

Monday, June 9, 2025 at 08:21:13 Eastern Daylight Time

Subject: Amazon ILOT REQUEST

Date: Friday, June 6, 2025 at 7:05:38 PM Eastern Daylight Time

From: Phil

To: skoufis@nysenate.gov, Kelly Reilly

Senator Skoufis, first I want to thank you for taking up the fight for us Orange County residents regarding this one sided proposal.

Why would IDA even consider such an application for this PILOT? I thought IDA was here to protect us, to “watch the backs” of Orange County residents? This application is so one-sided IDA should have immediately laughed and told Mr. Bezo this is totally unacceptable for the residents of Orange County New York!

It’s also disrespectful and un-American. I understand a business’ goal is to make a profit But at the expense of every day people is definitely wrong. The people who America “runs” on and depends on. That’s very wrong!!

Me. Bezo there will be no parachute in Orange County for Amazons PILOT request. The PILOT request will crash and burn once IDA sees the light and makes the right decision for the residents of Orange County who they represent!

Nice try but Orange County is too smart for such an application.

Play fair and make an offer thats good for Amazon and the residents of Orange County...we’re listening!

Respectfully

Philip J. Smith

Monday, June 9, 2025 at 08:24:03 Eastern Daylight Time

Subject: Amazon Warehouse in Slate Hill NY
Date: Friday, June 6, 2025 at 2:04:04 PM Eastern Daylight Time
From: Jared Albert
To: Kelly Reilly, Senator James Skoufis, Senator Kirsten Gillibrand

To whom it may concern:

There are 647 homes in Slate Hill with a median value of \$400k. This totals to about \$260 million dollars for ALL THE HOMES IN SLATE HILL.

According the IDA filing, this warehouse will cost \$447 million to build. It will be worth 1.7 times the value of all the homes in Slate Hill, and constitute almost 2/3 of the value of all the structures.

A sensible plan would involve it paying 2/3 of the school tax for slate hill and lower all or Minisinks tax load.

Yes, we need low wage/low skill jobs, we need part jobs etc, but don't need to subsidize them.

Jeff Bezos is the second richest man in America etc

Thank you and kind regards,
Jared Albert
Westtown NY



Hudson Valley Economic Development Corporation

June 7, 2025

Orange County Industrial Development Agency
4 Crotty Lane
Suite 100
New Windsor, NY 12553

Dear Mr. Fioravanti and Members of the Board,

I am writing to express my strong support for the proposed Amazon warehouse in the Town of Wawayanda. Based on the Cost Benefit Analysis the project will deliver significant economic, social, and financial benefits not only to the local community but the greater Hudson Valley as well. This development is not only a catalyst for growth but also a beacon of opportunity for local residents and businesses.

The project will activate an underutilized property, ensuring its productive use through transformative development. Such revitalization will breathe new life into areas that have long been underutilized, providing an opportunity to generate substantial economic activity including new tax revenue and workforce development opportunities.

The estimated cost of the Project is approximately \$607,000,000. Once completed the project will yield \$90,000,000 in PILOT payments, \$1,050,000 in construction-related sales tax collections, and \$238,000 in new annual sales tax collections. These revenues will directly benefit taxing jurisdictions, enabling them to invest in infrastructure, education, and other community services.

It is important to note that Special Districts will receive full tax payments with no discount, amounting to over \$12,000,000 in new revenues over 20 years. This ensures that vital emergency services will continue to be fully funded, maintaining the safety and well-being of our community.

During construction, the project is poised to inject approximately \$157,000,000 in new local construction wages, providing employment opportunities for local labor and contractors. Moreover, the warehouse will create 750 new permanent jobs, contributing \$30,000,000 in annual wages. Over the next 20 years, the project is expected to generate \$1,500,000,000 in new investments and payroll contributions—an impact 14 times larger than the tax discount.

Furthermore, while it is easy to undervalue these warehouse jobs as dead ends rather than steppingstones, these jobs provide a critical entry point for individuals with limited educational qualifications or prior work experience. For many, positions in industries such as warehousing offer the first taste of professional life. These roles equip workers with essential soft skills, including punctuality, teamwork, and communication, which are transferable across various sectors.

Jobs in warehouse and distribution often require individuals to master critical competencies such as problem-solving, multitasking, and customer service. While these skills may seem basic, they form the bedrock of professional success in more advanced roles. For example, an entry-level warehouse employee may develop time management and organizational skills while meeting production quotas, preparing them for supervisory roles. In addition, many warehouses, including those operated by companies like Amazon, offer training in logistics, inventory management, and technology operations. These jobs play a critical role maintaining a diverse and resilient workforce ecosystem.

The Amazon warehouse project represents an extraordinary opportunity to enhance our community's economic vitality, create sustainable jobs, and generate long-lasting growth. The benefits outlined above demonstrate the potential of this development in shaping a brighter future for residents and businesses alike. I wholeheartedly urge you to support the project, which will bring meaningful and enduring progress to our region.

Thank you for considering this vital project. Please do not hesitate to reach out if you require further information or clarification.

Sincerely,

Sarah Lee
EVP, Strategic Initiatives
Hudson Valley Economic Development Corporation



KARL A. BRABENEC
Assemblyman 98th District
Orange and Rockland Counties

**THE ASSEMBLY
STATE OF NEW YORK
ALBANY**

RANKING MINORITY MEMBER
Committee on
Standing Committees

COMMITTEES
Rules
Labor
Election Law

June 9, 2025

Mr. Bill Fioravanti, Chief Executive Officer
Orange County Industrial Development Agency
4 Crotty Lane #100
New Windsor, New York 12553

Dear Mr. Fioravanti,

I write today to express my full and enthusiastic support for the proposed Amazon warehouse project in the Town of Wawayanda. As the State Assemblyman proudly representing Wawayanda, I know firsthand that this community welcomes responsible economic development — and this project represents an extraordinary opportunity for our town and region.

This \$600 million investment will transform an active heavy mining operation into a dynamic, advanced economic development hub. The five-story, 3.2 million square foot facility will create at least 750 permanent jobs and hundreds of local union construction jobs, providing family-sustaining employment to our residents and supporting the local skilled trades.

The economic benefits to our community are undeniable. Over the course of the 20-year PILOT agreement, Amazon is projected to contribute approximately \$90 million in new tax revenue to the Town, County, Fire and Ambulance Districts, and School District — a nearly 7-fold increase over what these jurisdictions would receive without the project. That is an \$86 million net gain that will strengthen our public services, our schools, and our quality of life.

Moreover, when considering both the direct impact of the facility and the “multiplier effect” of this project, an estimated 2,427 total jobs will be supported across our region. The overall benefit-to-cost ratio of this project is 7:1 — clear evidence that the benefits far outweigh the value of any public incentives.

This is precisely the kind of investment our area needs: a project that replaces industrial use with modern commerce, delivers substantial tax revenue to our local governments, creates thousands of jobs, and signals that Orange County is open for business.

I commend the Town of Wawayanda for its thoughtful consideration of this project, and I urge you to support this transformational opportunity for our community.

Sincerely,

KARL A. BRABENEC
New York State Assemblyman
98th District

cc: Board Members, Orange County IDA



BRIAN M. MAHER
 Assemblyman 101st District

THE ASSEMBLY
 STATE OF NEW YORK
 ALBANY

RANKING MINORITY MEMBER
 Committee on Children and Families

COMMITTEES
 Alcoholism and Drug Abuse
 Education
 Health
 Housing
 Mental Health

MEMBER
 Black, Puerto Rican, Hispanic and Asian
 Legislative Caucus

Dear Chairman Crist:

While this Amazon development is not physically located within my Assembly District it will have a profound impact on local workers and businesses that I represent. I am writing this letter due to comments related to PILOT agreements that I knew to be false or misleading. I want to set the record straight on financial incentives and the role they play within our economic development process.

Amazon is not being offered tax incentives because our local officials enjoy giving money to large profitable corporations. Financial incentives exist at the level they do in New York because our state is ranked at the bottom in almost every category nationally when it comes to operating a business. New York has 300,095 regulations (50th in the nation), high labor costs (49th in the nation), high utility costs (44th in the nation) and a 6.88% corporate tax (35th in the nation). Unfortunately, the only thing allowing New York to compete with neighboring states is financial incentives.

The role of IDA's and PILOTS, specifically here in Orange County, is important for local labor and the local economy. If the IDA did not exist, Amazon would still receive millions in property tax relief through the 485b NYS tax exemption. This exemption is automatic and does not trigger a public hearing and most importantly there is no local labor clause. This means that your taxpayer dollars would be utilized and most of the construction workers hired for this project would be from other states where labor costs and materials are much cheaper. I personally saw this happen on projects and I don't want to see the same thing happen again in my home county. We must learn from the past and work together.

Also, another common misconception is that these tax breaks equate to cash on hand for municipal budgets. The statement that these tax breaks could be spent on roads, infrastructure or school programs is categorically false. Commercial developments in general, regardless of whether they receive a PILOT, do NOT create more operational dollars within your town or school district budget. Revenues created from this development will provide much needed tax relief. Once again, tax breaks are not cash on hand being taken away from other investments, they specifically provide much needed tax relief to businesses and homeowners that operate within the town and school district.

With all of this being said, I do believe a 20-year PILOT is a lot. I would urge local officials from the Town of Wawayanda to engage with Amazon to get the best deal possible for your taxpayers.

I can also speak to the fact that warehouse jobs are no longer minimum wage jobs. The minimum wage in Orange County is currently \$15.50 per hour. Having many warehouses located in a close proximity here in Orange County has created competition for workers. This is beneficial to the workforce because it pushes up starting salaries for potential employees, many of whom represent some of our most vulnerable populations. Starting salaries will likely push \$20 per hour here in Orange County. Also, I have seen residents use their employment at Amazon as a stepping stone to their future career. Amazon's tuition assistance program has been key for local residents in my Assembly District to eventually obtain their degree and become nurses, teachers, and serve in their desired profession.

