



Empowering Businesses. Inspiring Growth

**Robert T. Armistead, Chairman • Mary Ellen Rogulski, Vice Chairman • John Steinberg, Jr., Second Vice Chairman
Stephen Brescia, Secretary • Henry VanLeeuwen, Assistant Secretary • Robert J. Schreiber, Sr. • Edward A. Diana
Laurie Villasuso, Chief Operating Officer & Executive Vice President
Kevin Dowd, Attorney • Joel Kleiman, Chief Financial Officer**

Agenda

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a regularly scheduled meeting on September 8, 2016 at 2:00 p.m. at the Orange County Business Accelerator, 4 Crotty Lane, Suite 100, New Windsor, New York, to consider and/or act upon the following:

Order of Business

- **Roll Call**
- **Approval of the minutes from August 11, 2016 meeting**
- **Financial Reports and/or Requests for Payments**
- **New and Unfinished Business**
 - Chairman's Report
 - Chief Operating Officer Report
 - The Accelerator Report
 - Discussions
- **Applications/Resolutions**
 - Middletown Medical, PC
 - Initial Resolution
- **Such other and further business as may be presented**
- **Executive Session**
- **Adjournment**

Dated: August 30, 2016

Stephen Brescia, Secretary

By: Laurie Villasuso, Chief Operating Officer

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

August 11, 2016

A regular meeting of the Orange County Industrial Development Agency was convened in public session on August 11, 2016 at 2:16P.M. at the Orange County Business Accelerator in New Windsor, New York.

The meeting was called to order by the Chairman, Robert Armistead, and upon roll being called, the following were:

PRESENT: Robert Armistead, Stephen Brescia, Robert Schreiber, Edward Diana, Mary Ellen Rogulski, Henry VanLeeuwen

ABSENT: John Steinberg

ALSO PRESENT: James Petro – Executive Director
Laurie Villasuso – Chief Operating Officer
Joel Kleiman – Chief Financial Officer
Kevin Dowd – IDA Attorney
Russell Gaenzle – Harris Beach
Vincent Cozzolino – Managing Director
Melanie Schouten – Project Manager
Maureen Halahan – Orange County Partnership
Amanda Dana – Orange County Partnership
Steve Neuhaus – Orange County Executive
Lisa Sommers – Focus Media
Josh Sommers – Focus Media
Hema Easley – Focus Media
James Walsh – Time Herald Record
Sarah Wilson - TSEC
Tina Michels – Alto Music
Jon Haber – Alto Music
Robert D. Smith - Citizen
R. Andrews - Citizen
Harv Hilowitz – Verticon Construction Services
Brian Gates - HVEDC

Robert Armistead calls to order the regular meeting of the Orange County IDA, August 11, 2016 (Pledge of Allegiance is recited). Board consists of six members. There is a quorum.

Minutes

Review of the prior July 6, 2016 meeting minutes. Motion to approve the minutes is made by Mr. VanLeeuwen, seconded by Mr. Schreiber. Motion carries with all in favor.

Financial Reports and/or Requests for Payment

Mr. Kleiman reviews the summary of IDA bank accounts, certificate of deposits, and money market accounts that reflect a total of \$11,783,967, as of July 31, 2016.

Mr. Kleiman reviews the income and expense summary, noting that YTD is just \$2,078,396, and YTD expenses are \$193,857, with revenues exceeding expenses by \$1,884,539.

Mr. Kleiman reviews the income and expense summary for the Business Accelerator, noting that revenues YTD are \$94,000, and expenses are \$569,916. Expenses, as anticipated, exceed revenues by \$475,916.

Lastly, Mr. Kleiman reviews funds received and vouchers for the month. There is a total of \$314,319.43 to be approved by the board.

Chairman Armistead asks for a motion to approve the vouchers and payments in the amount of \$314,319.43. Motion made by Mr. VanLeeuwen, seconded by Mr. Schreiber, that the Board accept the financial reports and authorize IDA payments and vouchers. Open for discussion. Affirmative votes of all members present results in motion carried.

OCP Report

Ms. Halahan presents the OCP Behavioral Marketing Campaign. Behavioral marketing goes through web analytics, computer applications, cookies, search history, and IP addresses. OCP would like to reach their target audience for more than one day by using this marketing technique. Their audience is comprised of site selectors, commercial brokers, logistics heads, etc. When these people are searching for their real estate needs on the computer, related key words will trigger an ad for OCP. When the viewer clicks on the ad, they'll be led to a landing page illustrating the possible incentives and workforce demographics. From there they will have easy access to OCP and IDA information.

An analytical report will generate each week depicting the age, gender, geographical location, the website from which the click originated, how many clicks were received, and how much time was spent on the site. This report can be shared with the IDA. The report will show the traffic flow of views allowing OCP to change course if needed.

OCP is asking for a contribution of \$41,000 towards this Behavioral Marketing Campaign in 2016.

Mr. Cozzolino asks if this campaign is being created by a local company.

Ms. Halahan states that it is.

Mr. Cozzolino remarks that the requested amount is very affordable for that type of campaign.

Ms. Villasuso reminds the board that this expenditure was approved in the 2016 budget.

Ms. Halahan gives an attraction update. Legoland will receive water from the village. Project Rose Water, is moving forward in Warwick with an expected 40 jobs. There is a well-known baking business in New Jersey that OCP is hoping to relocate to the area. This project would result in 35-40 jobs, but the business would need 20,000 -30,000 sq ft to relocate. Regarding Packing Plant on Rail, OCP is working closely with the County Executive on this project and progress is being made. Project Amber, went inactive in 2014, and has now re-emerged. This is a major beverage company looking for a large site.

Ms. Halahan discusses the lack of shovel ready sites in Orange County. For the past year, OCP members have carried out a Municipal Outreach Plan, in which they sit down with Orange County municipal leaders and discuss PILOTs, what incentives look like, what local sites are available, and how OCP can help. Results from these meetings have been positive, and currently OCP is working on expanding pre-existing corporate parks.

HVEDC recently brought two projects to OCP. The first is an out of area company looking to relocate from NYC, and the second is a European 3D printing company.

Chairman's Report

Mr. Armistead compliments the board sub-committee for their efforts in the search for the third party auditing firms Loewke Brill and Fellenzer Engineering, and Mr. Dowd for expediting the contracts to move the project auditing forward. Auditing will be performed at the Pillar Redford Project, the Isomedix/ Steris Project in Chester, and the Crossroads Hotel Route 17 in Newburgh, to ensure they've complied with the policies.

Since the July meeting, Mr. Armistead has organized a committee lead by Ms. Rogulski, to evaluate the proposal submitted by Legoland for a PILOT, and research the possibility of using an independent third party to provide a cost benefit analysis.

Mr. Armistead has requested that Mr. Dowd, Mr. Cozzolino, and Mr. Diana work with Harris Beach to review the board bylaws, committee structure, standard operating procedures, conflicts of interest, ethics, and board composition structure. It is requested that an evaluation and comparison of best practices in regard to other New York State IDA boards be done to find room for improvement.

Mr. Armistead thanks Focus Media for their IDA PR assistance relating to the recent media and press releases. The articles in the Times Herald Record were accurate, and he appreciates the comments from the board members.

Mr. Armistead thanks the team that has been working on the Labor Policy upgrades. As the IDA moves forward with the project audits the board will be able to see what additional improvements are needed.

Mr. Armistead thanks the Times Herald Record for doing coverage on Addibots, a resident Accelerator company. Articles like this will help bring to light the work that is being done to help the local companies both resident and off-site. This assistance is vital to both the new startup companies in The Accelerator, and those that are pre-existing in the county that have not been able to receive help until now.

IDA Staff Report

Mrs. Villasuso states that the Labor Policy audit firms Loewke Brill and Fellenzer Engineering have officially been engaged for the projects mentioned by Mr. Armistead. A Letter has gone out to Isomedix/ Steris to inform them that the audit will begin, and the other correspondence is currently being drafted. Feedback from the policy audit interview process revealed things that should be included in the IDA Labor Policy going forward. Ms. Villasuso has been working with the Governance Committee to review such topics as: how to calculate the percentage of local employees, cost differentials, and how they determine who is local and non- local. Once the draft is complete, it will be reviewed with the board, and adopted in to Labor Policy auditing process.

Mrs. Villasuso and Mr. Cozzolino attended a monthly meeting with OCP and the County Executive to touch base and work together. They discussed the labor policy, the audits, and all the ongoing projects.

Ms. Villasuso states that this is the second month Focus Media has a PR plan with the IDA. Due to recent media attention the board has been receiving, their efforts have been of great benefit. Ms. Villasuso personally thanks Focus Media for their assistance.

Ms. Villasuso updates the board that due to her continuing education in Work Force and Economic Development she will be traveling to Baltimore and Phoenix. These trips are part of her Certified Economic Developer Training.

The Legoland public hearing went well, and the board will get a transcript once it's completed.

Ms. Rogulski states that Legoland Committee had their first meeting, and it went well. The committee determined how they want to approach the proposal. They want to be professional, upfront, transparent, and represent all those involved correctly. They will be recommending a cost benefit analysis.

M. Brescia thanks Ms. Villasuso and Mr. Cozzolino on their efforts in the process of upgrading the Labor Policy.

The board discusses the upgrades, and hopes to get the changes in place by September, or October at the latest.

The Accelerator Report

Mr. Cozzolino present posters highlighting The Accelerator functions, partners, and money sources. The incubator provides assistance to startup companies. These are companies in the early development stage, quite often the product is being made at home in the kitchen. The assistance for these companies is partially funded by a NY State grant. There are 10 incubators in NY State, and The Accelerator values them as part of its network. The Accelerator Without Walls (AWOW) is for any existing manufacturer in Orange County that needs assistance. The Accelerator consultants do personal site visits for AWOW clients to evaluate their business needs.

The Incubator is at capacity. A new building has been outfitted close by to expand The Accelerator efforts and house more clients. There are additional opportunities to expand elsewhere, and beginning steps have been made to start the process.

TSEC is The Accelerator non-profit partner that helps outfit labs with equipment for clients. The labs are located in all seven counties covered by The Accelerator. The SMARTT PODs are currently only located in Newburgh, but expansion to Middletown is the next step.

Additionally, other partners in NY State are being leveraged such as: Workforce Development Institution (WDI), Small Business Development Center (SBDC), Women's Enterprise Development Center (WEDC), and Procurement Technical Assistance Center (PTAC). The IDA is the biggest funder of The Accelerator as well as facilitator.

The Accelerator has recently applied for 3 grants. If received these grants will help fund expansion, equipment, and continue The Accelerators NY State certification. Mr. Cozzolino thanks the County Executive, Mr. Neuhaus, for his letters of support for the grants.

There is a large regional food cluster. The next step to assist them is by installing a local food testing lab. The Accelerator is working with an Academic Partner that will help develop the food methodologies that are needed to help these companies. Similar testing equipment would be placed both at the academic location as well as The Accelerator onsite testing lab.

The Accelerator is working on putting a Computer Programming POD in Middletown as part of the Downtown Revitalization Initiative (DRI). Mayor Destefano, of Middletown, is work with The Accelerator to help fund this PODD.

