

Community Preservation Advisory Board

Minutes of the meeting of July 26, 2022

Via videoconference

Present: Jim DeLaune, Mike Domitrovits, Ingrid Haeckel, John Gotto, Cara Lee, John Orfitelli

Neil Bettez, Town Board Liaison

Cara called the meeting to order at 7:04 pm.

1. John G. moved, John O. 2nd to approve the June minutes as written. All in favor.
2. John O. reviewed the RETT data for June. The total for the month was \$73,441.00, bringing the cumulative total to \$701,364.00. The average monthly total is \$64,898.00.

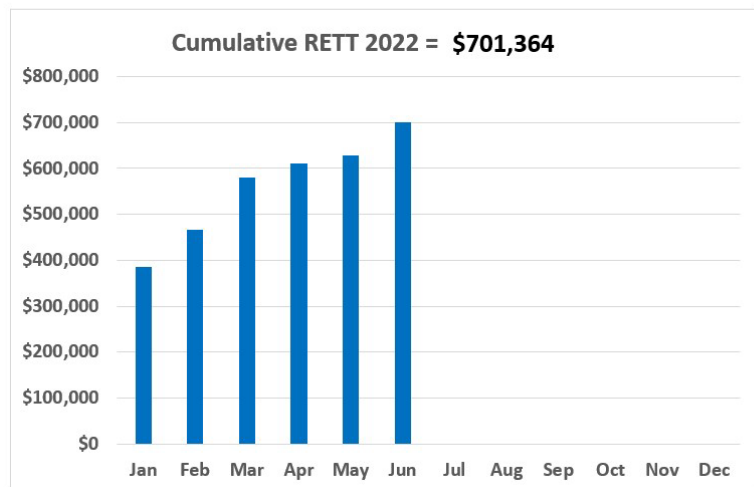
New Paltz Real Estate Transfer Tax for 2022

Exemption per Ulster Median Sales Price

1/1/22 - 4/6/22 \$280,000

4/6/22 - 4/6/23 \$320,000

Receipts		
Month	2021	2022
Jan		\$72,388
Feb	\$0	\$81,769
Mar	\$14,673	\$114,753
Apr	\$5,355	\$29,248
May	\$25,163	\$17,790
Jun	\$17,014	\$73,441
Jul	\$79,448	
Aug	\$40,845	
Sep	\$41,297	
Oct	\$31,136	
Nov	\$27,495	
Dec	\$29,549	
TOTAL	\$311,975	\$389,389
Average	\$31,198	\$64,898



3. Since 2021, there have been 464 transactions resulting in 285 sales, with 101 sales below the median. Housing prices are rising faster than median home prices. Right now, 25% of sales are below the median.
4. There was a discussion regarding best practices for stewardship allocation to fund ongoing maintenance of purchased properties. Cara and Neil will talk to the Comptroller regarding various options, and Cara will reach out to other municipalities to see what solutions they have come up with as well.

John Gotto left the meeting at 7:35 pm.

5. Libolt property: Cara and Jim met with the owner and walked the property. Proximity to school is ideal. The owner will be looking into an appraisal, and this continues to move forward.
6. S. Putt Farm: Cara hasn't heard anything back from the outreach letter but will follow up.
7. Culinarians: Cara and Jim met with the facility manager, who will arrange a visit with the president of the non-profit board.
8. Jim has been working on County Resolution #400, amending the Ulster County Budget to set aside \$2M of ARPA funding for the Ulster County Agricultural Crisis Relief Program, which addresses conservation easement issues.

Jim moved, John O. 2nd to adjourn. The meeting adjourned at 7:58 pm.