It is very natural to think of one of the richest men on the planet and ask why Jeff Bezos needs a tax break. I think we can all agree that he does not. The devastating business climate in New York State is to blame for the necessity of financial incentives being used to attract some large-scale developments to our communities. The development community is watching this process. We want developments that are advanced manufacturing or high-tech opportunities. We all want higher paying jobs. Those types of businesses will be more likely to come to Orange County if they know the process by which their projects are approved are built on trust, truth and good faith negotiation. I wish you all the best and am happy to be a resource for any resident or town official during this process. God Bless.

Sincerely,

Brian M. Maher
 NYS Assemblyman, District 101

TOWN OF WAWAYANDA
SLATE HILL, NEW YORK 10973

Denise F. Quinn
SUPERVISOR

80 RIDGEBURY HILL ROAD
SLATE HILL, NY 10973



Tel: (845) 355-5700

June 10, 2025

Chairman Jeff Crist
Orange County IDA
4 Crotty Lane, Suite 100
New Windsor, NY 12553

Dear Chairman Crist & OCIDA Board:

As Supervisor of the Town of Wawayanda, I understand how important economic development is to our community. We believe in supporting local labor and understand that with some large projects comes the reality of financial incentives being used to compete with neighboring states that may make the overall cost of the project cheaper.

I also understand the value of any development being tied to a PILOT with a local labor agreement. We know that in the absence of this PILOT agreement, Amazon as of right, would be entitled to various New York State tax incentive programs worth millions, without having to hire local employees and purchase materials locally.

However, after looking at the current 20-year PILOT being offered I believe our community can do better. While we respect the Orange County IDA's process and understand this PILOT schedule was available as part of their Uniform Tax Exemption Policy (UTEP), I would like to formally request a meeting with Amazon representatives to discuss a deviation from the current PILOT agreement being proposed.

I would like to have this conversation in good faith to explore other options. I believe we need to do better than what is in front of us.

It is my hope that we can come to an agreement that preserves this project and its potential positive impacts.

Sincerely,

A handwritten signature in cursive script that reads 'Denise F. Quinn'.

Denise Quinn
Supervisor, Town of Wawayanda

Tuesday, June 10, 2025 at 16:30:38 Eastern Daylight Time

Subject: Department of Environmental Conservation link in Amazon PIOLET application regarding Public Hearing 6/10/25
Date: Tuesday, June 10, 2025 at 4:29:26 PM Eastern Daylight Time
From: Greg Robie
To: Kelly Reilly

95 Mineral Springs Rd.
Highland Mills, NY 10930

OCIDA
4 Crotty Lane, Suite 100,
New Windsor, NY 12553

RE: Department of Environmental Conservation link in Amazon PIOLET application regarding Public Hearing 6/10/25 & “page not found” message

To Whom It May Concern:

First, Thanks for confirming via my phone call today that written comments concerning the IDA application for Scannell Properties #600 will be received until 4 PM, June 26, 2025.

Second, the noted DEC link in the March 28, 2025 application is not working (Application for Financial Assistance, Part II, F. This is a significant defect because the application claims negative declaration while the property description notes, among other things, easements concerning stormwater drainage. The lack of this DEC permit information (<https://dec.ny.gov/permits/6191.html>) renders cogent comment impossible until this is rectified.

Please review and reconsider the determination that this application is ready for a public hearing. Please notify me when the reconsideration and link matter is redressed.

Thank you.

=)
Greg

Greg Robie

Tuesday, June 10, 2025 at 16:33:01 Eastern Daylight Time

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Please review and reconsider the determination that this application is ready for a public hearing. Please notify me when the reconsideration and link matter is redressed.

Thank you.

=)
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Greg Robie

Thursday, June 12, 2025 at 08:41:17 Eastern Daylight Time

Subject: New message from "Orange County";
Date: Wednesday, June 11, 2025 at 9:23:43 PM Eastern Daylight Time
From: Orange County
To: Kelly Reilly

First Name: Shawn

Last Name: Cahill

Email: smcahill@gmail.com

Phone: 6462292058

Message: Where can we submit comments on the Amazon/Scanner PILOT to?

Privacy Policy:

Date: June 11, 2025

Time: 9:23 pm

Page URL: <https://www.ocnyida.com/contact/>

User Agent: Mozilla/5.0 (Linux; Android 10; K) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/137.0.0.0 Mobile Safari/537.36

Remote IP: 69.112.250.229

Powered by: Elementor

Thursday, June 12, 2025 at 08:39:09 Eastern Daylight Time

Subject: New message from "Orange County";
Date: Wednesday, June 11, 2025 at 5:57:45 PM Eastern Daylight Time
From: Orange County
To: Kelly Reilly

First Name: Donna
Last Name: Barry
Email: dbarry.grandma@gmail.com
Phone: 8453551618
Message: Re: Amazon Warehouse

June 11, 2025

Good afternoon, members of the IDA. Thank you for the opportunity to voice my concerns about the proposed Amazon PILOT agreement. I attended the public hearing last night, and was disappointed that there was no explanation given to the community about the details of the PILOT. I think it would've been helpful to have it broken down, and the purpose for the PILOT explained to everyone.

None the less, I will attempt to present my feelings and suggestions on the matter. I understand the PILOT is made to attract businesses to the area, but for a business the size of Amazon, I feel the PILOT is much too generous. I would suggest changing the timeline from 20 years, to 10-15 years. Taxes from this project would then be returned to the town and school that much quicker, enabling the town to utilize the only real benefit we would receive for having a warehouse of this magnitude in our community.

I also feel that the amount of monies that the Minisink school district is set to receive is much too low. Their share should be increased, helping to relieve the present tax burden that many families are dealing with now. The only way to keep our school budget down is to have more business share the burden, and a business as large as Amazon can be beneficial in helping to doing so.

I understand that Amazon is proposing to find a new ambulance bay for Wawayanda. This would certainly be appreciated, but I also would like them to consider a donation to Minisink for improvements to the ball fields and a new computerized score board for the football field. These are projects that in order for the school to do, they would have to be in the budget, and any substantial increase to the budget is most likely going to be voted down. People do not want their school taxes increasing for any reason. Period. I hope you will seriously consider these school projects, and present them to the appropriate people.

Lastly I'd like to say, the idea that Amazon is not paying their fair share of taxes for a project of this magnitude, obviously does not sit well with most people. An argument was made that we are not losing tax income from this PILOT, because without this warehouse being built, we wouldn't have the taxes anyway. I find this to be completely irrelevant. If I were to build a house on a piece of vacant land, and then only pay a small percentage of the assessed taxable value, I would be in great jeopardy of losing my home. No one would want to hear my argument that at least

you're receiving more taxes than when the land was vacant. I feel this holds true for Amazon as well. Please revise the PILOT and make it fairer for the town and for the school, and please consider the incentives I've mentioned.

Thank you for your time.

Sincerely,

Donna Barry, Slate Hill, NY
Privacy Policy:

Date: June 11, 2025

Time: 5:57 pm

Page URL: <https://www.ocnyida.com/contact/>

User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/109.0.0.0 Safari/537.36

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you're receiving more taxes than when the land was vacant. I feel this holds true for Amazon as well. Please revise the PILOT and make it fairer for the town and for the school, and please consider the incentives I've mentioned.

Thank you for your time.

Sincerely,

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User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/109.0.0.0 Safari/537.36

Remote IP: 67.250.50.181

Powered by: Elementor

Subject: Concerns and Recommendations Regarding the Potential Amazon Warehouse on Route 6 in Wawayanda
Date: Wednesday, June 11, 2025 at 12:28:22 PM Eastern Daylight Time
From: Malorie Yourman
To: Kelly Reilly

Malorie Yourman
815 South Plank Rd
Slate Hill, NY 10973
myourman@gmail.com
845 649 8200

June 11, 2025

Orange County Industrial Development Agency
4 Crotty Ln #100
New Windsor, NY 12553

Dear Chief Executive Officer Bill Fioravanti,

I am writing to formally express my concerns regarding the proposed expansion of the Amazon warehouse project on Route 6, currently approved for 900,000 square feet and seeking approval for an addendum to expand to 3.1 million square feet over five stories. As a resident of Wawayanda, I understand the potential economic benefits of such a large-scale project; however, I believe there are significant issues that need to be addressed to ensure that this development serves the best interests of our community.

1. PILOT Agreement

The current PILOT agreement, which is heavily weighted in favor of Amazon, needs to be restructured to ensure that our town and the Minisink School District receive a fair share of the benefits. While PILOT agreements can be a useful tool for attracting businesses, they should also ensure that local services, infrastructure, and education are adequately funded. I urge the board to negotiate a more equitable PILOT structure that reflects the long-term impact of this project on our community's resources and future needs.

2. Lack of Good Neighbor Benefits

At present, the proposed development lacks concrete commitments to benefiting the local community in a meaningful way. A "Good Neighbor" benefit package that prioritizes local residents and the education of our youth is essential. I recommend that Amazon provide funding for:

- **AWS Computer Classes for the High School:** As part of a broader partnership with local schools, offering Amazon Web Services (AWS) computer classes.
- **Upgrades to the High School's Main Campus Theater:** A complete renovation of the theater, including new flooring, lighting, curtains, and sound systems.
- **Creation of a Turf Field:** A turf sports field would provide lasting benefits for local students, offering a space for physical education, extracurricular sports, and community events.
- **Air Conditioning in School Facilities:** As we face increasing summer temperatures and heatwaves, it is critical that our school buildings be equipped with air conditioning.
- **Asbestos Abatement:** Several buildings within the Minisink School District have aging infrastructure that contains hazardous materials such as asbestos.