The Accelerator has been hosting conference to engage and education the regional manufacturers. So far, the topics have been the re-emergence of domestic fashion production and food safety. More conferences are to come in the near future.

The Accelerator has been linking regional manufacturers to help establish a strong local supply chains from which all the businesses can benefit.

The Accelerator has a \$15 an hour initiative, in which they help companies train staff to be more efficient. If employees are more efficient companies can pay them more, get just as much done, and hire less people. The initiative will help these companies get ahead of the curve and balance their books.

The Accelerator has the ability to fast track MWBE certification paperwork. Many of The Accelerator companies have applied for this certification.

The Accelerator has cluster analytics research done. This keeps them on top of regional information and where the high paying jobs are located.

The Accelerator hosts skills training workshops. The workshops are funded through grants, with the assistance of regional community colleges. These academic Accelerator partners help by hosting the labs, in addition to funding the workshops.

Mr. Cozzolino presents charts on client growth, Incubator clients, AWOW clients, and discusses the needs each client has and the benefits they have received by working with The Accelerator.

Mr. Cozzolino and Ms. Villasuso will be attending a fashion sourcing conference in August to help growth in the fashion industry regionally.

Discussions

Mr. Kleiman brings the board up to date on the 2017 IDA budget. Later in the month Mr. Kleiman, Ms. Villasuso, and Mr. Cozzolino will be meeting with the Audit Committee to review the budget. It is anticipated that a draft budget will be presented to the board in September, and ideally the budget will be approved by October.

Resolutions

Chairman Armistead asks for a motion to approve a third party to perform a cost benefit analysis of the Legoland PILOT Proposal. Motion made by Mr. VanLeeuwen, seconded by Mr. Schreibeis, that the Board authorize the

retention of the services of KPMG to assist the IDA in evaluating the economic impact of the proposed Legoland Park in the Town of Goshen. Open for discussion. Affirmative votes of all members present results in motion carried.

Clear Key, LLC – Final Resolution

Mr. Dowd reads aloud the Clear Key, LLC Final Resolution. Motion is made by Mr. VanLeeuwen, seconded by Mr. Schreibeis, accepting resolution to take action on certain matters pertaining to a proposed project for the benefit of Clear Key, LLC. Affirmative votes of all members present results in motion carried.

Alto Music – Final Resolution

Mr. Dowd reads aloud the Alto Final Resolution. Motion is made by Mr. VanLeeuwen, seconded by Mr. Schreibeis, accepting resolution to take action on certain matters pertaining to a proposed project for the benefit of Alto Music. Affirmative votes of all members present results in motion carried.

Such other and further business as may be presented

No such other and further business was presented.

Public Comments

No public comments were presented.

Executive Session

Chairman Armistead entertains a motion that the committee enter into executive session pursuant to section 105(1)(h) and 1(f) of the open meetings law to discuss the purchase of real property or an interest in real property. Motion made by Mr. VanLeeuwen to enter executive session issued. Motion seconded by Mrs. Rogulski. All in favor.

Executive Session

The members discuss the acquisition of real property.

End of Executive Session

Chairman Armistead entertains a motion that the committee enter into executive session pursuant to section 105(1)(h) and 1(f) of the open meetings law to discuss the employment history of persons employed by the IDA. Motion made by Mr. Brescia to enter executive session issued. Motion seconded by Mr. VanLeeuwen. All in favor.

Executive Session

The members discuss the employment history of particular people employed by the IDA and The Accelerator.

End of Executive Session

With no further business, meeting called for adjournment by Chairman Armistead, motion made by Mrs. Rogulski, seconded by Mr. VanLeeuwen, the time being 4:42 p.m.

Orange County IDA

September 2016

Funds Received

Matrix Newburgh I, LLC (Closing Fee)	370,184.88
Middletown Medical, PC (Application Fee)	5,000.00
Total	375,184.88

Vouchers & Payments

The Accelerator (3Q2016 Payment)	215,625.00
Kevin T. Dowd, Esq (Legal 08-01-16 through 08-31-16)	8,241.75
Frances Roth (Legoland Public Hearing)	323.00
Laurie Villasuso (Phone and Hot spot reimbursement July-Sept 2016)	240.00
Focus Media (PR Services - August)	3,750.00
Town of New Windsor (Reimbursement - Subdivision costs for proposed site)	3,545.30

Total **231,725.05**

ORIGINAL

2 ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
3 STATE OF NEW YORK

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4 In The Matter Of

5 MERLIN ENTERTAINMENTS GROUP U.S. HOLDINGS INC.

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6 Emergency Services Center Auditorium
7 22 Wells Farm Road
8 Goshen, New York
9 July 22, 2016
10 11:00 a.m.

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13 B E F O R E: JAMES PETRO, JR., EXECUTIVE DIRECTOR
14 ORANGE COUNTY IDA

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23
24 FRANCES ROTH
25 Court Stenographer
168 North Drury Lane
Newburgh, New York 12550
(845) 566-1641

2 A P P E A R A N C E S:

3

4 LAW OFFICES OF KEVIN T. DOWD
Attorney for IDA
5 46 Daisy Lane
Montgomery, New York 12549

6

ALSO PRESENT: Laurie Villasuso, Director, OCIDA

7

Harris Beach PLLC
8 OCIDA Bond Counsel
726 Exchange St. Suite 1000
9 Buffalo, NY 14210
BY: RACHEL ENDRES, ESQ.

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Frances Roth, RPR
Court Reporter

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1 MERLIN ENTERTAINMENTS GROUP

2 MR. PETRO: So at this time, we're going to
3 start the public hearing, not open to the public
4 yet, we're going to discuss a few things for
5 Merlin Entertainments. At this time, would you
6 please stand for the Pledge of Allegiance?

7 (Whereupon, the Pledge of Allegiance was
8 recited.)

9 MR. PETRO: Alright, let's see, I guess,
10 alright, my name is Jim Petro, I'm the Director
11 of the Orange County IDA, with me, I'm chairing
12 this public hearing, is Kevin Dowd, he's our IDA
13 attorney, Laura Villasuso is also the Director at
14 the IDA. We have Franny is our stenographer for
15 quite a while, Franny, welcome back.
16 Representing bond counsel is Rachael Endres.
17 Okay, also in the audience we have Kelly here,
18 she's our secretary to the directors and Vinny
19 Cozzolino is the Director of the Accelerator at
20 the IDA. Over here we have Bob Schreibeis, he's
21 a member of the Orange County IDA, sits on the
22 board and Steve Brescia is also a member of the
23 Orange County IDA, sits on the board, he's also
24 the liaison between the county legislative body
25 and the Orange County IDA. So with that, what

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2 we're going to do is go over basically today what
3 the IDA does, Industrial Development Agency. So
4 in Orange County, there are 26 counties in New
5 York State, each one has its own IDA. What
6 they're governed by a UTEP which is put out by
7 the government in Albany and there's also other
8 IDAs we have, like we have one here in Wallkill,
9 we have one in Montgomery. So altogether,
10 there's 103 IDAs in the State of New York. And
11 the reason that number is more than the 62
12 counties is because there are some municipalities
13 that elect to have their own. So that being
14 said, I don't know if I left anybody out. The
15 way we're going to go today we're going to have a
16 presentation from the applicant about ten minutes
17 or so which will be behind me. We're going to
18 get up, move the tables so everybody can see it
19 clearly. Also if you want to speak when the time
20 comes, I'm going to, raise your hand to be
21 recognized by the chair which is myself, if you
22 would come up to the microphone, try to keep it
23 to three minutes or so so other people have time
24 to talk and you have to sign in at that time.
25 You don't have to sign in if you don't want to

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1 talk, just trying to keep track of who actually
2 spoke at the public hearing. I also want to go
3 over one other thing which is very important.
4 The IDA, obviously we're interested in certain
5 things very similar to where planning board would
6 be interested in items which is important to
7 their board. We're not here today to talk about
8 non-IDA issues, i.e. that would be traffic,
9 anything to do other than the importance of
10 benefits of jobs and of information that's
11 important to the IDA. This is very important.
12 This is only an informational public hearing.
13 We're here only for information to bring back to
14 the seven board members who will look it over.
15 We're going to digest it, it will take time to
16 try to understand everybody's interest and
17 comments, informational purposes only, there will
18 be no action taken, that's exactly what I was
19 looking for. There's obviously not going to be
20 any action taken to today. Again, it's only for
21 informational purposes and that's the way it is.
22 So at this time, we're going to have the Notice
23 of Public Hearing read in by our attorney, Kevin
24 Dowd.
25

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2 MR. DOWD: Notice of Public Hearing (amended
3 location). This Notice amends the publication of
4 Notice of Public Hearing published on July 11,
5 2016 to reflect a location change from the Goshen
6 Town Hall, 41 Webster Avenue, Goshen, New York
7 10924 to the new location of the Emergency
8 Services Center Auditorium, 22 Wells Farm Road,
9 Goshen, New York 10924. The public hearing
10 pursuant to Article 18-A of the New York General
11 Municipal Law will be held by the Orange County
12 Industrial Development Agency on Friday, July 22,
13 2016, at 11:00 a.m. local time at the new
14 location, in connection with the following
15 matter. MERLIN ENTERTAINMENTS GROUP U.S.
16 HOLDINGS INC., for itself or on behalf of an
17 affiliate or affiliates, or an entity formed or
18 to be formed has submitted an application to the
19 Agency requesting the Agency's assistance with
20 respect to a certain project consisting of: (A)
21 the acquisition by the Agency of a leasehold
22 interest in a portion of an aggregate
23 approximately 521.50 acres of land located in the
24 Town of Goshen, Orange County, New York and any
25 existing improvements thereon; (B) the

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2 construction on the Land of an approximately 153
3 plus/minus acre LEGOLAND Park and Hotel with
4 related amenities, which park will be built in
5 phases and will include rides and attractions, an
6 aquarium, theaters, restaurants, a hotel and
7 various back-of-house facilities including
8 offices and staff areas, together with parking
9 and drainage facilities; and (C) the acquisition
10 in and around the Improvements of certain items
11 of equipment, machinery and other tangible
12 personal property. The Agency will acquire a
13 leasehold interest in the Facility and lease the
14 Facility back to the Company. The Company will
15 operate the Facility during the term of the
16 lease. At the end of the lease term, the
17 Agency's leasehold interest will be terminated.
18 The Agency contemplates that it will provide
19 financial assistance to the Company in the form
20 of sales and use tax exemptions, a mortgage
21 recording tax exemption and a real property tax
22 abatement, all consistent with the policies of
23 the Agency. A representative of the Agency will
24 be at the above-stated time and place to present
25 a copy of the Company's Project Application and

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1
2 hear and accept written and oral comments from
3 all persons with views in favor of or opposed to
4 or otherwise relevant to the proposed Financial
5 Assistance. Dated July 15, 2016 by the Orange
6 County Industrial Development Agency.

