

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING COMMENTS

THE PROPOSED FORESTBURGH HOSPITALITY LLC AND FORESTBURGH PROPERTY LLC PROJECT

Public Hearing Date:

Monday, December 17, 2018

9:00 am

Location:

Town of Forestburgh Town Hall, Lower Level, 332 King Road, Forestburgh, NY

Ms. Flad opened the public hearing at 9:09 AM. Those present agreed to dispense with the reading of the public hearing notice. All legal requirements for a public hearing have been met.

Attendees:

- Jennifer Flad, County of Sullivan IDA (“Agency”)
- Steve Budofsky, Town of Forestburgh Deputy Supervisor
- John C. Knapp, Forestburgh Property LLC and Forestburgh Hospitality LLC
- Gerald Orseck, Esq.

Comments:

Mr. Budofsky inquired about the proposed structure of the Payment in Lieu of Tax (PILOT) Agreement, and the level of real property tax abatements the project will receive.

Ms. Flad described the abatements offered by the Agency’s Tourism Industry Uniform Tax Exempt Policy (UTEP) and referred Mr. Budofsky to the project application and cost-benefit analysis for further details.

Mr. Budofsky expressed his support for the project, which he stated complements the character of the Town of Forestburgh. However, he expressed his concern that the proposed real property tax abatements will negatively impact the Town, which needs additional real property tax revenues. He stated that a large proportion of property in Forestburgh is exempt from real property taxes, which places a heavy burden on tax-paying landowners, many of whom are senior citizens on fixed incomes.

All attendees continued to discuss the Tourism Industry UTEP and its application in this instance. Mr. Budofsky inquired whether the Agency could negotiate an abatement schedule that is more favorable to the Town. Ms. Flad replied that the Agency is bound by its uniform tax exempt policies, and that the project has applied to the Agency with the understanding that, upon approval by the Agency’s Board, the project would receive the level of benefits described in the Tourism Industry UTEP.

Ms. Flad went on to note that new businesses bring other benefits to the community, including personal income gains related to new jobs, sales tax revenues from operations, and sales tax revenues from gains in buying power. Mr. Knapp stated that the project is expected to create approximately 20 to 25 seasonal jobs, and the company would like to hire employees from within the Town of Forestburgh.

There being no further comment, Ms. Flad closed the public hearing at 9:51 AM.

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