These investments in education would ensure that Amazon's presence brings tangible benefits to the residents of Wawayanda, especially our children, and contributes to the town's overall well-being.

3. Traffic and Infrastructure Concerns

The proposed changes to the local road layout—including the new light at the top of the hill on Route 6, the light and traffic sensor at Exit 15B off I-85, and the widening of the left turn lane onto Route 6—will undoubtedly have a substantial impact on traffic flow and safety in our community. While these changes are being presented as necessary for the development, I am concerned that they may not fully account for the increased traffic volume, particularly for local residents, and the strain they could place on our already congested roads. It is essential that the final plan includes a comprehensive and independent traffic impact study, along with a clear plan for mitigating the effects on both the local population and neighboring communities.

4. Community Engagement and Long-Term Sustainability

Finally, I strongly encourage the Town of Wawayanda to work with Amazon to establish a more transparent and ongoing engagement process with residents, business owners, and local organizations. A community advisory board could be a valuable tool for monitoring the project's impact and ensuring that promises made to the community are fulfilled. Additionally, I urge the inclusion of long-term sustainability measures in the project design, including commitments to green building practices, renewable energy usage, and low-emission transportation options.

Conclusion

The proposed Amazon warehouse is a transformative project that could provide significant economic benefits to our region, but it must be balanced with a

commitment to the needs and interests of our local community. I hope the planning board will take these concerns into account and work to create a more equitable deal for Wawayanda, the Minisink School District, and all those who call this community home.

Thank you for considering my concerns. I look forward to seeing how this process unfolds and hope to be part of continued discussions as this project develops.

Sincerely,
Malorie Yourman

--
Malorie Yourman

"The best view comes after the hardest climb. Keep climbing, and when you reach the top, don't forget to turn around and help someone else up." - anonymous

Kacie Grieco
214 Mullock Road
Middletown, NY 10940

June 12, 2025

Orange County Industrial Development Agency
4 Crotty Lane, Suite 100
New Windsor, NY 12553

Subject: Opposition to Property Tax Break for Amazon in Orange County, NY

Dear Members of the Orange County Industrial Development Agency Board,

I am writing to you today as a concerned activist and a proud resident of Orange County, specifically within the Minisink Valley School District, to express my strong opposition to granting a \$102.6 million property tax break to Amazon for their proposed facility in our community. I urge you to vote against this Payment In Lieu Of Taxes (PILOT) agreement.

While I understand the IDA's stated mission to foster economic growth, providing such a substantial tax abatement to a corporation as wealthy as Amazon, with a net worth of \$2.3 trillion, is not economic development; it is corporate welfare that will ultimately burden our local taxpayers and jeopardize the essential services we rely on.

Our public roads are already under strain. The increased traffic from a massive Amazon fulfillment center, with hundreds if not thousands of additional trucks and vehicles daily, will exacerbate wear and tear on our infrastructure, leading to higher maintenance costs. These costs will inevitably fall to the taxpayers, diverting funds that could otherwise be used for critical road improvements and repairs throughout the county.

Furthermore, our first responders, including our dedicated fire and EMS departments, are vital to the safety and well-being of our community. A facility of this size and scope will undoubtedly increase demand on their services, from potential incidents at the warehouse to increased calls related to higher population density and traffic. Granting Amazon a massive tax break means less revenue available to adequately fund these crucial departments, potentially impacting their ability to hire, train, and equip our brave first responders. This is a direct threat to public safety.

Most critically, the Minisink Valley Central School District, and indeed all school districts in Orange County, depend on property tax revenue to educate our children. Our schools are the bedrock of our community, providing the foundation for our future workforce and

NO PROPERTY TAX BREAKS FOR AMAZON!

From sniglet <sniglet98@aol.com>

Date Thu 6/12/2025 2:54 PM

To Buisness Ocnyida <business@ocnyida.com>

Please, no property tax breaks for Amazon. This doesn't help the regular working and senior citizens of this county. Us, poor schleps, work all our lives and we don't get any discounts on our property taxes or, for that matter, any taxes. NYS is highly taxed as it is. I'm already looking forward to moving out of this state because of the taxes.

Do what's right for all.

Thank you for listening.

Tax breaks for Amazon is complete crap

From steven hoffman <stevenhoffman53@hotmail.com>

Date Thu 6/12/2025 2:42 PM

To Buisness Ocnyida <business@ocnyida.com>

They are a trillion\$ company. If you bend to their request you are not serving the people of Orange county.

Steven Hoffman

Thursday, June 12, 2025 at 14:40:19 Eastern Daylight Time

Subject: Amazon tax

Date: Thursday, June 12, 2025 at 2:39:10PM Eastern Daylight Time

From: Matthew Parry

To: Buisness Ocnyida

I understand that Orange County needs business investment, and I am in support of giving tax breaks to encourage those new businesses - but allowing one of the richest companies in the world to sidestep their tax responsibilities by allowing a 20 year tax break of \$102m is giving way too much in concessions.

It's just not fair on Orange County tax payers.

Matthew Parry
119 Franklin St
Port Jervis
NY 12771

Thursday, June 12, 2025 at 14:16:18 Eastern Daylight Time

Subject: Tax break for Amazon

Date: Thursday, June 12, 2025 at 2:08:21 PM Eastern Daylight Time

From: Richard Kelly

To: Buisness Ocnyida

Dear board members,

I write in opposition to providing any tax breaks for Amazon's proposed town of Wawayonda project. I have owned Amazon stock and may again purchase Amazon stock because it is a profitable business endeavor. However, I doubt seriously that it will not build its proposed warehouse/distribution center if it does not receive a tax break. Its business model requires that there be multiple distribution centers readily accessible to transportation. I believe that this project will be completed with or without a tax break.

Tax breaks should be used sparingly for businesses that provide substantial long term value to the community and the county. So, I am in favor of business development, but not tax breaks without overwhelming evidence that the return to the community will substantially outweigh the tax break.

Thank you for reading my opinion.

Sincerely,

Richard P Kelly

506 MacNary Road

New Windsor, NY 12553

Sent from my iPad

Why does Amazon get a tax break

From Maureen Pearce <tomaureen2801@gmail.com>

Date Thu 6/12/2025 12:23 PM

To Buisness Ocnyida <business@ocnyida.com>

Tell the IDA: NO PROPERTY TAX BREAKS FOR AMAZON!

Why are helping billionaires get richer and forgetting the people that pay them. Stand up and do the right thing!!!!

Maureen Pearce

Taxes/Amazon

From Paul Bennis <paul.bennis@gcsny.org>
Date Thu 6/12/2025 12:36 PM
To Buisness Ocnyida <business@ocnyida.com>

IDA,

Does the IDA Executive Committee live in Orange County? If so, why would you make such a poor decision for the future of Orange County and the Town of Wawayanda? I am assuming that you would not make such a poor decision for your family.

It is frustrating that Jeff Bezos pays less in income tax than most teachers, police officers and nurses so why would we enable his Amazon corporation to also fleece our local public?

The roads in the route 6/17m/Dolsontown Road area are already not able to deal with present congestion and you now want to add Amazon tractor trailers, Amazon delivery trucks/vans and workers commuting to and from the location. Amazon is going to create traffic jams, damage our roads, decrease our air quality and overburden our infrastructure and utilities.

Amazon will create jobs that pay two dollars above minimum wage and create many expenses for the Town of Wawayanda. The idea of payments in lieu of taxes is immoral and deceitful,

The IDA should be better than this! Do not just move something into an area for a quick and large IDA pay day and hurt the surrounding area. **Enough with the corporate welfare!**

If Amazon is allowed to move into Wawayanda they should have to pay their taxes and if they do not want to pay their taxes then they should not be welcome.

Paul Bennis

26 year Town of Wawayanda resident

NO PROPERTY TAX BREAKS FOR AMAZON WITHOUT NEGOTIATIONS

From LOUIS <barbalou30@msn.com>

Date Thu 6/12/2025 12:52 PM

To Buisness Ocnyida <business@ocnyida.com>

Good afternoon,

Please refrain from giving in to Amazon and their unfair requests for tax breaks.

It appears that they need our local area properties for their business operations to thrive . Let them reconsider what they are offering. In addition, the local first responders, roadways, sewage and water resources will also be stressed by adding services and how is that fair to charge this to the local taxpayers these expenses.

In addition, they pay low level salaries for their employees.

Also, were there tax breaks from the previous Amazon properties that were constructed in the County? Also a consideration for them is to guarantee unionization in future Orange County locations to ensure safe, competitive wages, and to protect from unfair working conditions/quotas. 20 year tax breaks is totally unacceptable. Remember, they need us more than we need them.

Thank you in advance for taking a step back and considering these issues.

Thursday, June 12, 2025 at 13:28:24 Eastern Daylight Time

Subject: Property tax breaks for Amazon

Date: Thursday, June 12, 2025 at 1:16:16 PM Eastern Daylight Time

From: Chris Ludlow

To: Buisness Ocnyida

Good Afternoon,

I'm a homeowner in the Town of Montgomery, which is the reigning king of granting property tax breaks for large corporations to attract warehouse jobs. The last thing we need is to roll out the red carpet for a company the size of Amazon to create hundreds of minimum-wage or barely above minimum wage jobs. This is incredibly short sighted.

I'm all for tax breaks being issued to attract high paying positions to our area. This is not the case here. Amazon is free to build their warehouse in our county, but not by being subsidized by property tax payers like myself. Not for these jobs.

Thank you.