7 MR. PETRO: Alright, thank you, Kevin. So
8 everyone understands, what we're actually looking
9 at this as only one scenario, we're not
10 necessarily looking at only this, the company has
11 asked us to look at a 30 year PILOT, over the 30
12 years sales tax exemptions to the facility will
13 save \$10 million. Normally that's on the
14 building material, the recording tax, where's
15 that one, 3.5 million. So these are just one
16 scenario that we're going to be looking at. I
17 think the, what we're going to do is have the
18 applicant actually give us a ten minute
19 presentation and then I'm going to go back to the
20 board here and then we're going to open it up for
21 questions. So with that, we're going to have to
22 move our table just for a couple minutes and
23 would somebody please come up from the agency and
24 introduce yourself and exactly what you're going
25 to do?

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2 MR. CORDISCO: Again, my name is Dominic
3 Cordisco and I'm with the law firm of Drake Loeb
4 in New Windsor. And it is my privilege to be
5 representing Merlin Entertainments Group in
6 connection with the proposed LEGOLAND New York in
7 Goshen. And this project, you know, if anyone
8 works in economic development, you understand
9 that financial certainty is necessary to draw
10 investments. And this project is unlike any
11 other so it's truly my privilege to represent
12 them, not only in terms of the economic drivers
13 which Phil Royle who I'll introduce in a moment
14 will provide you with but also in terms of
15 educational benefits. This is unlike any other
16 project that has ever been proposed in Orange
17 County. And it's truly my privilege to represent
18 them. And Merlin Entertainments has asked Bill
19 Royle, who's their head of Community Relations at
20 LEGOLAND Florida, to relocate here to Goshen to
21 help the project through the process, to answer
22 questions and to be there as a resource for the
23 community. Phil is coming not from just Florida
24 but he also was in LEGOLAND California, he was
25 also in the UK where he started out at 17 years

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2 old operating rides for Merlin Entertainments.
3 So he's now been asked to work on this project.
4 And it's my great pleasure to introduce to you
5 Phil Royle.

6 MR. ROYLE: Thank you everyone and thank you
7 for taking your time today to come and sit here
8 and learn about the project. As Dominic said, my
9 name is Phil Royle, I'm head of Community and
10 Project Relations for the proposed LEGOLAND New
11 York development. Just to give you some insight,
12 we'll, thank you for dimming the lights, make it
13 a little bit clearer, we'll go over some
14 statistics. All of you have seen the
15 presentation before, many of you learned about
16 LEGOLAND New York, so we'll go over the real key
17 factors about employment, et cetera. So LEGOLAND
18 in Goshen will be 523 total acres, 153 acres will
19 be developed. As you can see from the image, the
20 LEGOLAND Park, the parking at the back, we do
21 like to classify ourselves as a park within a
22 park, so it will be hidden by treescape.
23 LEGOLAND New York will have a possible opening of
24 2019. We will have a 250 room LEGOLAND themed
25 hotel opening on opening day. Opening year

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2 attendance will be in line with other LEGOLAND
3 parks between 1.5 and 2.5 million visitors a
4 year. We like to consider our demographic being
5 a third, third, third, tourism a third, day trip
6 a third, local residents a third. We have high
7 emphasis on strong school program. We have a
8 dedicated education manager who works out in the
9 local community working to bring the stem program
10 in line with educating children using Lego
11 bricks. Jobs, we have provided 800 construction
12 jobs to the local community. Once opened, we
13 will have 500 full time jobs, including technical
14 trades, management, retail, food, beverage and
15 ride operations, public safety emergency
16 technicians, administrative and 300 part time
17 roles. We'll have 500 seasonal jobs that will
18 open up when other peak periods come during the
19 summer months. LEGOLAND, as I mentioned,
20 LEGOLAND will hire 500 full time employees, of
21 those 470 positions will have salaries starting
22 at \$30,000 or higher, 260 positions will have
23 salaries starting at 50,000 going up to \$200,000
24 per year. LEGOLAND New York's initial investment
25 prior to opening day will cost \$350 million and

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2 by year five the investment is expected to reach
3 500 million. We have a very, very proven model
4 of, financial model of reinvestment of
5 businesses. A PILOT is an essential investor for
6 Merlin. We need the comfort, we need the support
7 of the state and we need the PILOT investment to
8 make sure we can go ahead with this project. So
9 economic benefit highlights. We'll bring \$3
10 million in tax and fees per year, \$52.6 million
11 in PILOT payments alone over the 30 years,
12 39 million in host community fee payments based
13 on 2 million visits per year over 30 years with
14 no cap. The more successful the project is the
15 more successful the town is, \$300 million in
16 sales tax over 30 years, 30 million in hotel bed
17 tax over 30 years. And including annual
18 increases, the total taxes and fees, PILOT
19 payments, host community fees, hotel taxes and
20 sales tax will generate approximately \$421
21 million over 30 years. So the proposed LEGOLAND,
22 New York site currently generates a total of
23 91,000 in annual real property taxes. LEGOLAND
24 would make guaranteed PILOT payments of
25 1.4 million annually beginning the first year

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2 that the park opens, that's guaranteed money,
3 instead of the 91,000 in annual real property
4 taxes distributed by \$1 million to the school
5 district, Town of Goshen will receive 210,000 and
6 Orange County will receive 168,000. Over the
7 duration of the PILOT, payments would increase by
8 1.5 percent per year. Over the course of 30
9 years, LEGOLAND New York will pay 52.6 million in
10 PILOT payments alone, of which 38.4 million will
11 go to the Goshen Central School District. If
12 needed, LEGOLAND New York will pay for the use of
13 police and fire services required for operations.
14 LEGOLAND New York employees will generate
15 substantial additional economic benefits
16 throughout the region. As Dominic said, I'm
17 moving to this local community, that's an extra
18 person who's wanting to live in this community,
19 buy a vehicle, buy a home. LEGOLAND New York
20 will hire local construction labor to develop the
21 project. That's it. Thank you very much for
22 your time.

23 MR. PETRO: Thank you for your patience for
24 us moving around but you've got to be able to see
25 the screen. We also have two letters that have

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2 come in and that also reminds me anyone is here
3 who would like to address the board or one of our
4 next meetings you can also put it in writing and
5 send it to the Orange County Industrial Agency or
6 on our website is all the information, if you'd
7 like it to be read into the minutes, we'll do
8 that. So you can certainly write a letter any
9 time you want within ten days, yes, right on the
10 website. I'm going to ask the attorney to read,
11 we have the two letters that did come in so we're
12 going to go over those.

13 MR. DOWD: The first letter is from the
14 Goshen Central School District dated July 29 to
15 the Orange County IDA reference LEGOLAND New York
16 PILOT. Dear Mr. Armistead: Goshen Central
17 School District is under the impression based on
18 the article published in the Times Herald Record
19 on July 15 Merlin Entertainments has applied for
20 a 30 year PILOT payment in lieu of taxes, the
21 PILOT agreement from the Orange County Industrial
22 Agency for their LEGOLAND Amusement Park project.
23 As an affected taxing authority of this PILOT
24 application, the Goshen Central School District
25 respectfully and formally requests that the Board

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2 of Education be given the opportunity to express
3 its views before a decision is made. The Goshen
4 Central School District's Board of Education has
5 some questions regarding the PILOT and would
6 appreciate your contacting Daniel T. Connor,
7 Superintendent of Schools. Sincerely, Judith
8 Green, President, Board of Education. The second
9 letter is dated July 22, 2016 to the Orange
10 County IDA, Chairman Robert Armistead: As the
11 former head of the Orange County Office of
12 Economic Development and your former Executive
13 Director at the IDA, I find it extremely hard to
14 believe that a cost benefit analysis is not
15 currently underway by a nationally recognized
16 firm for the LEGOLAND project. LEGOLAND'S \$500
17 million project is beyond the capabilities of the
18 normal analysis. As you debate, contemplate and
19 discuss a 30 year Payment in Lieu of Taxes
20 (PILOT) for LEGOLAND, I strongly believe you
21 should adjust your labor policy from 85% to 100%
22 local labor if this extra long PILOT is approved
23 by the board. AS you know, the current 85% labor
24 policy was based on a 10 or 15 year PILOT.
25 Anything over 15 years should require a 100%

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2 local labor agreement. Thank you all for your
3 public service. Sincerely, James D. O'Donnell,
4 Goshen, New York.

5 MR. PETRO: Thank you. Dominic, I have a
6 question for you on the full time jobs that were
7 just shown us up here on full time employees
8 they're year round on the full time jobs, that's
9 not, the part times would be seasonal?

10 MR. CORDISCO: Actually, it's 500 full time
11 jobs year round, it's 300 part time jobs year
12 round, the seasonal are only during the peak
13 season.

14 MR. PETRO: Okay, thank you. Also should be
15 noted that the Orange County Industrial
16 Development Agency does not take action on any
17 application until it's completed the SEQRA
18 process. In this case, I believe lead agency
19 would be the Goshen Planning Board, is that
20 correct, Doug?

21 MR. BLOOMFIELD: Yes.

22 MR. PETRO: So the planning board would have
23 to complete the SEQRA process before the Orange
24 County IDA would certainly go any further and
25 that's in the future but I'm just letting

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2 everybody know that. What we'll do is I'm going
3 to open it up to the public, raise your hand and
4 you will be recognized by myself to come up.
5 When you come up to the microphone here, please
6 sign in, if you haven't already, try to keep, if
7 you notice, I don't have a little egg thing, the
8 timer, all that, try to respect other people's
9 wish to speak and keep it within three minutes or
10 so. And please, ladies and gentlemen, try to
11 keep it on subjects that you just saw behind us
12 on the screen, an IDA subject. We understand
13 certainly that traffic, quality of life and other
14 issues are very important to everyone but this is
15 not the venue for it. We're here to do our
16 specific reason for New York State and that's
17 what we're going to attempt to do. So try to
18 keep your comments along the lines of IDA
19 interests. So with that, I'm going to open it up
20 to the public, be recognized by the chair and
21 come up. Yes, ma'am? Introduce yourself and
22 also if you're speaking on behalf of an entity,
23 who you are and your position in the entity.

24 MS. GIORDANO: My name is Bernadette
25 Giordano and I'm talking on behalf of Goshen

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2 residents. I'd like to know why we don't know
3 what the taxes on this property would be without
4 the PILOT program? We know what it would be for
5 them if they had it, why don't we know without
6 the PILOT program what it would be? The
7 percentage of jobs that are going to be visa
8 worker jobs, we don't know that. How many part
9 time jobs, we know the part time jobs but the
10 percentage of existing LEGOLAND executives that
11 are going to be brought here and the percentage
12 of other employees that are going to be relocated
13 from other Legolands here as well because they're
14 saying we're going to have jobs, jobs, jobs but
15 how many are they going to take from the
16 Legolands and bring here before they give us
17 those jobs, jobs, jobs? Also Chester's going to
18 be affected, we're listed as one of the
19 interested parties but yet we're not listed in
20 all those beautiful presentations as to getting
21 anything from LEGOLAND. I live in Chester, what
22 is Chester going to benefit from LEGOLAND except
23 traffic?

24 MR. PETRO: Okay, the host community
25 agreements as written are strictly between the

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2 application and the municipality that's
3 requesting them or dealing with them. Obviously,
4 to answer your question would be someone from
5 Chester, the supervisor possibly or someone from
6 the board should contact LEGOLAND and bring up
7 that subject.

