

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY WITH SULLIVAN RESORTS, LLC

PUBLIC HEARING COMMENTS

9:00 AM, TUESDAY, JUNE 4, 2019

TOWN OF LIBERTY TOWN HALL, 120 NORTH MAIN STREET, LIBERTY NY 12754

Ms. Flad opened the public hearing at 9:00 AM. She read the notice of public hearing and stated that the notice had been posted, published in the *Sullivan County Democrat*, and delivered to each affected municipality in accordance with the General Municipal Law.

She provided copies of the letter request from Sullivan Resorts, LLC and cost-benefit analysis. She stated these documents are updates to the original application and cost-benefit analysis acted upon by the Agency in 2018.

She asked if anyone would like to comment.

Jacqueline Leventoff asked about the nature of the demolition.

Ms. Flad summarized the Project. She stated that the project that is the subject of the hearing today is the demolition and cleanup project that was approved by the Agency in 2018, and the only change is that the level of the Agency's sales and use tax exemption is greater than originally envisioned. At the time the Project was approved, it was the Agency's understanding that most of the work was exempt from sales and use tax under New York State Law, and only a small portion of the work required an Agency exemption. She continued that the Agency now understands the brownfield cleanup, which comprises the majority of the work, is not exempt under New York State Law and requires a sales and use tax exemption through the Agency. The overall scope of the Project has not changed.

Hearing attendees discussed in general the property location and availability of municipal infrastructure, unrelated to the Project's application to the Agency.

Kenneth Walter requested a copy of the public hearing recording and the transcript that is provided to the Agency's Board. He stated his opinion that the public hearing notice is not proper in that it is not distributed to the public other than being published in the newspaper. He commented that the documents handed out today are not available on the Agency's website, and the application indicates some information is to-be-determined. He questioned whether a Planned Unit Development will be pursued. He further commented that there are rumors the Project site will be transferred to a different owner, and stated this would be a detriment because the golf course is an asset. He commented on the Agency's tax abatements in general, and stated the Town cannot afford to lose any of its tax base. He stated his opinion that the Agency has not improved the economy of Sullivan County. He stated he is bothered that this hearing is being held after the fact. He commented that, according to the NYS Comptroller, tax rates are increasing in New York State. He stated his opinion that the Project does not deserve any tax breaks.

Ms. Leventoff asked if there is any clawback provision if the property is sold to a different owner.

Ms. Flad referred Ms. Leventoff to the Project documents for information on any clawback provisions.

Ms. Flad continued that she posted the Project documents on the Agency's website last week, and if there has been some error and the documents do not appear on the website, she will rectify it and post the documents immediately.

Patricio Robayo asked whether the Board would consider this matter at its upcoming meeting. Ms. Flad replied yes.

Hearing attendees discussed economic development in Sullivan County and the Mid-Hudson Region in general, unrelated to the Project that is the subject of today's hearing.

Ms. Flad thanked the attendees. The public hearing was closed at 9:26 AM.