Chris Ludlow
8 Millike Lane, Walden NY 12586
845-913-8194

Thursday, June 12, 2025 at 13:29:17 Eastern Daylight Time

Subject: No PILOT

Date: Thursday, June 12, 2025 at 1:13:16 PM Eastern Daylight Time

From: Will Hulse

To: Buisness Ocnyida

IDA - It's a real outrage and totally unnecessary to give a tax break to Amazon. They will build without a PILOT and the people of Orange County need the tax revenue much more than Amazon needs a tax break...

Respectfully,
W. Hulse (84 year OC resident)

[Sent from the all new AOL app for iOS](#)

Thursday, June 12, 2025 at 13:30:25 Eastern Daylight Time

Subject: Amazon Pilot

Date: Thursday, June 12, 2025 at 1:09:56 PM Eastern Daylight Time

From: Alan Moore

To: Buisness Ocnyida

Friends: I strongly urge you not to approve tax breaks for Amazon. We must all pay our share of taxes to maintain the quality of life we enjoy here in Orange County and that most assuredly applies to Amazon as well

Thursday, June 12, 2025 at 13:56:05 Eastern Daylight Time

Subject: No tax breaks for billionaires

Date: Thursday, June 12, 2025 at 1:54:28 PM Eastern Daylight Time

From: Patricia Offerman

To: Buisness Ocnyida

I'm sick and tired of the IDA giving tax breaks to the rich. I live in the Town of Montgomery, and before I retired worked in the Minisink School District. The Town of Montgomery is over run with warehouses sitting empty creating no jobs. The giant Amazon warehouse in the TOM destroyed green space and wildlife habitat for minimum wage jobs. I don't support Amazon and one damn giant Amazon warehouse in the country is one too many.

P.Offerman

No Tax Breaks for Amazon

From Claudia Depkin <claudiajd@yahoo.com>

Date Thu 6/12/2025 11:40 AM

To Buisness Ocnyida <business@ocnyida.com>

Dear Orange County IDA,

It's beyond ridiculous that Amazon would even ask for tax breaks, given the company's practical monopoly on every product and service in the country. For a company valued at \$2.25 trillion to even ask for a tax break is shameful. Tell Amazon "NO WAY" on tax breaks in Orange County! We don't need their minimum wage jobs, their congestion on our roads, their blocking traffic with box trucks, and we certainly don't need to give them tax breaks for it. Thank you.

Claudia Depkin

41 Clark Ave

Cornwall NY 12520

Subject: Amazon and IDA
Date: Thursday, June 12, 2025 at 9:55:18 PM Eastern Daylight Time
From: Teri Carey
To: Buisness Ocnnyida
CC: James Skoufis

Dear IDA,

I am writing as a concerned resident of Orange County, New York to express my strong opposition to the proposed approval of Amazon's warehouse project under the current terms of substantial tax incentives and substandard wages.

While economic development and job creation are important goals, they must not come at the cost of our community's financial stability or the dignity of our workforce. Granting Amazon generous tax breaks—potentially worth millions of dollars—while allowing them to offer only low-paying, often physically demanding jobs undermines the long-term health of our local economy.

These tax abatements represent a significant loss in revenue that would otherwise support our schools, emergency services, infrastructure, and other essential public services. In exchange, we receive jobs that do not pay a living wage and provide limited opportunities for advancement. This is neither fair nor sustainable.

Amazon, one of the most profitable corporations in the world, should not be subsidized by local taxpayers while offering compensation packages that are insufficient for workers to meet basic living expenses. The IDA should use its authority to demand higher standards—fair wages, stronger labor protections, and a more balanced community investment—before considering any form of public subsidy.

We urge you to reject the current proposal and negotiate terms that truly benefit our community, rather than allow a multinational corporation to exploit our local resources and labor force.

Thank you for your time and commitment to the public interest.

Sincerely,
Teri Carey
Highland Falls, Orange County, NY, Resident and Taxpayer

Monday, June 16, 2025 at 08:32:51 Eastern Daylight Time

Subject: Are You Kidding Me?

Date: Thursday, June 12, 2025 at 9:52:20 PM Eastern Daylight Time

From: merritt272@aol.com

To: Buisness Ocnyida

Residents of Orange County are paying attention, so why are you surrendering tax dollars intended to help hard working citizens with families and children to line the pockets of billionaire Amazon owner, Jeff Bezos?

Get real!

Thomas Merritt
Cornwall on Hudson, NY 12520

Monday, June 16, 2025 at 08:34:51 Eastern Daylight Time

Subject: Amazon

Date: Thursday, June 12, 2025 at 8:56:17 PM Eastern Daylight Time

From: Norwell therien

To: Buisness Ocnysida

Dear Sir or Madam,

I think its incredibly unfair that you would be considering allowing one of the richest companies and people in the world to get out of paying taxes in our town while a middle class working husband and father in the town of Waywaonda like myself has to struggle to come up with tax money on a monthly basis. If you have any compassion or soul you would charge them MORE to alleviate the burden on the folks who actually life here.

Sincerely,
Norwell Therien
Waywaonda, NY

Monday, June 16, 2025 at 08:35:30 Eastern Daylight Time

Subject: Tax breaks for Amazon - no no no!
Date: Thursday, June 12, 2025 at 8:25:40 PM Eastern Daylight Time
From: mccoypatricia@gmail.com
To: Buisness Ocnyida

Amazon has undercut so many of our local businesses and now they want a tax break as well? Do not allow this company to bankrupt our county any further.

Thank you -
Patricia McCoy
97 Forester Ave Apt C3
Warwick, NY. 10990

Sent from my iPhone

Subject: Property Tax Breaks
Date: Thursday, June 12, 2025 at 8:21:29 PM Eastern Daylight Time
From: dankozak@verizon.net
To: Buisness Ocnyida
CC: lbenton@orangecountygov.com

To: Orange County Industrial Development Agency

I'm writing to express my opposition to providing large property tax breaks to companies that have the resources to pay their fair share.

In short these PILOTs and other tax breaks have gotten totally out of hand with business promising much and delivering little. Often the total number of jobs falls short of predictions, the wages aren't enough to support a family, the construction jobs go to out of county/state workers and there are no clawback provisions for any failure to deliver. Additionally I question the validity of these cost analysis when the benefit to the public is just a 1:1 ratio relative to the cost once you exclude personal payroll disbursements.

If we want to give **large** tax breaks, it should be for a business that provides equally **large** salaries, or that will benefit the community at **large** (healthcare, high tech industry) and not for anyone that needs to put up another warehouse.

In my opinion there is no need to provide discounted property taxes relief for 10, 20 or 25 years to profitable companies.

Thanks for your time,
Dan Kozak
Newburgh, NY

Monday, June 16, 2025 at 08:36:45 Eastern Daylight Time

Subject: No property tax breaks for Amazon
Date: Thursday, June 12, 2025 at 8:09:01 PM Eastern Daylight Time
From: Michael Montoya
To: Buisness Ocnyida

To whom it may concern,

I am a tax-paying resident of Orange County, New York, and I am completely opposed to Amazon receiving a tax break to build in our county. They will in no way bring enough of a positive economic impact to offset the 106.2 million they will be avoiding paying in taxes.

Tell Amazon they need to pay their taxes or take their business elsewhere.

sincerely,
Michael Montoya

Monday, June 16, 2025 at 08:37:33 Eastern Daylight Time

Subject: Amazon IDA

Date: Thursday, June 12, 2025 at 7:26:08 PM Eastern Daylight Time

From: Tony Schmitt

To: Buisness Ocnyida

Why do we need to give this company a tax break to build a warehouse here? Orange County is at the nexus of I 84 and I 86 (Rte 17). This is the best place!!

I have no problem with Amazon building the warehouse. But why do they need a tax break? Really!!! I know the IDA's job is to attract investment. But when I played poker and I had a full house (like OC has), I just played to my advantage. And this is to OC's advantage. Do not give this company a tax break. They will still build here.

I have negotiated all my life. It is what I did for a living. They WILL CAVE. Trust me. They would like the tax break (who wouldn't) but they do not need it.

If you need me to negotiate this for you, please feel free to reach out to me. I know how to do this.

Regards,

Tony Schmitt

Monday, June 16, 2025 at 08:38:16 Eastern Daylight Time

Subject: OC IDA BOARD

Date: Thursday, June 12, 2025 at 7:03:35 PM Eastern Daylight Time

From: Maria Gdisis

To: Buisness Ocnyida

Orange County IDA Board,

As a senior citizen and resident of Orange County, I vehemently object to the proposed property tax break for Amazon. This tax incentive is unjust to Orange County residents and businesses that meet their tax responsibilities. The notion that this proposal was entertained is concerning. A tax concession for Bezos would presumably enable further extravagant purchases, subsidized by the local tax payers. STOP the Amazon tax break!

Maria Gdisis

Monday, June 16, 2025 at 08:38:49 Eastern Daylight Time

Subject: Amazon in Orange County: They Need to Pay Their Taxes!
Date: Thursday, June 12, 2025 at 7:02:09 PM Eastern Daylight Time
From: Holly Spinelli
To: Buisness Ocnyida

Good evening,

I am an active community member, public school teacher, and resident in Orange County, New York. I recently heard that Amazon may not have to pay taxes here in Orange County. This is absurd and insulting to everyone single taxpaying resident of this county. Amazon is a giant \$2.3 trillion dollar corporation. Amazon can more than afford to pay the \$102.6 million-- its fair share of taxes. Do not allow them to get away with financially harming our communities. We all pay our taxes, don't let a corporation scam its way out of its financial responsibility to our hardworking communities.

It is crucial for businesses and residents to work together for the good of all people, not the good of a single corporation's absurd, greedy profit margins.