8 MS. GIORDANO: Their meeting was canceled
9 last month, I tried so--

10 MR. PETRO: Well, I would try again. Sooner
11 or later you're going to have to, your question
12 needs to be answered whether or not LEGOLAND has
13 anything on the table for Chester, I don't know
14 that, we're not involved with the host community
15 agreements.

16 MS. GIORDANO: We were listed on the EAF,
17 that's why I'm asking you so--

18 MR. PETRO: Okay. The other question you
19 asked which is the taxes, John, I know you're
20 there somewhere, what would the taxes be without
21 any, the question is what would the taxes be
22 without any PILOT whatsoever approximately?

23 MR. MC CAREY: We're still analyzing the
24 construction plans and their project so, you
25 know, it would not be proper at this time to say

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2 total taxes would be X number of dollars.

3 MR. PETRO: Right now, the real answer is
4 it's \$91,000 which is on the property if they
5 don't do anything that's what the taxes are.

6 MS. GIORDANO: As an amusement park.

7 MR. PETRO: As it is now when it's completed
8 what he's telling you it's hard to make that
9 assumption at this point.

10 MS. GIORDANO: Because they wouldn't ask for
11 a PILOT if they weren't making out, they're not
12 going to ask for a PILOT to help us, they're
13 going to ask for a PILOT to help them that's why
14 I'm asking you that so--

15 MR. PETRO: Alright, thank you. This woman,
16 okay, let's go here now, get you next, Bill, saw
17 her hand up. You can sign in if you haven't
18 please.

19 MS. CORR: My name is Debra Corr, I'm a
20 farmer and a real estate agent in the Town of
21 Goshen. I also represent Stop LEGOLAND Goshen,
22 New York. I have a huge amount of concern about
23 this mega company which is backed by Blackstone
24 which is one of the largest landowners in the
25 entire world coming into our town telling us they

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2 want to be a good neighbor and then asking for an
3 outrageous amount of 30 year, of a 30 year PILOT.
4 I know if I moved next door to you and I went
5 over and knocked on the door and said could you
6 please, I want to pay one half of one percent of
7 what I'm making on my taxes I would believe that
8 maybe you might not think I'm a good neighbor. I
9 truly feel that if they really want to, if this,
10 they're taking advantage of the residents in the
11 Town of Goshen that we're going to have to carry
12 their taxes on our back. In addition, we're
13 going to have to put in a ramp that is
14 approximately, well, we just, taking the money of
15 what the ramp is estimated to be down in Monroe
16 Exit 130 ramp is going to be \$91 million and that
17 again they want us to pay New York State
18 taxpayers so that we can drive, this is just an
19 amazing deal, so that they can drive all of their
20 clients into their park to pay them and then give
21 us a pittance of 65 cents per admission up to
22 2 million. And then after that 20 is after that
23 I think that's an insult, I think they're
24 constantly, everything that they've come up with
25 is an insult to the Town of Goshen. In addition,

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2 I wanted to address the \$91,000 that's currently
3 being paid on the real estate property. That is,
4 number one, I wanted to know is there an
5 agricultural assessment on that property and who
6 is going to pay the roll back taxes on that? And
7 the next question I was going to ask is I want to
8 make everybody understand that when you have a
9 blank piece of land like that and there are
10 people that are paying taxes on that, that land
11 is actually not costing the taxpayers money.
12 When they move into our community hope they
13 don't, I hope they find a much more suitable
14 place that where that's commercial and we don't
15 have to build an exit ramp. But when and if they
16 do move in, they'll be costing the taxpayers
17 money. So the \$91,000 that they're paying is
18 actually probably more than what we'll be getting
19 from them in the future. We also have to look at
20 the 1.5 that they're going to be giving to the
21 school district. Now when you give money to the
22 school district, they have to calculate that
23 against the aid that they get from the State of
24 New York. So it might just be a wash, they might
25 not, the Town of Goshen may not get that much or

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2 that amount back in aid because they already have
3 it. Where specifically is that money going to?
4 What is the fund, is it a general fund, is it
5 going specifically to, I want to know where that
6 money is supposed to go to? The \$210,000 to the
7 Town of Goshen will not even cover a police
8 officer and a new police car. So that's
9 unacceptable. I really, really need to protest
10 here that I think I'll be dead in 30 years, and I
11 live in Goshen, I've lived here for 35 years and
12 I would like to realize some of the tax money
13 that I'd like to see them pay their share of
14 taxes so hopefully my taxes will not go up and I
15 don't carry them on my back. And I'm also
16 concerned about real estate, I'm going to wrap
17 up, and the value of the real estate in our town.
18 And I really think that the entire town, I'm a
19 real estate agent, I've shown people properties
20 all week long. They want to stay away from
21 Goshen. The value of our homes is going to
22 plummet so it's really a good time for that
23 gentleman to buy a house in Goshen cause he's
24 going to get a really good price on it.
25 Otherwise, we're going to be prisoners in our

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2 homes because we can't sell them and we're going
3 to be prisoners in our home because we're not
4 going to be able to get out of them because of
5 the traffic. Thank you.

6 MR. FIORAVANTI: Good morning, thanks for
7 the opportunity. My name is Bill Fioravanti, I'm
8 the Director of Business Attraction for the
9 Orange County Partnership. As you know very
10 well, I've had the opportunity to work with
11 Maureen Halahan in a number of great attractions
12 and businesses we've brought here. This one is
13 like no other, this is on a whole other
14 stratosphere. And if any program or any project
15 needs and deserves one, it's this. It's a total
16 game changer, 1,300 jobs, 800 construction jobs,
17 half a billion dollars in investments in this
18 area. And I know as is often the case when it
19 comes to incentives the entire public isn't
20 always informed. Both of our groups work very
21 hard to try and educate the public. I know Mr.
22 McCarey couldn't do a calculation instantaneously
23 about taxes if there was not a PILOT, I could
24 tell you if they do not get a PILOT, we're going
25 to zero dollars in taxes because the deal just

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2 does not work for them as is often the case with
3 these projects. But if something deserves
4 incentives it's a program like this. Again,
5 going back to that idea of people not knowing the
6 whole story, I hear a lot of people saying
7 they're not going to be paying taxes, they're
8 getting off scott free. We're talking \$14
9 million in taxes every year that they're going to
10 be taking between the PILOT host agreement, sales
11 tax, hotel bed tax that's going to be an enormous
12 contribution to the Town of Goshen. So if you
13 look at their budgets it's going to benefit
14 everyone in the greater area, Chester, Goshen,
15 Middletown, it's going to impact this entire
16 region. Last thing I do want to say about that
17 is talking about tourism, this has become an
18 incredible tourist designation between West
19 Point, between the air show that we know very
20 well, even the breweries and distilleries people
21 are coming up from the city. LEGOLAND is going
22 to take us to a whole new stratosphere when it
23 comes to that. It's bringing 200 plus people
24 into the area, the multiplier factor, the money
25 staying here will help our gas stations,

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2 restaurants, even our farms and our non-profits
3 so it's going to have an economic impact, really
4 something like we've never seen before. I just
5 want to encourage the IDA, your board to approve
6 these incentives and welcome LEGOLAND here.

7 Thanks so much.

8 MR. BLOOMFIELD: I'm Doug Bloomfield, Town
9 Supervisor of Goshen. I'd like to say that I'm
10 speaking on behalf of myself, not the entire
11 board because we have not had time to discuss
12 this PILOT in great detail. I'd also like to
13 thank all, both sides of the people in Goshen who
14 are speaking on both sides of the ledger, this is
15 democracy at its best. And I'm sorry that they
16 didn't have air conditioning last night, it was
17 pretty hot and for whatever. But anyway, I'd
18 like to talk about Goshen. I've been the
19 supervisor for 11 years. And financially, we're
20 not in the best shapes. We have 20 percent fewer
21 people today than we had ten years ago. The last
22 couple of trucks that we bought, we bought one
23 new chassis this year for a 1994 to 1995
24 International Harvester dump trucks because we
25 could not justify paying \$185,000 for two new

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2 trucks. We have, if you take April of last year
3 to April of this year, we've had 120 percent
4 increase in foreclosures in the community of
5 Goshen. We currently have 125 homes in
6 foreclosure. This, if we, these people are
7 probably leaving because they cannot pay the
8 taxes. I don't want to talk about tax
9 jurisdictions and but the fact is 74 percent of
10 the taxes to schools it's a big number. And when
11 you have small increase of a big number is a big
12 number. And people come into my office every day
13 or not every day but quite often talking about
14 when I'm 65, I'm out of here, I can't afford to
15 live here anymore. I also know that Macy's came
16 here about three years ago and wanted to do
17 business in Goshen, they looked at this tax
18 structure and everything going on, they didn't
19 even say hello, they were gone. And they went
20 down off Interstate 81 and built a plant, a
21 distribution plant, hired 2,000 people, didn't
22 even talk to us. Now I want to clarify also what
23 was in the Times Herald Record this morning,
24 okay. I am for LEGOLAND, I want to give a soft
25 landing to these people. If they cannot get

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2 through the planning process adequately then they
3 shouldn't be here, traffic and all those other
4 issues that I hear our citizens talking about.

5 But on my own we need to be doing something going
6 forward because if I look out five years and I
7 try always try, typically plan for five years out
8 if we don't continue to bring in new industry
9 we're going to be in difficult shape. And one
10 last item I'd like to say is in the community of
11 Goshen which is the village and the town together
12 52 percent of the property is tax exempt.

13 Forty-eight percent of us pay the tax for the
14 full value of our community. And that's why
15 school taxes, town taxes, county taxes, all of
16 that is almost insurmountable for people who live
17 here. And so I want you to work hard on this
18 PILOT to understand it, modify it, deal with the
19 applicant but do your best but I'd like to see
20 them come if they can get through the planning
21 process.

22 MR. PETRO: Before you go. It's usually a
23 procedure at the IDA we like to have a letter,
24 one way or the other, of recommendation or
25 positive, could be negative, what the township

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2 and municipality would like to see at the IDA
3 level. So can we expect something from your
4 office as we move forward?

5 MR. BLOOMFIELD: Here's the difficult case
6 in this case, you know this, back in February,
7 Orange County dealt with LEGOLAND to come here
8 from Rockland County. The Town of Goshen was not
9 involved in any of that, none of those
10 negotiations or discussions. First time that we
11 met was just to meet the principals, okay. Our
12 town board has not been privy to all this, okay,
13 I can speak on behalf of myself but not the town
14 board. We have not taken the time and had the
15 input to make the decisions on this. What I am
16 asking you to do working with Mr. McCarey, real
17 property tax office and the applicant is do your
18 due diligence. I like the part that the Town of
19 Goshen is an individual, one and a half million
20 dollars is enough money for us to provide the
21 services required. The school's going to get a
22 million but the school wants to talk to you
23 because they were not part of that negotiation as
24 well.

