhanced.

D. That the area impacted recognizes and supports the proposed action. To do this the IDA must seek an opinion from the local elected administrative government body. Without their support the IDA should not be approved.

Sincerely



David S. Lent

Former Supervisor Town of New Paltz and Ulster County Legislator



Ulster County IDA
Steven Fornal

to:

oed

04/09/2016 01:35 PM

Hide Details

From: Steven Fornal <slfornal12@gmail.com>

To: oed@co.ulster.ny.us

To Whom It May Concern,

I believe the PILOT concept needs updating. Seeing as numerous NYS Comptroller studies over two decades have shown that approximately only 20 percent of jobs promised ever materialized, applicant contracts MUST-- from here on end, for any entity receiving a PILOT and not meeting job creation numbers --contain provisions stipulating they are responsible for paying back their tax break savings.

While I think it abhorrent that taxpayer money should be allowed to lessen startup and operating costs for private enterprisers while receiving none of the profits, if the PILOT program is to continue then the least that can be demanded is that the jobs promised are, in fact, created.

Steven Lance Fornal
4 Boodle Hole Road
Accord, NY 12404

Ulster County

845-626-4621