Sincerely,

Holly Spinelli
Monroe, NY

Subject: No Property Tax Breaks for Amazon
Date: Thursday, June 12, 2025 at 6:41:44 PM Eastern Daylight Time
From: Eric Wyatt
To: Buisness Ocnయాida

Good Evening,

My name is Eric Wyatt, I am an Orange County resident residing in Washingtonville, NY.

I am against the Amazon tax exemption pilot program. I am a homeowner who pays property taxes that have an average increase of 8% to 18% per year. I believe everyone has to pay their fair share of taxes.

Amazon is known for their corporate greed and inhumane labor practices. I know people who have worked at Amazon and Amazon requires their employees to clock out for the bathroom and that clock out taps into their personal break.

Amazon does not hire full-time employees to work over 30hrs per week because they do not like to pay employee benefits such as health care.

Additionally, Amazon did a mass firing of workers throuout their warehouse in the United States last year and replaced Human workers with robotics. This is not the type of employer we want in Orange county.

Amazon is raving about how they will pay workers \$20 per hours. Yes, the minimum wage in Orange county is \$15.50 per hour. However as a multi billion dollars corporation. They can afford to pay their workers higher to prove to orange county residents they want to provide a living wage.

The average rent in Orange County, NY, including cities like Middletown, is approximately \$1,862 per month for a one-bedroom apartment. A studio apartment can be found for around \$1,568, while a two-bedroom might cost around \$2,263. Three-bedroom apartments can cost \$2,471 or more.

Here's a more detailed breakdown:

Middletown: The average rent is \$1,862 per month, according to Apartments.com.

Goshen: The average rent is \$1,862 per month, according to Apartments.com.

Studio: Around \$1,568 per month.

One-bedroom: Around \$1,862 per month.

Two-bedroom: Around \$2,263 per month.

Three-bedroom: Around \$2,471 or more per month.

How can someone possibly afford an apartment, utilities, car, gas and food on \$20 per hour in Orange county?

Receiving taxes from corporations will help the economy in Orange county. It will help our local school districts, build better roads and can provide incentives and grants for small businesses. The tax abatements will help residents and give us the opportunity to get a break of the consistent tax increases we have every year. The taxes taken from the corporations can be sent into the local school budgets and give residents a break.

There are senior citizens in my village who have to do garage sales every weekend because their retirement does not cover the increase in taxes. When will the residents get a break from the constant tax increases?

Monday, June 16, 2025 at 08:40:13 Eastern Daylight Time

Subject: No to Amazon tax abatement

Date: Thursday, June 12, 2025 at 6:34:30 PM Eastern Daylight Time

From: Victoria Braidotti

To: Buisness Ocnnyida

Hello,

I am upset about the proposal to give Amazon a tax abatement to build a warehouse in Orange County. A company with that worth does not need a tax break and it seems foolish to forgo monies that could assist residents of the county.

Why don't you work on attracting skilled jobs that pay people the money they need in order to live here in Orange County? You can't live here independently on \$37,000 a year. Corporate welfare indeed.

Regards,

Victoria

Monday, June 16, 2025 at 08:41:50 Eastern Daylight Time

Subject: Amazon-No tax breaks!

Date: Thursday, June 12, 2025 at 6:28:49 PM Eastern Daylight Time

From: Marianna Sackmann

To: Buisness Ocnnyida

A big company like Amazon needs to pay the proper property taxes. Our home property taxes are already so high! Amazon really has no excuse not to share the load.

Thank you,
M. Sackmann

Subject: NO PROPERTY TAX BREAKS FOR AMAZON!

Date: Thursday, June 12, 2025 at 5:37:29 PM Eastern Daylight Time

From: Amanda Torres

To: Buisness Ocnnyida

Good evening,

My name is Amanda Torres, I am an Orange County resident residing in Washingtonville, NY.

I am against the Amazon tax exemption pilot program. I am a homeowner who pays property taxes that have an average increase of 8% to 18% per year. I believe everyone has to pay their fair share of taxes.

Amazon is known for their corporate greed and inhumane labor practices. I know people who have worked at Amazon and Amazon requires their employees to clock out for the bathroom and that clock out taps into their personal break.

Amazon does not hire full-time employees to work over 30hrs per week because they do not like to pay employee benefits such as health care.

Additionally, Amazon did a mass firing of workers throuout their warehouse in the United States last year and replaced Human workers with robotics. This is not the type of employer we want in Orange county.

Amazon is raving about how they will pay workers \$20 per hours. Yes, the minimum wage in Orange county is \$15.50 per hour. However as a multi billion dollars corporation. They can afford to pay their workers higher to prove to orange county residents they want to provide a living wage.

The average rent in Orange County, NY, including cities like Middletown, is approximately \$1,862 per month for a one-bedroom apartment. A studio apartment can be found for around \$1,568, while a two-bedroom might cost around \$2,263. Three-bedroom apartments can cost \$2,471 or more.

Here's a more detailed breakdown:

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How can someone possibly afford an apartment, utilities, car, gas and food on \$20 per hour in Orange county?

Receiving taxes from corporations will help the economy in Orange county. It will help our local

school districts, build better roads and can provide incentives and grants for small businesses. The tax abatements will help residents and give us the opportunity to get a break of the consistent tax increases we have every year. The taxes taken from the corporations can be sent into the local school budgets and give residents a break.

There are senior citizens in my village who have to do garage sales every weekend because their retirement does not cover the increase in taxes. When will the residents get a break from the constant tax increases?

Subject: NO PROPERTY TAX BREAKS FOR AMAZON!

Date: Thursday, June 12, 2025 at 5:41:26 PM Eastern Daylight Time

From: Susan Nasta

To: Buisness Ocnnyida, skoufis@nysenate.gov

Dear IDA board members....

As a resident of Orange County for over 20 years, I have paid my taxes, although difficult at times financially, every single year. I've been retired for over 5 years, and still pay my taxes to support schools, roads, first responders.

Now Amazon is trying to get away without paying any taxes, which, you might be well aware of, will eventually fall on our shoulders since the roads will still need repairs, and our schools and first responders will need our support to run efficiently.

It seems to me that the RICH are the only ones to benefit from their ridiculous request to not pay their share of taxes.

Is this fair? You can be the judge of your decision if you dig down deep and think about how it will affect our younger people financially - our/your children and our/your grandchildren in the coming years - if we let this happen to our County!

Please tell us.... What are the advantages of having them in our community if they don't pay their share?

Is their business so important to be deemed a 'NEED' for our community?

Does getting our Amazon products one day earlier justify or warrant this decision?? No!!

The disadvantages that I see for us concerned citizens will be more truck congestion and damage to our roads in the future.

Needless to state, once Amazon is giving this privilege, don't you think that other large rich companies will get on the bandwagon and ask for the same???..... So then what, when will the cycle STOP???

We humbly ask you to "Vote" with a clear conscience and you will see that to deny Amazon's request is the PROPER decision on behalf of all Orange County residents.

I remain,
Susan Nasta

Monday, June 16, 2025 at 08:43:57 Eastern Daylight Time

Subject: Amazon--no tax incentives needed for them to come here
Date: Thursday, June 12, 2025 at 5:21:51 PM Eastern Daylight Time
From: Rhonda Growney
To: Buisness Ocnyida

I understand that the area could use more development, but Amazon would be next to a major airport, train lines and multiple highways. They didn't choose this spot for property tax abatements. We need the taxes or having the development is useless.

Woodbury Commons brings a lot of extra costs. So will this. No tax abatements/agreements are necessary for Amazon to choose Orange County.

Thanks,
Rhonda Growney
Highland Mills, NY

Monday, June 16, 2025 at 08:44:33 Eastern Daylight Time

Subject: No Property Tax Breaks for Amazon

Date: Thursday, June 12, 2025 at 5:09:14 PM Eastern Daylight Time

From: Raven Atria

To: Buisness Ocnnyida

Good afternoon,

As a business owner, I understand the financial struggles that a business faces on so many fronts, but a company like Amazon needs to pay their taxes. As a small business that was paying over \$40k per year could figure out a way, than so can Amazon.

We do not need another Amazon factory or distribution sites. The one that opened in Newburgh has already drained our employee pool. Opening another large factory will decrease the "pool" even greater.

Fight for all of us who live and work here and make Amazon pay their share!

Thank you for taking the time to read my thoughts and concerns.

Kind Regards,

Raven Atria
(845) 857-9240

Monday, June 16, 2025 at 08:45:11 Eastern Daylight Time

Subject: Amazon in Orange County

Date: Thursday, June 12, 2025 at 4:34:19PM Eastern Daylight Time

From: Earle Steeves

To: Buisness Ocnnyida

I support Amazon's big project, even with tax breaks and incentives to build in Orange County. They will be bringing jobs, income, and strengthen the overall economy. We have to look to the future. Some say that a tax break to Amazon is costing the County, but the tax income would not be there with no Amazon either. Let's support Amazon to get their business built, running, being a major employer and income generator for the entire County! Thank you for your consideration.

Earle Steeves
19 South St.
Washingtonville, NY 10992
Esteeves3@gmail.com
908-310-6952

Monday, June 16, 2025 at 08:45:45 Eastern Daylight Time

Subject: Amazon Warehouse

Date: Thursday, June 12, 2025 at 4:30:37 PM Eastern Daylight Time

From: Steve Pantis

To: Buisness Ocnnyida

Everyone is talking about the tax incentives to Amazon but I don't see anyone telling us how much money/taxes/jobs Amazon will bring to this area that needs jobs

Thank you,

Steve Pantis

The Godwin Group

Mobile: 910-890-1813

E-Mail: spantis@godwin-group.net

Monday, June 16, 2025 at 08:46:34 Eastern Daylight Time

Subject: amazon

Date: Thursday, June 12, 2025 at 3:56:45 PM Eastern Daylight Time

From: bearboat@hvc.rr.com

To: Buisness Ocnyida

No tax breaks for amazon !!