25 MR. PETRO: Thank you. Okay, yes, sir?

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2 MR. MILLER: Good morning, my name is Robert
3 Miller, I'm the Assistant Superintendent for
4 Business at the Goshen Central School District.
5 I've signed in. As a school district, we are
6 very interested in learning more about how
7 LEGOLAND will compliment this community. Of
8 particular interest to us is the educational
9 component of LEGOLAND. Today our main concern is
10 are you willing to approve something shorter than
11 a 30 year PILOT in keeping with your policy of 10
12 and 15 year PILOTS? Thank you.

13 MR. PETRO: Thank you.

14 MR. CANTERINO: Good morning, my name is
15 Philip Canterino. I am the County Legislature
16 for the 21st Legislative District which
17 encompasses all of Goshen Districts two and four
18 and Wawayanda and District two in Blooming Grove
19 and we'll all be affected by the decisions that
20 are made here today. So I have spent 25 years on
21 the town and planning boards for the Town of
22 Goshen so I'm relatively familiar with what's
23 going on. You do have an incredibly big job
24 here, I know that and a very difficult one to
25 boot. As far as piggybacking on what John and

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2 Doug said at this particular point I know they
3 put some figures up on the board but in addition
4 to not even knowing what the accessible base is
5 they're still trying to find a formula to figure
6 out what the accessible base is going to be so
7 you'll know what type of tax incentives to give
8 them. We don't even know that. So I'm calling
9 for an incredibly detailed financial disclosure
10 on all of these facts. Because in my 25 years,
11 I've never seen a polarized issue as this where
12 we have people, the residents of Goshen are split
13 maybe not down the middle but they're so
14 polarized over this. So this is a critical issue
15 and I need to protect all the residents of Goshen
16 cause that's my job and my duty no matter which
17 way it goes. So I thank you for your due
18 diligence but please do it. Thank you so much.

19 MR. PETRO: Alright, Maureen?

20 MS. HALAHAN: Good morning, Mr. Petro,
21 administrators of the IDA. I'm going to put a
22 little different perspective on this for a
23 moment. When Governor Cuomo took office a number
24 of years ago, he created ten regions in the State
25 of New York. We're considered the Hudson Valley

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2 Region. Then he selected regional council
3 members to come in and work together to develop
4 an economic development strategy for each of our
5 regions and of course we're in the Hudson Valley
6 Region. I serve on the governor's Economic
7 Development Council and over the last three years
8 LEGOLAND has been looking for a site in the
9 Hudson Valley. Three years ago, they applied for
10 incentives and did not have a home and our
11 council decided they were such a part of our
12 overall strategy to bring in new jobs, new
13 business, tourism destination that will create a
14 multiplier that is sometimes incalculable that we
15 decided for the first time ever that we would
16 support a business of this caliper, even though
17 they didn't have a site and unanimously we
18 selected as the governor's council that they were
19 our number one priority. Year two they came in
20 and submitted a site for Rockland County. And at
21 the time remember we're all different counties in
22 this region but all of us unanimously said
23 LEGOLAND is our number one priority because
24 whether they land in Rockland or Ulster or our
25 county here it would be, the multiplier would be

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2 great for all. So we once again said that
3 LEGOLAND was the number one priority. And the
4 governor agreed and the state embraced it and
5 here we are and never knowing that they would
6 land here in Orange County and that the
7 multiplier would be so great here, we're the envy
8 honestly of all of the counties around us. I
9 hear it all the time, I can't believe that it
10 landed in Orange County. So I think that we
11 really have to calculate, understand that these
12 complex projects require a great amount of, you
13 know, knowledge and understanding and support
14 incentives support, local support to get a
15 company of though caliber in. And we ask you to
16 please consider that wisely and make sure that
17 this project closes and lands here in our county
18 thank you so much.

19 MR. PETRO: Thank you. Okay, this lady
20 here.

21 MS. CIONE: Good morning everybody, how are
22 you? My name is Lynn Cione. I've already signed
23 in. I'm the President of the Orange County
24 Chamber but I'm not here as that today. I'm a
25 resident of the Village of Goshen, I'm a resident

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2 of the Town of Goshen, I've lived there since
3 1987 and I live pretty close to Exit 125 so I'm
4 going to be their neighbor very close. The
5 traffic is going to affect me greatly. I know
6 that's not what we're here for but as Doug had
7 said, we're half tax exempt, we're the county
8 seat government which means we have attracted the
9 county, the state, federal, every not-for-profit
10 that's in Orange County. We have churches,
11 synagogues, everything, we have all sorts of
12 things that are off the tax rolls which we need.
13 We're also heavily agricultural in the town and
14 we need that, it provides a diversity of our
15 economy, a diversity of our quality of life.
16 However, we're half of the tax rolls, I've been
17 on the village board, it's a struggle to bring
18 anybody here because of that. I've been on the
19 village board, I've been a water commissioner,
20 I've been village police commissioner, the amount
21 of traffic that comes through that we bear in
22 taxes the burden that the county puts on us. We
23 pay for all of that. I pay, gladly I pay my
24 school taxes, I pay a huge amount to the school,
25 huge, gladly pay it because I think it's

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2 important for our village to have and our
3 community to have students that are well educated
4 and good, productive members of society. I'm a
5 hundred percent behind LEGOLAND, it is a
6 responsible, it's an international community,
7 they do their homework. It is so hard for us to
8 be able to attract businesses in Goshen because
9 we're half off of the tax rolls, it's very, very
10 difficult. I consider it a huge honor as a
11 village resident and a town resident that a
12 company the caliber of Merlin Entertainments
13 would say I want to live in Goshen. I love
14 Goshen, I've been on almost every board in
15 Goshen. I've been on the ZBA, the village board,
16 I've been a volunteer, my husband's been the
17 judge of both the village and the town, we're
18 very protective of our community. But we also
19 need to be able to have a sustainable community
20 as Doug said, we have an amazing amount of
21 foreclosures. It's not right, it's not fair we
22 bear such a burden for the rest of the county
23 providing services. And we have people, I have
24 neighbors who can't afford the taxes. Right now
25 that parcel pays 91, \$94,000, that's nothing,

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2 that's absolutely nothing, it's the possibility
3 to be able to bring in a world class tremendously
4 respected business that's going to be paying
5 millions and millions of dollars. So I strongly
6 urge you on behalf of me, my community of Goshen
7 that I love dearly please seriously consider
8 this. Thirty years is a long time but it's also
9 a \$500 million project. This is not a warehouse
10 on Neelytown Road, this is not, you know,
11 somebody moving from here to here. This is a
12 massive project that as Maureen said people are
13 jealous, when was the last time Orange County
14 people are jealous of something that's going on
15 here? This is huge for us. And while it's 30
16 years am I happy about the fact that it's 30
17 years, no, I wish it was 20. But it's a \$500
18 million project and that has to be balanced
19 against that. So based on all of that, I would
20 seriously urge you to consider the benefits that
21 this is going to be to our community, in the
22 village, town and Orange County this is huge for
23 us, thank you.

24 MR. PETRO: Thank you. Next lady?

25 MS. CULLEN: Good morning folks, my name is

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2 Carol Cullen and I've already signed in on the
3 sheet right there. I wanted to address something
4 that's been mentioned a couple times this morning
5 and that is that a 30 year PILOT seems to be
6 something that people don't want. I just wanted
7 to reflect to you that it is something that I
8 think is most desirable. The 17 year PILOT that
9 was placed on the mall has now expired. The
10 school district is going to come up short funds
11 because of that being expired. And I am of the
12 opinion that the 30 year mortgage or 30 year
13 PILOT rather is a way for us to ensure payments
14 will be made for the projects that we need. It's
15 guaranteed money for us and I just think that the
16 30 years is the way to go. Thank you.

17 MR. PETRO: Thank you.

18 MS. CULLEN: I know that you folks will do
19 the best that you can to make this PILOT work
20 right. Thank you.

21 MR. PETRO: Thank you.

22 MR. PERRY: Hi, I'm Scott Perry, I signed
23 in. I own 221 Conklingtown Road, a small horse
24 farm with my wife and also co-own a business at
25 2002 Route 17M in the village. I've been here

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2 since 2000 and to say that the town's stagnated
3 in that time would be a compliment. If you look
4 at all the open commercial space near where I
5 rent the buildings on Matthews Street that will
6 be vacant once again once they return the county
7 services to the government center. The town's
8 hurting itself, the village as well with the
9 businesses that have moved in and failed and the
10 ones that have been open for a long time. So
11 this is an opportunity to bring in a huge influx
12 of economic stimulus jobs to the area, something
13 that doesn't come along but once in a generation.
14 So I want you guys to represent us as well as
15 possible, same thing with my town. But I'm in
16 favor of this project a hundred percent and
17 someone had brought up at another meeting that we
18 don't need jobs, unemployment is already low.
19 Well, don't you want to be in a seller's market
20 when you're looking for a job where there's more
21 than one opportunity or place to go? Isn't that
22 what causes wages to rise? So I hope you take
23 all these things into consideration. Thank you.

24 MR. PETRO: Thank you.

25 MS. BROSANAN: Good morning, my name is Sarah

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2 Brosnan. I'm here today to support the LEGOLAND
3 New York project. I grew up in the Town of
4 Goshen and I have attended Goshen schools since
5 elementary school. I have always loved Orange
6 County and I'm one millennial that has tried to
7 make a decision to live and work here. One thing
8 that I remember about Goshen schools is that we
9 were always trying to fund sports and other
10 extracurricular activities, it seems no matter
11 how high the taxes were, there was never enough
12 dollars to go around. The taxes that LEGOLAND
13 will pay the school district without sending more
14 students to the school is a win-win for everyone.
15 In addition, they will be providing hundreds of
16 jobs, many well above \$50,000 a year. I believe
17 that Merlin and their commitment to the region
18 will keep millennials like myself here where
19 we'll be able to work, raise and, live, work and
20 raise our family. I hope that you will do
21 everything you can to make this missing
22 opportunity a reality for Orange County. Thank
23 you to Mr. Petro and the entire IDA for working
24 tirelessly to create jobs and making Orange
25 County a great place to live, work and grow.

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MR. PETRO: Thank you. Sir?

MR. GAGLIARDO: Good morning, my name is
Ciro Gagliardi. I'm a local business owner and
second generation developer in the area. I just
want to voice my support for the PILOT program
with you guys and urge you to pass them through
for a number of reasons. The obvious ones being
the hard numbers that are out there, jobs that
they're going to create, the taxes that are going
to grow over the years. I know some of my peers
that I grew up with that have trouble finding
jobs in the area have gone elsewhere and moved
away just because of that fact and I have a
younger brother who has plenty of peers that are
looking for jobs right now and it's hard to do.
And secondly, the main reason why I think that a
lot of people don't realize is the economic
impact that's going to have on all the industries
in the area, whether it be restaurants, retail
service, lodging, I think that the multiplier
that we keep talking about really you can't even
calculate how large it is. And that's something
that this area really needs after a lot of
development in the area that has taken things off

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2 the tax rolls that don't provide any jobs or
3 anything like that. This is the perfect clean
4 ratable that's good for the county, good for
5 industry in the area and I just wanted to voice
6 my support. Thank you.

