

RESOLUTION OPPOSING THE GRANTING OF A PILOT BY THE UCIDA FOR THE WILMORITE/PARK POINT APPLICATION

WHEREAS, Wilmorite/Park Point ("Applicant") is seeking to build and operate a \$56 million housing project for students, faculty and staff adjacent to, but independent from, SUNY New Paltz- including luxury apartments, clubhouse and pool, and

WHEREAS, Applicant is a multibillion corporation that will operate under a long term land lease from the SUNY New Paltz Foundation which recently obtained this parcel from a private company to enable this intended use, and

WHEREAS, Applicant is requesting tax waivers through a Payment In Lieu Of Taxes (PILOT) from the UCIDA which, over a 25 year period, would save the developer an estimated \$32.3 million in taxes that would otherwise be shared among the town of New Paltz, New Paltz Independent School District and Ulster County and utilized to provide essential local services, and

WHEREAS, the UCIDA was originally created for the purpose of incentivizing private companies to engage in desirable long-term job creating industrial development endeavors by offering tax waivers and other benefits, and

WHEREAS, the Applicant's project proposes to create a total of eight new full time jobs which equates to \$4 million in property tax subsidies per new long term job created, and

WHEREAS, student dormitories were made eligible for PILOTS by the UCIDA in August of 2012 without transparent notification to taxing jurisdictions located near SUNY Ulster and SUNY New Paltz as well as the Ulster County Legislature's Economic Development Committee, and

WHEREAS, the UCIDA has chosen to move forward with expediting the review of this application prior to the Town of New Paltz completing its SEQR process, and

WHEREAS, New Paltz Central School District, Town of Gardiner and Ulster County Supervisors Association and are in opposition to the granting of the PILOT, and

WHEREAS, the Town of New Paltz is an impacted local taxing jurisdiction, also stands to have its future property tax revenues substantially reduced if a PILOT is approved by the UCIDA, and

WHEREAS, removing future property tax income against the wishes of a local taxing jurisdiction is equivalent to imposing a mandate, and

WHEREAS, THE UCIDA has affirmed in their official minutes of February 13, 2013 "We are not dictated by the town, county or school board. We will make an independent decision on this application ourselves."

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

RESOLVED: The Town of New Paltz joins the Town of Gardiner, the Ulster County Supervisors Association and the New Paltz Central School District in opposing the Wilmorite/Park Point request for a 25 year PILOT tax exemption from the UCIDA, and

RESOLVED: a copy of this resolution will be sent to each member of the UCIDA

Resolved and executed in New Paltz this 23rd day of January 2014