Francis X Brennan Jr.
33 Rose Lane
Middletown, NY 10940
845-386-2685

Please do NOT allow tax breaks to Amazon. I pay taxes and I pay Amazon for goods purchased. Let them pay their FAIR share of taxes.

From Email <rsullivan4@hvc.rr.com>

Date Thu 6/12/2025 3:10 PM

To Buisness Ocnyida <business@ocnyida.com>

Sent from my iPhone

Taxes

From Joseph L. Sexton <shooter_9mm@yahoo.com>

Date Thu 6/12/2025 3:42 PM

To Buisness Ocnyida <business@ocnyida.com>

SP4 Joseph L Sexton. I've been paying Taxes since 17, now 83. Everyone should pay their share. No breaks for Seniors, NO breaks for multibillion dollar company like Amazon even though I like Amazon
Sent from my iPhone

NO PROPERTY TAX BREAKS FOR AMAZON!

From AVA K LAMB <avaklamb@gmail.com>

Date Thu 6/12/2025 3:43 PM

To Buisness Ocnyida <business@ocnyida.com>

As a citizen of Orange County for a good part of my life, I'm writing to say no more warehouses— and no more tax breaks —no more tax breaks for Amazon!

AVA K LAMB-FREEMAN

631-835-1606

12 Beach Rd., Port Jervis, NY

Monday, June 16, 2025 at 08:19:24 Eastern Daylight Time

Subject: Amazon Tax Exemption

Date: Friday, June 13, 2025 at 9:13:20 PM Eastern Daylight Time

From: Minerva Esterling

To: Buisness Ocnnyida

I am writing to express my firm believe that Amazon does not need to receive a tax break for its Orange County facility. That money should go to our roads, schools and community programs. Amazon has already generated an indecent amount of revenue from every day customers like me. Our business should be enough. They don't need our tax dollars.

Sincerely,

Minerva Esterling

[Yahoo Mail: Search, Organize, Conquer](#)

Subject: Amazon

Date: Friday, June 13, 2025 at 6:37:23 PM Eastern Daylight Time

From: Lois Harford

To: Buisness Ocnnyida

IDA Board members -

Almost no-one in Orange County supports Amazon building and doing business here, for numerous reasons. These include massive wear & tear on our roads, congestion, large strain on our aquifers, pollution, so much more.

But one of the predominant reasons is that while we pay hefty taxes for our roads, first responders, schools and more, Amazon would not only benefit from OUR tax dollars, and suck the coffers dry, but this trillion-dollar corporation, and its self-absorbed third-richest-man-in-the-world owner would be, as they are now, essentially exempt (or legally elusive) from taxes they ought to be paying.

It's astonishing that such astronomically rich people & corporations aren't compelled to pull their fair share of weight!

My family and I are squarely opposed to this proposal.

Lois Harford
Port Jervis, NY

Monday, June 16, 2025 at 08:21:02 Eastern Daylight Time

Subject: NO TAX BREAKS FOR AMAZON!!!

Date: Friday, June 13, 2025 at 3:13:00 PM Eastern Daylight Time

From: Andrea

To: Buisness Ocnyida

As a small business owner and resident of Orange county who pays HUGE amounts of taxes , I strongly oppose Amazon getting any tax break in Orange County or New York!!

Thank you,

Andrea Schneider

President, The Danube Group

Monday, June 16, 2025 at 08:21:44 Eastern Daylight Time

Subject: Amazon tax break

Date: Friday, June 13, 2025 at 2:53:03 PM Eastern Daylight Time

From: tammy cauchard

To: Buisness Ocnyida

Please do not bow to corporate greed!

Think about what you are doing. Think about ordinary people living and working in Orange County. Do what is right. What you tell your family to do. What is fair. Do not give Amazon this tax break.

Tammy Cauchard

Sent from my iPhone

Monday, June 16, 2025 at 08:23:56 Eastern Daylight Time

Subject: No to Amazon

Date: Friday, June 13, 2025 at 12:10:35 PM Eastern Daylight Time

From: Elise Cagan

To: Buisness Ocnnyida

Dear IDA Good People,

My name is Elise Cagan and I live in Highland Mills, NY. I have been a union supporter forever, but in this particular instance, I feel the unions are not looking at the big picture

I pay my taxes. You pay your taxes. Neither Bezos nor Amazon pay taxes like we do. They should.

Tax the rich, don't let them squander their money and throw us cents.

Best,

Elise Cagan

Monday, June 16, 2025 at 08:24:46 Eastern Daylight Time

Subject: Amazon project

Date: Friday, June 13, 2025 at 11:55:12 AM Eastern Daylight Time

From: evnoelle@hvc.rr.com

To: Buisness Ocnnyida

To Whom It May Concern:

Please do not allow Amazon Project Bluebird and Project Liberty to materialize. It is unfair for such a rich corporation to not pay taxes while Amazon will save \$102.6 million dollars while, we as taxpayers will have to foot the bill for more roads, police, fire department, etc. Changing the height variance from 55 feet to 104 feet is wrong. Amazon's presence will reduce our home values and create more traffic and air pollution.

IDA was created to help Orange County not destroy it.

Evelyn Noelle

Monday, June 16, 2025 at 08:25:22 Eastern Daylight Time

Subject: Amazon PILOT: Just say NO!

Date: Friday, June 13, 2025 at 11:24:21 AM Eastern Daylight Time

From: Jonelle Chris

To: Buisness Ocnnyida

Good afternoon,

Please refuse to give Amazon the insidious tax exemption they are seeking.

Thank you,
Jonelle Wuttke

Monday, June 16, 2025 at 08:25:57 Eastern Daylight Time

Subject: No tax breaks for Amazon!

Date: Friday, June 13, 2025 at 11:09:34 AM Eastern Daylight Time

From: Joey Blackburn

To: Buisness Ocnyida

Amazon, an incredibly successful company owned by one of the world's second richest man, is currently trying to get a pass from paying tax revenue in Orange County.

Please do not let this happen.

I am a teacher; my wife is self-employed. We have a 7-year-old son. We have student loans, credit card payments, and family who live far away that we try and see as often as possible - which isn't cheap. Yet despite all this, we manage to pay our share of taxes every year. We are happy to do so, because we believe that helps keep Orange County a great place to live .

If Amazon wants to do business in Orange County, they too should contribute towards making it a great place to live and work.

Sincerely,

Rosella Blackburn
Cornwall, NY

Monday, June 16, 2025 at 08:26:07 Eastern Daylight Time

Subject: No tax breaks for Amazon!

Date: Friday, June 13, 2025 at 11:09:34 AM Eastern Daylight Time

From: Joey Blackburn

To: Buisness Ocnyida

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If Amazon wants to do business in Orange County, they too should contribute towards making it a great place to live and work.

Sincerely,

Rosella Blackburn
Cornwall, NY

Subject: Amazon
Date: Friday, June 13, 2025 at 10:32:48 AM Eastern Daylight Time
From: Dave Wolf
To: Buisness Ocnyida

Good Morning,

I wanted to know if the IDA had a statement on a decision by the Wawayanda Zoning Board of Appeals to deny Amazon's request for a height variance for the proposed 3.2 million square foot warehouse.

Thank you.

Dave Wolf

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Monday, June 16, 2025 at 08:27:14 Eastern Daylight Time

Subject: No PILOT Amazon
Date: Friday, June 13, 2025 at 10:18:52 AM Eastern Daylight Time
From: Suzanne Lewis
To: Buisness Ocnnyida

It's mind blowing that Amazon, one of the riches companies in the world (#5), thinks it should be given a tax break for a warehouse they're planning to build in Orange County, NY. I am an 80-year-old woman, have lived in Orange County all my life, and am required to pay my property taxes without exception. Why should a company like Amazon be given a tax break equaling over a million dollars, taking money from the county, town, local fire and ambulance districts, along with the Minisink Valley School District.

Without questions, the IDA should disapprove this PILOT request from Amazon.

Suzanne Lewis

Monday, June 16, 2025 at 08:28:07 Eastern Daylight Time

Subject: Amazon

Date: Friday, June 13, 2025 at 9:21:43AM Eastern Daylight Time

From: MaryBeth O'Hara

To: Buisness Ocnnyida

I am a resident of Orange County and support business. I am a small business owner. I absolutely DO NOT want a large company like Amazon to get tax breaks when the residents of Orange County continue to pay high taxes. As a realtor I can tell you that folks in the area struggle to pay the high taxes to stay in the county and are leaving to move to areas with lower taxes. You need to bring in money from these type of big box businesses that are in amazing financial shape to help offset the high taxes individuals pay in Orange County. Lastly, the average salary paid to most people hired at these big box stores does not afford the citizens of Orange County to purchase a modest home. This will break down the area. Please respond to this email.

MaryBeth O'Hara
resident: 72 Sarah Wells Trail, Campbell Hall NY 10916

MaryBeth O'Hara
Associate Broker
Ellis Sotheby's International Realty
[p:646.202.3102](tel:646.202.3102) | [e:marybethohara@gmail.com](mailto:marybethohara@gmail.com)



Monday, June 16, 2025 at 08:28:49 Eastern Daylight Time

Subject: AMAZON TAXES

Date: Friday, June 13, 2025 at 7:58:48AM Eastern Daylight Time

From: Benjamin Harnick

To: Buisness Ocnyida

Amazon does not deserve a tax break! Do not rob our schools, our roads, and our first responders of \$102.6 million in tax revenue they need and deserve.