7 MR. PETRO: Thank you. Jerry Argenio?

8 MR. ARGENO: Thank you, Mr. Chairman, thank
9 you for giving me the opportunity to speak here
10 today. I've the pleasure over the past seven or
11 eight years or so serving the Town of New Windsor
12 as the Planning Board Chairman but I'm not here
13 in that capacity today. I'm here just like
14 everybody else as citizens and residents in the
15 County of Orange. I'm going to go in a little
16 bit of a different direction and I'm going to try
17 to stay on point, Mr. Chairman, as best I can.
18 Projects of this size and magnitude and scope in
19 2016 in New York State they don't come without a
20 PILOT. You guys and Mr. Brescia and the rest of
21 your board you guys have the obligation quite
22 frankly to pull this thing together for the
23 benefit of all of us residents in Orange County.
24 This project is so unique, it's not an asphalt
25 plant, it's not a concrete plant, it's not a

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2 warehouse, it's not a single hotel with 370 beds,
3 it's very unique and Miss Halahan used the term
4 before that other counties are jealous that
5 they're coming here. I can't believe, I cannot
6 imagine the disservice the folks at the Rockland
7 County IDA level did to the residents of that
8 county by allowing this particular project to
9 slip through their fingers. That has to not
10 happen in Orange County, Mr. Chairman. You guys
11 are on it. I can't speak to the precise nuances
12 of the numbers and the value of the PILOT, you
13 guys need to do that and you're on that, Mr.
14 Chairman, I know you guys are very competent and
15 you're out in front of that. And as far as
16 impact goes, I know you asked to stay away from
17 that and I will stay away from that traffic and
18 such will be dealt with by the planning board,
19 they'll handle that, they'll hire consultants and
20 I'm sure LEGOLAND will mitigate their impact.
21 But there's, how can you find a better project?
22 It's classic building blocks, my goodness, in an
23 amusement park, it's a great thing. I'm not
24 going to go on and on. Thank you for giving me
25 the chance to speak, Mr. Chairman. You guys have

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2 a job to do and you need to do it for the benefit
3 of all of us in Orange County. Thank you,
4 Mr. Petro.

5 MR. PETRO: Thank you. I guess you're next.

6 MS. NEW: My name is Judy New and I have
7 been a real estate broker here for 22 years and
8 I've lived in the Town and the Village of Goshen
9 for 24. When this project started or we heard
10 about it, I had my own reservations and instead
11 of listening to what everybody else had to say
12 locally, I decided to do my own research. So I
13 picked up the phone, found a real estate broker
14 in Carlsbad, California, one who lives there and
15 someone who works there. If you're in real
16 estate, you usually know what's going on and she
17 lived pretty close to the project as well. And
18 what she said to me changed so much of how I
19 felt. She made me feel relieved. She said that,
20 you know, the community had been struggling at
21 some point, you know, when the market fell she
22 said they're out there, exterior of their town is
23 agricultural and she said a lot of people were
24 apprehensive about the project as well. And once
25 it was built, she said it has revitalized their

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2 town and the whole region. She said people come
3 as a destination place, many of them, and she
4 said they go out to the strawberry fields that
5 are there, they go out to the flower fields and
6 they do tours, they go out to, there's little
7 farms that have little petting zoos and she said
8 it's one of the best places for people in the
9 town to work. And she said everyone, it's a
10 success for them and she said in every way she
11 said you can't see it, you can't hear it, she
12 goes we've had people who drive by it and they
13 can't find it so they call the Chamber of
14 Commerce. But she said it's been a wonderful
15 place for them and she could only, she couldn't
16 say anything bad about the project at all. And I
17 do want to comment on something that Blackstone
18 has been brought up several times about being the
19 largest landowner but I'll tell you they don't
20 just invest in land. My son does cyber security
21 and Blackstone invested in that company and
22 within three years they've become number one in
23 their field. And I think that, you know, they
24 invest the money in places where they feel that
25 those people are going to grow. And, you know,

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2 everything that I've seen that they've shown us,
3 the videos, the details, I just think that it's
4 going to benefit our town especially. And the
5 PILOT of 30 years, I was researching the Galleria
6 which was 17 years and they were paying close to
7 \$4 million to the school district, close to
8 4 million and when that 17 years was over, they
9 just had a reassessment and the taxes will be
10 received in front of them will be in the \$400,000
11 range and we're losing \$3.1 million to our school
12 district. And so I don't know if having a longer
13 PILOT is a better guarantee of keeping that money
14 coming in at that amount and then increasing
15 every year. So that's not my expertise, I think
16 that's yours and the town and the planning board.
17 So I just give you a lot of credit, you've got a
18 lot of steps ahead and a lot of things to solve,
19 resolve, but I want to thank you very much.

20 MR. STEIN: Thank you. My name is John
21 Stein, I'm not very good at this speaking in
22 public kind of thing. But I want to start by
23 saying that I moved to Goshen about 30 years ago
24 from White Plains to get away from Westchester
25 County. I love Goshen because it's not

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2 Westchester County or it hasn't been yet. My
3 concerns are many. First of all, one of the
4 things that I loved about Goshen is that people
5 got to know each other, whether we're for or
6 against this project, the one thing to keep in
7 mind is we all have to be civil. We don't want
8 this or I don't want this turning into a civil
9 war and it can be. So we all have to respect
10 each other's beliefs and thoughts. And I have
11 several, one thing I'm hearing about are these
12 money figures, taxes, how can I be guaranteed by
13 mega, by LEGOLAND that and the IDA and my town
14 board that my taxes will go down if this thing
15 happens? How can I be guaranteed my taxes will
16 not go up? Can we get this in writing
17 100 percent from LEGOLAND and the IDA and Town of
18 Goshen? I'd like to have some knowledge that if
19 this goes through then it's going to really help
20 me. I want to know that my property value will
21 not be going down, 100 percent written guarantee
22 and that someone will be held accountable if it
23 does. I also want to say something that I think
24 is really important, thank you for this slip,
25 LEGOLAND has asked to connect to the Village of

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2 Goshen's water and sewer systems which the
3 village is currently considering in light of its
4 recent infrastructure. Over the years we've been
5 told that Village of Goshen has problem with
6 water. There was an article in the newspaper the
7 other day that Orange County is going through a
8 drought. Who is going to pay for the water when
9 LEGOLAND comes and they're tapping into Village
10 of Goshen? I want to know that my taxes are not
11 going go to up when they tap into Village of
12 Goshen and that I will always have water running
13 through my tap. How can I be assured of this?
14 Nobody's given a hundred percent guarantees yet
15 on anything. The other thing that Maureen said
16 before and I think I agree with you, Maureen,
17 sort of that all these towns are jealous of us.
18 Now why did they turn them down? I don't know
19 why. And if you're doing due diligence in this
20 project that's going to affect everyone's lives
21 good or bad it must be known why these other
22 communities have turned them down. There is a
23 reason for it. And furthermore, I'm not against
24 LEGOLAND coming to Orange County, sorry guys, but
25 what about Napara, shovel ready, we don't have to

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2 spend money with bulldozers bulldozing green,
3 fertile lands, Napara is there, you wanted to put
4 a casino there. So why do we always have to
5 destroy land? And one other thing that's very
6 important, if LEGOLAND comes to Goshen then I
7 will say I hope to God that I was wrong in my
8 beliefs. But you have to ask what if we're right
9 and what if you're wrong? I'm willing to say I
10 hope I was wrong if it comes but everyone has to
11 search their souls. I came to Goshen to get away
12 from Westchester and the big city and if LEGOLAND
13 comes to Goshen then what are we going to be
14 guaranteed small town Goshen where everyone can
15 say hi, Judy, hi and hello to everyone else.
16 Because once it comes here there will be other
17 things that have to happen. Are we going to
18 become another White Plains, another New York
19 City? Go to Napara, please come to Orange County
20 but not Goshen, not Goshen.

21 MR. PETRO: Thank you. Alright, let me take
22 a minute. Next? Try to keep it on IDA subjects
23 please.

24 MR. LONG: My name is Rich Long, I'm from
25 Goshen. I did a little calculation, over the

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1 next 30 years, I'll pay more than a million
2 dollars in property tax. So I pay a lot of taxes
3 in Goshen. I think it's kind of funny a lot of
4 people are talking about the previous successes
5 we've had bringing businesses into Orange County,
6 meanwhile there's a ton of foreclosures. And
7 then Goshen has 52 percent tax exempt but now we
8 want to give LEGOLAND tax exempt. All I see is
9 my taxes going up. So the main thing I want to
10 say is the property taxes in Goshen specifically
11 are much higher than the taxes in New York City,
12 maybe three times as high as the property taxes
13 in New York City. Okay, I did not move to Goshen
14 for a job. Most of the people in Goshen who pay
15 high taxes do not work in Goshen, they work
16 closer to the city in order to afford the taxes
17 in Goshen. So I'm going to ask you to look into
18 what they're saying about the jobs that they're
19 going to bring here. My opinion is the jobs,
20 most of the jobs will not pay enough money for
21 someone to live in Goshen and pay Goshen taxes.
22 So it's not fair to Goshen to bring a business in
23 where everybody works there has to live somewhere
24 else because they can't pay Goshen taxes. So
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2 that's my main concern, if you can look into
3 that, thank you.

4 MR. PETRO: Thank you.

5 MS. DANA: Good afternoon I guess at this
6 point, Amanda Dana, I represent Orange County
7 Partnership. I head up business retention and
8 expansion. In my role with my team who's sitting
9 here I have the opportunity to meet with many
10 companies, many companies in Goshen. I have the
11 opportunity right now to read a letter that is
12 addressed to the IDA board from MilMar Food
13 Group. MilMar Food Group as you may know is a
14 food manufacturer in Goshen, they employ about
15 400 people, they're very much in favor of
16 LEGOLAND and I'd like to read this. To Robert
17 Armistead, Chairman, Orange County Industrial
18 Agency. Dear Mr. Armistead: The purpose of this
19 letter is to express our full support of the
20 LEGOLAND project and in support of their IDA
21 benefits to construct this facility. As you may
22 know, MilMar Food Group is located in the Town of
23 Goshen. We employ up to 400 people and
24 contribute significantly to the tax basis.
25 MilMar Food Group realizes the benefits of having

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2 a company of the nature and size of LEGOLAND in
3 the region. There is no doubt that LEGOLAND will
4 contribute on many levels, such as contribution
5 to tax revenue, sourcing local suppliers for park
6 operating needs, and I have heard they will also
7 offer up to 500 full time employees. We are
8 fully in support and would welcome LEGOLAND to
9 our town. Please feel free to contact me with
10 any questions. Martin Hoffman, President and
11 C.E.O. Thank you.

12 MR. PETRO: Thank you.

13 MR. MEMESHAW: My name is Tom Memeshaw, I
14 live in the Town of Goshen, Houston Road, and I
15 oppose LEGOLAND. I moved here 25 years ago from
16 the city but I didn't move here to live next to
17 an amusement park which this is, let's face it,
18 whether it's for children or adults. The people
19 think this is going to achieve their way of life
20 but it will change their way of life and if they
21 feel it's not going to, it's just being naive.
22 Steve Neuhaus when he got involved with the
23 Government Center didn't get anything in writing
24 with the state. As a result, we got burnt for
25 \$28 million which we shouldn't have gotten burnt

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2 for. And I, for example, Valley View, Government
3 Center and so forth, they were all poor planning
4 and you have to admit that especially since
5 Valley View is making money now. But to go on
6 further, LEGOLAND projects from what I understand
7 all of the figures based on a one year income but
8 they're only going to be open seven months, six
9 to seven months. How, my, in my opinion they're
10 fudging the figures, simple as that. I always
11 say you can't con a con man and I'm a con man.
12 But now traffic problems, who is going to pay for
13 all of this? Neuhaus has already said that he's
14 not sure the state's even going to pay for it, he
15 says he believes they're going to pay for it but
16 not that they are going to pay for it. Route 17,
17 17A, 94, 207, 84, 6, if you try, if this goes
18 through, you try to get through Florida and
19 Warwick on rush hour, it's not going to happen.
20 In fact, Doug over there says he can't even get
21 out of his house and he lives on 17A, he can't
22 get out of his house now and you're going to have
23 traffic from Jersey up through here? Hey,
24 somebody's got--and what are you going to do,
25 build a road around Florida so you get here?

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2 That's besides the point. When it comes to jobs,
3 let's see, water, where is the water going to
4 come from? I was told--

5 MR. PETRO: Let's stay on IDA subjects,
6 jobs, the PILOT. Water and the sewer and all
7 that we don't have any purview.

8 MR. MAMESHAW: We'll go for the jobs, all of
9 these union people that were here pedaling for
10 jobs yesterday, the majority of them aren't from
11 Goshen. The majority, everyone I talked to was
12 Ulster County, all different counties and none of
13 them are from, and I had one out of about ten
14 guys I talked to came from Goshen. If you think
15 it's going to create jobs for the people here you
16 already got four percent I think if I recall the
17 federal government says unemployment rate in
18 Goshen is, Orange County is four percent now.
19 Most of your jobs are going to be minor jobs. If
20 you go, like the gambling casinos and so forth
21 when they were looking for executives they didn't
22 get executives locally, they went all over the
23 county to try for them. I used to work for the
24 MTA, I used to do that and we didn't just take
25 local people, we looked for the best guy and

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1 majority of them were outside the area. And this
2 isn't going to create any jobs. And the jobs
3 they create are going to be \$15 jobs minimum wage
4 jobs. What are they going to do? Big deal,
5 going to create jobs for a person changing bed
6 linens in a hotel. You know, and it's actually,
7 let's see writing here, and they say it's going
8 to impact, be great for local business. Who are
9 they kidding? When we used to go out and solicit
10 business, we would go put it out for bids and we
11 very rarely gave it to anybody that was local,
12 it's usually outside the area. They want to buy
13 cars, they might go to Healey, they might not go
14 to Healey, you're they're going to go other
15 places besides.

16
17 MR. PETRO: Wrap it up, Tom, we've got three
18 or four minutes each.

19 MR. MAMESHAW: They talk about taxes, can we
20 put in taxes, they talk about taxes, sales tax,
21 where does the sales tax money go to, it goes to
22 the state. The state gives you back about
23 four percent of the total taxes you pay right
24 then they take that four percent and distribute
25 it in the entire state. They don't just

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2 distribute it in Orange County, they distribute
3 in the entire state. So when you come to taxes,
4 you're going to get zilch out of taxes. Let's
5 see, and this same thing applies for hotel sales
6 tax. And lastly, as far as I'm concerned,
7 LEGOLAND is a bad deal for Orange County. I
8 think they're coming, the people they're giving
9 you bum figures and they say you can't con a con
10 man, I've been doing that for a long time. And
11 right, Doug, I'll bring him in, he'll kill me for
12 this, but anyway he's a neighbor, he lives down
13 the road, he lives in the poorer section of town.
14 But anyway, I think LEGOLAND tax wise and once
15 this property is destroyed, it's destroyed,
16 that's it. And can I talk about water just a
17 second? I was told last night that the water is
18 not coming from Goshen, the water is going to be
19 coming from the Crystal Run wells?

20 MR. PETRO: We're not talking about water,
21 Tom.

22 MR. MEMESHAW: Anyway, that's what I'm told.

23 MR. PETRO: I think we've gone five or six
24 minutes, let's get somebody else.

25 MR. MEMESHAW: I'm wasting time.

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MR. PETRO: You're not wasting time.

MR. MAMESHAW: Last night I observed all the people on the board, no girls. I'm happy to see you're an equal opportunity employer, at least there's somebody who's an equal opportunity employer here.

MR. PETRO: Make sure that gets in the minutes memorialized. That was good.

MR. STODDARD: Hi, thank you, Matty Stoddard with the Iron Workers and Hudson Valley Building Trades. We represent roughly 10,000 members throughout the Hudson Valley region. Lot of times we meet with IDA and sometimes we're at different, at odds over this. Usually developers that come to the area are not as friendly as Merlin Entertainments. Usually they don't want local labor and use out of state labor or substandard rates. What I want to say is Merlin Entertainments came to us right away and offered us a project labor agreement so everything on that site will be a hundred percent local union labor, great paying jobs with health benefits and pensions. So thank you very much, thank you very much. And I've been doing this a long time and

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2 Merlin Entertainments is the most local friendly
3 developer that has come to the region. Thank
4 you.

5 MS. MIELE: Hi, my name is Christine Miele
6 and I am an Orange County resident for 14 years
7 and we moved our whole family up here in other
8 houses as well so we're pretty committed to this
9 area. My questions and concerns have to do with
10 your cost benefit analysis and in the projections
11 that you're putting forward. What I would like
12 to see is adjustments for the big power of the
13 dollar 30 years hence and I would like to see
14 every five years projected out in that. They're
15 showing 75,000 to \$100,000 management job which I
16 personally find is very cheap but today you're
17 looking at 80,000, by the time they're ready to
18 actually use those jobs it's not \$75,000, the big
19 power of that job is not \$75,000. The other
20 thing that I question on this is 25 percent to
21 40 percent of salary. I owned a company I can
22 tell you that the benefits that I paid for my
23 employees was closer to 50 to 60 percent of their
24 salary. I gave good benefits because I was in a
25 very competitive industry. But I'm wondering if

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2 the statistics, they should need to be able to
3 delineate those figures as to, you know,
4 unemployment insurance, Social Security, et
5 cetera, health benefit contributions, what their
6 contributions are to the 401 when you do that.
7 The other thing that I have a concern about in
8 this is I'm looking at the PILOT application
9 that's up on your website, when you're talking
10 about this you're asking about the principal use
11 of the project upon completion. They're going to
12 have a manufacturing plant, okay, granted it's
13 not probably not going to be very big but that
14 really hasn't even been mentioned or addressed
15 that's going to produce waste product that has to
16 be dealt with and that needs to be considered.
17 Then you're going to have all of these other
18 things there, might be some warehousing there,
19 might be other things, certainly the hotel's
20 going to generate certain incomes. I'd like to
21 actually see what are their projections on all of
22 these? The final thing I need you to consider
23 and we really need to talk about is what happens
24 year 31? The last time they came before this
25 board they said well, we'll talk about that when

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2 it comes. And when pressed for an answer, they
3 said we'll have to renegotiate. I think it's
4 incumbent upon you to really know this is a huge
5 corporation, they know they have these figures, I
6 think it's really incumbent on you to be granted
7 the information as well as before you make any
8 decisions. Thank you.

9 MR. PETRO: Thank you. I'm going to call on
10 a couple more that have been waiting but let's
11 try to get to people who want to speak on maybe
12 something that we haven't already covered,
13 alright? I think that's important because if we
14 keep doing the same subjects, so if you have
15 something that's different, please raise your
16 hand. And I know this gentleman's been waiting
17 to speak here and then I'll go to you next and
18 then you. Remember to sign in as you come up
19 too, please.

20 MR. FERRI: You've already got my signature
21 there. Vince Ferri from the Town of Wallkill. I
22 wasn't sure of the scope of this meeting so I
23 have a totally different thing prepared. But in
24 speaking about the economic benefit of this
25 place, I noticed in analyzing salaries at a

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2 comparable facility they have in Florida that or
3 was it California, they have, they pay \$57,000
4 for their IT professional. It seemed to me when
5 I did the chart and I didn't bring it with me
6 because I didn't know the scope of the meeting,
7 that that was the highest paid salary there. If
8 you're talking about IT professionals, that's a
9 very, very low salary for the New York
10 Metropolitan area which would lead me to believe
11 that most of the other executive salaries are low
12 compared to other salaries in the New York
13 Metropolitan area. We haven't, we also have to
14 discuss the actual cost to those who live above
15 and below the proposed project because most of
16 the people who come out here come out here for
17 the quality of life but they work in the city or
18 somewhere around the city. My wife already
19 spends about three to four hours driving, when
20 there's a traffic jam it could be up to seven
21 hours sometimes when there's a bad crash. I
22 don't think Goshen's the right place for this.
23 We need economic development. The other day I
24 was walking down 17K in, outside of Newburgh and
25 there was an old facility there that's abandoned,

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2 it's between one of the law firms that's on 300
3 but it's a big tract of land and it borders the
4 Thruway and it borders 84 and what better place
5 to put an amusement park where you have a lot of
6 customers and you have two major highways? And
7 it doesn't belong in Goshen. And one of the
8 reasons I think it doesn't belong in Goshen
9 revolves around the fact that it's right on top
10 of the Otterkill Creek on top of a DEC protected
11 wetlands so I don't know why we're here. I think
12 the financial liability for Goshen, the IDA as a
13 sponsor of this project is fairly large
14 considering that people were plucked out of trees
15 in Washingtonville during a major storm of 2011.
16 You want to put a major development with
17 hundreds, thousands of square feet of paved and
18 roofed over areas in a place that recharges the
19 Moodna Creek? I think there's a terrible
20 financial liability in that.

21 MR. PETRO: Thank you.

22 MS. GOCKE: My name is Jessica Gocke, thank
23 you for taking the time to hear me. In
24 researching this project, I came across some
25 minutes from one of your own meetings, 3/27/2014

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2 was the date of it and in the minutes there's
3 something called the chief operating officers
4 report where Chairman Armistead, which one of you
5 is that?

6 MR. PETRO: He's not here.

7 MS. GOCKE: Stated, this is direct quote,
8 Mr. Armistead has been receiving negative
9 feedback from the taxpayers on 15 year PILOTS,
10 though the IDA hasn't offered a 15 year PILOT in
11 a while, he feels that the 10 year PILOT is the
12 best option. That's from your meeting minutes.
13 I'm not against PILOTS, I'm not against
14 development, I'm not against this commercial
15 development. I think it could be in a different
16 place. I really would like there to be more
17 transparency. People in Goshen are under the
18 impression that the town board signed a
19 confidentiality agreement. I hope you guys
20 didn't sign a confidentiality agreement because
21 that makes people not trust you, you know, and it
22 would be more for everybody to see what's
23 involved if it's there. Might even change my
24 mind. I'm against LEGOLAND. Maybe if I saw what
25 was in that I might feel differently. As far as

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2 real estate goes, I think that's something that
3 you guys, is that something you take into
4 consideration for the PILOT the values of real
5 estate?