Benjamin Harnick
21 Meadow Ave, Washingtonville, Ny 10992

Monday, June 16, 2025 at 08:29:25 Eastern Daylight Time

Subject: Amazon

Date: Friday, June 13, 2025 at 7:44:39AM Eastern Daylight Time

From: Lisa Mindich

To: Buisness Ocnyida

Hello,

It's a shame that the construction workers and prosperity of our county should be put in the middle of this struggle. But it's more of a shame that Amazon does not pay their own taxes!

Why should we subsidize one of the wealthiest companies in the world??

Their greed is nauseating. If I had that much money and power, I could think of more valuable things to do with it, rather than pay the IDA big application fees and asking the town to subsidize my growth.

I'm begging you to please STOP the PILOT!

Sincerely,

Lisa Mindich

Monday, June 16, 2025 at 08:30:17 Eastern Daylight Time

Subject: No Property Tax Breaks For Amazon

Date: Friday, June 13, 2025 at 6:45:55AM Eastern Daylight Time

From: Gloria Maggi

To: Buisness Ocnyida

I am a resident of New Windsor, NY and a senior citizen. I pay taxes. Amazon, one of the wealthiest companies in the world, should pay too! They are robbing our communities by not doing so.

Sent from my iPhone

Monday, June 16, 2025 at 08:31:22 Eastern Daylight Time

Subject: Property tax

Date: Friday, June 13, 2025 at 6:34:36 AM Eastern Daylight Time

From: Elizabeth Sullivan

To: Buisness Ocnyida

To whom it may concern-

If I have to pay property taxes, so should Amazon and any other multi-billion dollar company in the area.

The roads and bridges that they use as well are in need of repair- for example.

Thank you fir doing the right thing-

Elizabeth Sullivan

4 Skyline Trail

Salisbury Mills, NY

Orange County

Subject: Amazon request for PILOT

Date: Saturday, June 14, 2025 at 5:08:14 PM Eastern Daylight Time

From: Michael Heaney

To: Buisness Ocnyida

To: OC IDA members,

I wish to express my concern about your consideration of a request for a property tax break to AMAZON as they seek to build another massive facility in Orange County. PLEASE DO NOT GRANT ANY TAX BREAKS TO AMAZON. Amazon does not need, nor does it deserve, a tax break. They are disgustingly wealthy and they do not use their wealth to assist Orange County taxpayers and employees. The IDA was formed to encourage investment in our community. It was formed to benefit Orange County and offer assistance to those in need of a tax break to get started. Amazon does not need your encouragement. They want to build here because it is convenient and best serves their purposes. If they want to build here, let them do so at their own expense. They can easily afford it.

They will laugh at you all the way to the bank. They want to see how much they can squeeze out of Orange County knowing full well they will likely build here regardless of what the IDA does. This area is the best choice and most convenient for them, and they know it. And if they don't build here, I say good riddance. How many of their large buildings do we need? They will walk away and leave an empty shell when it serves their purpose. Examples of this can be seen in past PILOTS granted to hotel owners who later walked away or foreclosed on their property. And then they came right back again looking for another handout. Someone more deserving than AMAZON else will be right behind them to ask for assistance because, as a County, we have something excellent to offer. Let's not squander or cheapen what we have.

I think ordinary businesses that deserve a tax break are those that we need here, that fill a need for us as a county. We want good neighbors. Amazon is not one of those good neighbors. I don't believe this is who PILOTS were designed for.

Please SAY NO to Amazon's request for property tax relief.

Michael Heaney
Newburgh, NY

Monday, June 16, 2025 at 08:07:00 Eastern Daylight Time

Subject: Amazon

Date: Saturday, June 14, 2025 at 4:42:36 PM Eastern Daylight Time

From: Pam Wontz

To: Buisness Ocnyida

No Tax breaks for Amazon. They can afford to pay their own way. We should not carry the taxes for them. Pam Wontz

Monday, June 16, 2025 at 08:15:29 Eastern Daylight Time

Subject: NO PROPERTY TAX BREAKS FOR AMAZON!

Date: Saturday, June 14, 2025 at 9:35:35 AM Eastern Daylight Time

From: Maureen Vickner TerBush

To: Buisness Ocnyida

I was unable to attend the meeting on June 10th but would like to voice my opinion on the Tax Break for Amazon.

I am against it because it will put the burden on the taxpayers. Everywhere we turn the burden is on us the taxpayers. We are drowning and no one is throwing us a life line.

Please do not give a tax break to Amazon for the sake of the Orange County Taxpayers.

Sincerely,

Maureen Vickner TerBush

Monday, June 16, 2025 at 08:16:49 Eastern Daylight Time

Subject: NO PROPERTY TAX BREAKS FOR AMAZON

Date: Saturday, June 14, 2025 at 8:04:07 AM Eastern Daylight Time

From: DAPHNE DUNN

To: Buisness Ocnyida

We are against this no property tax break for Amazon. Everyone should pay their fair share.

Edward and Daphne Dunn
4 Revolutionary Road
Highland Falls, NY 10928
DDunn153@aol.com

Sent from my iPhone

Monday, June 16, 2025 at 08:02:24 Eastern Daylight Time

Subject: Property Tax Breaks

Date: Sunday, June 15, 2025 at 9:22:41 AM Eastern Daylight Time

From: Ginny

To: Buisness Ocnyida

To Whom it may Concern:

As taxpayers face higher prices for utilities, transportation, even groceries, this burden must be shared.

Amazon's new facility means increased police and fire presence, upkeep and road maintenance, traffic control, infrastructure, even school personnel.

Amazon wants the benefits to the detriment of the taxpayers in the community. It is only fair for them to pay just as we do!

Sincerely,
Virginia Hayes

[Sent from the all new AOL app for iOS](#)

Monday, June 23, 2025 at 08:32:12 Eastern Daylight Time

Subject: NO PROPERTY TAX BREAKS FOR AMAZON!

Date: Friday, June 20, 2025 at 3:28:50 PM Eastern Daylight Time

From: Sabine Moran

To: Buisness Ocnyida

NO PROPERTY TAX BREAKS FOR AMAZON!

Dear members of the IDA,

As a resident of Orange County (specifically Cornwall-on-Hudson) I urge you not to give a tax break to Amazon. Tax breaks are really only a give-away of taxpayers' money to big corporations that make millions and truly do not need any tax breaks.

I understand that there is a fear that Amazon will locate somewhere else but I think if everybody refused this deal which boils down to blackmail we'd all be doing better.

Please do not succumb to fear and pressure.

Thank you for your attention.

With best regards,

Sabine Moran

Subject: NO TAX BREAKS FOR AMAZON

Date: Friday, June 20, 2025 at 3:56:34 PM Eastern Daylight Time

From: Alice Giro

To: Buisness Ocnyida

To all concerned, I can NOT understand why you would want to give Amazon ANY tax breaks. This is one of the riches companies IN THE WORLD. A company that treats their employees deplorably and a company that would ruin your town's infrastructure. This is an agricultural town not and industrial town. They should be paying the town of Wawayanda millions to come here because all the roads in the town will have to be reconfigured and traffic lights would have to be installed. Also where would the water come from? Electricity and the grid for the whole town would have to be redone. And that's just the tip of the iceberg. And you think with all this they should get a tax break. I think NOT. This company will benefit NO ONE but themselves. Thank you, Alice Giro

Subject: New message from "Orange County"
Date: Saturday, June 21, 2025 at 2:02:05 PM Eastern Daylight Time
From: Orange County
To: Buisness Ocnnyida

First Name: Eileen
Last Name: Hogan
Email: no@email.com
Phone: 8454798521

Message: I live in the Town of Wawayanda. I moved to the country after growing up in Middletown. Image my shock when one of your people came to our meetings concerning the Amazon warehouse. People came from Monroe and Montgomery to say don't let them approve this. Evidently you are not a friend to the people in Orange County. Nor are these companies. These companies need to pay their fare share. Look what happened to Wakefern and Medline. Putting an all these warehouses in and giving them all pilot programs is not in the best interest of our county. The roads cannot take all the traffic. They are already congested. Ensuring that the people who live and work her have to pay the increases in our taxes to take care of the roads it isn't fair to the taxpayers. I am sure none of you or your employees live in the town of Wawayanda. I understand this is your job however you don't seem to care about what is happening in our county. A robotic warehouse is not going to provide good jobs to the residents of Orange County. Only to the unions. Have you talked to the people that work for Amazon? They came to our meetings and it is shameful how Amazon treats its employees. Shame on you.
Privacy Policy:

Date: June 21, 2025
Time: 2:02 pm
Page URL: <https://www.ocnyida.com/contact/>
User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 18_5 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/18.5 Mobile/15E148 Safari/604.1
Remote IP: 67.243.97.208
Powered by: Elementor

Subject: Incentives for Amazon project (Wawayanda)
Date: Saturday, June 21, 2025 at 7:15:00 PM Eastern Daylight Time
From: Carol Strauss Sotiropoulos
To: Buisness Ocnyida

June 21, 2025

To: The IDA Committee
From: Carol Strauss Sotiropoulos
24 Strauss Ln, Monroe NY 10950
Re: incentives for Amazon in Wawayanda

I attended the IDA Public Hearing on June 10th and the Wawayanda Zoning Board hearing on June 12th. I listened to the many aspects of this issue and was particularly impressed by those community members who substantiated their statements with careful research. It is clear to me that the negative environmental impacts outweigh the perceived financial advantages of this proposed Amazon project. I say “perceived” because (a) in truth the tax incentives being offered to Amazon are unnecessary and unwarranted, given that Amazon can afford to be contributing far more to a community that would be suffering from lasting serious environmental impacts; and (b) in truth the high-paying jobs, i.e., to union workers employed in warehouse construction, will be only temporary.

At the Zoning Board session, the serious environmental impacts were stated clearly, not only by residents who devoted time and energy to research, but by several members of the Zoning Board, which had done its own study and supplied irrefutable substantiation for denying a height variance.

As the IDA may be concerned solely with the “incentives” side of this issue, please put me into the record as being 100% opposed to the proposed incentives. I would appreciate knowing my comments have been received. Thank you.

June 20, 2025

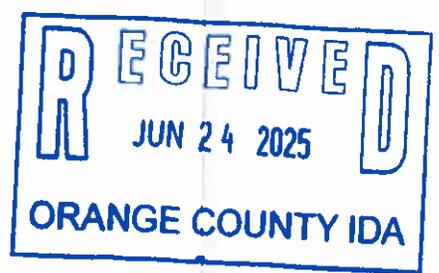
To all concerned,

I can not understand why you would want to give Amazon any tax break. This is the richest companies in the world. A company that treat their employees badly and a company that would ruin the town's infrastructure. This is an agricultural town not an industrial town. They should pay Wawa yards millions to come there because all the roads in the area will have to be reconfigured and traffic lights would have to be installed. Also

the town doesn't have adequate water supply for it's residents so it would have to come from elsewhere which mean piping it in. The electrical grid will have to be replaced. And with all that you think Amazon should get a tax break. This will ~~benefit~~ benefit NO ONE in the town. Only the company will benefit. I say NO WAY to give AMAZON any tax breaks

thank you

Alice Liso



Subject: Scannell #600 LLC- Project Blue Bird
Date: Wednesday, June 25, 2025 at 8:10:04 PM Eastern Daylight Time
From: juliepat23@aol.com
To: Buisness Ocnyida
CC: protectorangeco@gmail.com

To Whom It May Concern:

My name is Julie Patterson and I live at 82 Kirbytown Rd, Middletown, NY. As a resident of the Town of Wawayanda, I have some major concerns about Project Blue Bird.

This giant warehouse along with the 10+ other proposed warehouses plus a transfer station, will bring in way too much truck traffic Our roads can't handle it! We don't want this traffic to infiltrate the neighborhoods, to make short cuts.. They will be sharing the roads with school buses and commuters, as well as the 750 employees from Project Blue Bird (Amazon) that will be coming and going day and night. Project Blue Bird as well as the other warehouses will also bring air, noise and light pollution. How are we suppose to have any type of "quality of life" in this area? In our own neighborhoods? The extra height variance they requested for the building does not fit the character of our Town. Once you open the door for that, other projects will want more.. When is enough, enough??!!

Ask yourself:

How will emergency vehicles make timely calls?

How will residents make timely trips for their medical appointments?

Do we have the water pressure to handle a building of this magnitude? The water supplied is limited for warehouses per agreements with the City of Middletown. Some of our residents still don't have drinkable water.

Is there an Emergency Plan?

The Town does not have a Police Dept. Who will handle these calls if the State Police have more urgent matters?

Will school bus routes be affected?

Who will maintain the roads? **MOST LIKELY THE RESIDENTS VIA TAXES**

What are the benefits to the Town?

What does it mean for us? Project Blue Bird will use 3x more electricity than all of Wawayanda. Will this affect our electric rates?. In regards to battery storage, at the last Planning Board meeting in May, 2025, Mr. Boone said "There will be no battery storage on site." Where will the battery storage be located at? Please Clarify.. This project brings a negative change in our lifestyle from rural to semi industrial in which the Town is not following the Town Of Wawayanda Comprehensive Plan.

Amazon asking for a 20 year PILOT agreement is a slap in the face to the residents! Shame on them for even considering it.! A trillion dollar company!! Is this a self created hardship? Look at the history of warehouses in our area They abandon them and move on...leaving us with the burden and shaking our heads. Do not dump this burden on the residents. We didn't ask for this and don't want it. We don't want to be know as a "Warehouse City " or "Ama Za Wanda".

And to the IDA and OCP, why don't you find someone to build a sports complex,, hockey rink, ball field, basketball courts for the recreation of our youth. Now, that would bring in revenue and be beneficial to our children and future generations.

Lastly, I demand that the public comment period be held open if Project Blue Bird is to ever be reconsidered by the IDA.

Thank you for your time,

Julie Patterson



June 24, 2025

Orange County Industrial Development Agency (OCIDA)

Via email:

Dear OCIDA members:

We write to alert you to serious apparent flaws in the methodology used in a “Benefit-Cost Calculator” that the OCIDA was provided to justify a \$133.3 million tax abatement package for the proposed Amazon mega-warehouse project in Wawayanda, N.Y. We also write to point out some structural problems in the proposed transaction.

Specifically:

OCIDA Fee Windfall and Perverse Incentive

Under terms of the proposed deal, the OCIDA would get a transaction fee of 1% of the project cost (which is \$457 million) plus at least three other fees. Those transaction fees would total an estimated \$4,761,263. That is *\$2 million more than the OCIDA’s total operating revenue for the five years 2019 through 2023 combined* (most recently disclosed years to the NYS Authorities Budget Office). The prospect of such enormous transaction fees gives the OCIDA a perverse incentive to grant this proposal.

Astronomical Cost per Job

The proposed tax breaks total \$133,676,551 for 750 permanent jobs — or \$178,235 per job. At that price, there is no way warehouse workers are going to pay that much more in state and local taxes than they and their families consume in public services. There is no fiscal break-even possibility. Such a huge subsidy would simply create a transfer of wealth from New York taxpayers to Amazon shareholders.

No Accounting for Costs of Induced Growth

The benefit-cost calculator study does not include any stated line items for the increased public-sector costs of population growth induced by new job creation. New families moving into the area would mean more children in school, more demand for public health, police, fire, and safety services, waste management, and infrastructure spending.

Mysterious Property Tax Claim

Without stating its basis, the study projects an \$85.9 million increase in property tax revenue. This seems to contradict the terms of the project: 570 more truck trips and 1,800 more car trips each day, and at all hours, would create air and noise pollution that would cause downward pressure on home values and therefore *lower* assessed valuations. It is not reasonable to expect a hyper-warehouse would cause homes to appreciate more than they would otherwise; the opposite is more likely.

The only other way property tax revenues could rise is if more people move in and more homes and retail were built for the new-job takers. That, of course, would also induce large cost increases for public-sector goods and services. It is also reasonable to expect declining *commercial* property tax revenues. As the consulting firm Civic Economics has documented: retail property values, occupancy rates and tax assessments all decline as e-commerce sales increase (with Amazon comprising the largest share of e-commerce).

Double-Counting of Tax Benefits

The benefit-cost calculator apparently double-counts more than \$51 million in tax benefits. First, it lists temporary (construction) and permanent-job wages. Of course taxes are a *subset* of wages — one way wages get spent. The study makes no reference to taxes being deducted from the wage projections. Then it lists six lines of sales and income tax revenue (two local and four state). Those six lines total \$51,468,793. Then it sums those six lines into state and local subtotals of benefits (including wages), then sums those into a state-plus-local total. This double-counting, in turn, inflates the study's benefit-cost ratio claim.

Comparing cost apples to benefit oranges

The study, to derive its alleged benefit-cost *ratio*, stacks wages (plus the double-counted tax revenues) against tax abatements. This is not a valid contrast since only a tiny share of wages would turn into tax revenue to partly offset the corporate tax

breaks. Indeed, this is a huge distortion: the projected payroll of \$885,484,590 equals 86.6% of projected project benefits.

Contradictory Local Hiring Protections

The project application appears to contradict itself on local hiring. On page 19, in a table in which the developer is asked to “Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE years after completion,” the column for “End of Year 3” is empty, as are the columns for “End of Year 1” and “End of Year 2.” The columns for “Total New Jobs After 5 Years,” and “Total Retained Jobs After 5 Years” are answered “TBD.”

IV. EMPLOYMENT PLAN

A) Current Employee Headcount:

	Current # of jobs at proposed project location or to be relocated to project location from existing facility (e.g. retained jobs)	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED within THREE Years after Project completion			Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE years after Project Completion**				
		End of Year 1	End of Year 2	End of Year 3	End of Year 1	End of Year 2	End of Year 3	Total New Jobs After 5 Years	Total Retained Jobs After 5 Years
Full Time (FTE)	0	250	500	750					
Part Time (PTE)	0	0	0	0					
Total	0	250	500	750				TBD	TBD

Yet a cost-benefit study justifying the application lists 100% of both construction and permanent-job wages as “Local Benefits.”

	Nominal Value
Local Benefits	\$976,817,918
To Private Individuals	\$885,484,590
Temporary Payroll	\$218,225,226
Ongoing Payroll	\$667,259,364

In yet another mixed signal, another passage of the application requests a waiver on the local construction-hiring requirement, down to 70% from 85% — even with an eight-county “local labor” market.

No Apparent Accounting for Job Destruction

There is no indication that the cost-benefit study accounts for *job destruction* in the bricks-and-mortar retail sector caused by the rise of e-commerce, of which Amazon has by far the largest share. That job destruction would offset warehouse job gains to an unknown degree. Such job loss would also cause a loss of income and sales tax revenue.

In summary, we believe the OCIDA has received a flawed, misleading, and incomplete cost-benefit accounting that fails to justify the proposed award. As well, the OCIDA has an institutional financial self-interest from the transaction fees of the proposed deal that would constitute a multi-year windfall. The OCIDA should not allow a flawed cost-benefit estimate or a perverse incentive to give away tax revenue necessary for public services to cloud its judgment.

Sincerely,

A handwritten signature in black ink that reads "Greg LeRoy". The signature is written in a cursive, slightly slanted style.

Greg LeRoy
Executive Director