6 MR. PETRO: Sure.

7 MS. GOCKE: I've lost two customers over the
8 last two weeks, technically not Orange County,
9 I'm representing them, one in Ulster and one in
10 Sullivan because they're so concerned about
11 investing in Orange because they have no idea
12 what's going to go on with LEGOLAND. I'd like
13 you to make sure that you understand that this is
14 a commercial development, even though kids are
15 being used, toys are being used, this could be
16 Nikeland, this could be Hersheyland, this could
17 be Chevyland, we're not against the kids, we're
18 not against the theme park. And one thing I
19 just, everybody keeps talking about Blackstone
20 and on March 11, 2015 Blackstone and CVC launched
21 a sale of \$156.5 million shares of their
22 remaining shares of Merlin Entertainments which
23 allowed the company called GIC to double its
24 stake in Merlin. Then on April 20, 2016, this is
25 the headline, the biggest investment Asian

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2 companies have made in U.S. power line operators
3 1.23 million in cash for 19.9 percent of a
4 company called ITC which operates power lines.
5 I'd like to make sure there's nothing going on
6 with the 1.22 mile stretch of power lines that
7 run through the 523 acres. The reason I bring
8 that up I can't think of any other reason why
9 with all the restrictions, the environmental
10 restrictions, the fact that it's illegal and
11 current zoning laws it violates every page of the
12 comprehensive master plan and the Farmland
13 Protection Act, I'm trying to find a reason why
14 they would be interest in this particular site
15 when there's so many other appropriate sites.
16 And I'd love to see Blackstone beat them up and
17 say, because GIC is bigger, they have absorbed
18 most of Blackstone's assets, including their
19 stake in Merlin Entertainments over the last two
20 years so who are we dealing with?

21 MR. PETRO: Okay, thank you.

22 MS. SHAW: My name is Madeline Shaw, I live
23 in the Town of Wawayanda. And we're in a
24 situation where a very, very small group of
25 people made a very, very huge decision which is

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2 impacting our whole area and all of Orange County
3 and 50 miles. And I think I would like to bring
4 up at this time as long as we're all gathered
5 here that this should be a decision that's made
6 by the residents who will be affected by this,
7 not by a very small group of people who have
8 perhaps other interests at stake. We have to,
9 and I know that you're a business committee, but
10 we have to really take more into consideration
11 than just the business. We're not sure how
12 they're going to do, I'm sure they'll do fine but
13 it's at the sake of how people are going to be
14 living, how we're going to be breathing, what
15 resources are going to be used up and abused by a
16 project of this nature, all good intentions
17 aside. So I would ask that all of us ask for a
18 referendum, if you want to sign a piece of paper
19 we have some paper available and just consider
20 more than the economics. Thank you.

21 MR. PETRO: Thank you.

22 MS. KOLK: Good morning, my name is Vanessa
23 Kolk and I reside in Goshen. Okay, I want to
24 bring up this agreement for the host payments,
25 okay, they're offering a 65--

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2 MR. PETRO: We're not reviewing that, ma'am,
3 has nothing to do with the IDA. We have to stay
4 on either the PILOT program, the host community
5 agreements are between the townships,
6 municipalities and the client, the project. We
7 don't have any say in that. We don't even review
8 it. So you have to stay on something that we're
9 going to review because be no sense of us talking
10 about that, we have nothing to do with it. Some
11 other subject that you have there?

12 MS. KOLK: No, it's all regarding that with
13 inflation because I'm honestly concerned that,
14 you know, if the economy grows well with the
15 increase--

16 MR. PETRO: So, Doug, when is your next
17 meeting?

18 MS. KOLK: I'll be honest, every time we go
19 to a meeting, there's always, and discuss that,
20 oh, you know, at the IDA meeting present that or
21 no, at the scoping session, we're not getting an
22 answer.

23 MR. PETRO: I hear you.

24 MS. KOLK: It's very frustrating as a
25 resident, you know, and also as a taxpayer, you

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2 know, and we're not getting the truth. So it's,
3 these questions no one is answering and we need
4 answers. And they are very important.

5 MR. PETRO: For those particular ones, watch
6 for the local meetings in your local towns.

7 MS. KOLK: I go every, to every meeting,
8 they can all vouch, I'm at every meeting and
9 every time I personally feel like an important
10 topic is brought up it tries to get like, you
11 know, pushed to the side and, you know, okay,
12 move on, move on. There's numerous times people
13 have said no, let them finish speaking because
14 it's like they don't want to answer the question.

15 MR. PETRO: Well, you heard what I said and
16 I'd ask you if you had something else that was
17 pertinent. I'm not trying to push you off but on
18 that particular item we just have no control over
19 that. I can't broach the subject with you
20 because we just have no say in it at all, zero.

21 MS. KOLK: Okay, alright, so I assume Doug
22 would be able to--

23 MR. PETRO: Well, the local municipalities,
24 whoever is writing and accepting the host
25 community agreements.

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2 MS. KOLK: Perfect, thanks.

3 MR. PETRO: Thank you. We're getting close
4 to the end here, folks, something different?

5 MR. BARNHORST: Thank you for your time, my
6 name is Brad Barnhorst, I'm a resident of the
7 Town of Goshen. I would just like to, I'm sure
8 you're already aware of this, but I'd like to
9 read it into the record. The \$900 million CPV
10 plant in Wawayanda, the term of that PILOT is 20
11 years or 22 years, excuse me. And the \$1.3
12 casino, Empire Resorts Casino, has a 20 year
13 PILOT in addition to the host agreements. So it
14 seems that the PILOT proposed by LEGOLAND so far
15 appears to be excessive in term at 30 years.
16 Also the rate of increase that they're proposing
17 is 1.5 percent, the average rate of increase over
18 the past 30 years going back to '86, '87 varies a
19 little bit depending upon your starting point
20 approximately 2.6 percent, starting at the,
21 out-stripped by inflation based on their purpose.
22 Finally, I would like to request that there be
23 extreme transparency with this whole, like it's
24 been pointed out repeatedly by people on both
25 sides this is a huge project largely

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2 unprecedented at least in my short time here. As
3 such, it seems to demand extraordinary measures
4 in terms of transparency, hold them accountable
5 to providing numbers, not promises of jobs, give
6 us specifics, give us specifics on what is the
7 property really going to be worth, what's the
8 taxable value. How can we understand if the
9 PILOT program makes sense if we have no notion of
10 what the potential revenue for that would be? We
11 all pay taxes on 2/3 of our property value, I'm
12 not suggesting they don't deserve to get a PILOT,
13 it makes smart business sense, just requesting
14 that all of the deliberations be as transparent,
15 as complete as possible. Thank you very much for
16 your time. Have a nice day.

17 MR. PETRO: Thank you.

18 MS. RYAN: Hi, my name is Jeanne Ryan and I
19 happen to come from a law enforcement background.
20 My worry is that a project of this magnitude
21 including this type of population and the amount
22 of cars that are coming into Orange County is
23 really going to tax our public safety. The
24 necessity wish for this board is to investigate
25 the paid police department, the paid fire

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2 department and the paid E.M.S. responders along
3 with their life flight that LEGOLAND uses them
4 for it. We don't even have a bomb squad in
5 Orange County. How will we handle the casualty
6 event in excess of 25 to 50 casualties? We do
7 not have the manpower, we do not have the
8 equipment. So putting money aside and everything
9 else, this is really going to tax our
10 infrastructure, our property taxes will go up in
11 order to sustain such paid police departments,
12 fire departments and E.M.S. There's also
13 protocols that need to be followed as per
14 Homeland Security so please can we bring our
15 public safety up to that level? Thank you.

16 MR. PETRO: Okay, go ahead.

17 MR. LYONS: George Lyons. I'm a member of
18 the town board so I can sympathize with what
19 you're going through because we have to go
20 through some of the same things eventually.
21 Anyway, I'd like to think of myself as a guy who
22 really does a lot of due diligence and in
23 preparation for this meeting and the other
24 meetings that have taken place, I did take the
25 opportunity to speak to some of the people down

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2 in Haverstraw. However what I came up with is
3 that, you know, comparing apples to oranges,
4 it's, you know, all over the place. One of the
5 big things happening down in Haverstraw they were
6 representing the property versus the sale of the
7 property. So basically what I came up with was
8 really a situation where I can't compare the
9 other types of things. But so basically I come
10 down to kind of a generic statement to the IDA.
11 And that is I hope to a certain extent that you
12 are not leaving anything on the table as far as
13 the PILOT agreement. I know there are concerns
14 from the IDA board members and I know there are
15 concerns from the county representatives and I
16 will put it in your very capable hands as far as
17 handling it. But I think there's a number of
18 more due diligence types of things that have to
19 be done. As far as because it was said, I know
20 this has nothing to do with the IDA, but this
21 confidentiality agreement since it was said at a
22 public meeting I think it's very important for
23 that to be addressed. There is no
24 confidentiality agreement, there never will be a
25 confidentiality agreement, I mean, it's against

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2 the rules and regulations of elected officials so
3 that won't happen. Transparency, we have a
4 public hearing, a public comment period at every
5 meeting. Many of the people who are here this
6 afternoon have come to that and we have bent over
7 backwards to try and be transparent and will
8 continue to do so. Thank you.

9 MR. PETRO: Thank you.

10 MS. WINTER: My name is Dorothy Winter, I
11 live in Slate Hill, New York. I would like to
12 compare your PILOT agreement to the PILOT
13 agreement that we have in the town where I live.
14 We are under the construction of a huge power
15 plant on Route 6 This power plant has a 20 year
16 PILOT program. It threatens our health and it
17 threatens our safety. Your 30 year power plant
18 (sic.) is phenomenally crazy because why in the
19 world would we have a 30 year power plant, excuse
20 me, PILOT plan? What happens when something
21 happens with LEGOLAND and they don't want to be
22 there anymore? Suppose their business fails, are
23 they under a lease or are they under a purchase?
24 I'm not clear on that. But someone said lease
25 before. If that's the case, it reverts back to

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2 Goshen but it's already been destroyed. It
3 reminds me of the Government Center which has now
4 been destroyed and they've stopped construction I
5 heard because there are bats in there. So who
6 knows what's going to happen with the
7 environment, with the endangered species, with
8 the health and safety of this community? You
9 need to be very careful about what you vote for
10 because I think you're going to ruin the quality
11 of life in Orange County.

12 MR. PETRO: Thank you. Alright, I want to
13 scan the room, anybody in this section here have
14 something different that they want to bring up?

15 MR. MAMESHAW: You can save a lot of money,
16 just don't rebuild the Government Center because
17 with the traffic circle they're proposing--

18 MR. PETRO: I hear you but that has nothing
19 to do with what we're talking about. But you are
20 entertaining, I'll say that. Okay, so that's
21 fine, anybody in the center here something
22 different or something that we haven't brought
23 up? Matt, you're all set, your guys are all set,
24 right? I know that the union guys are pretty
25 happy about the amount of work.

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2 MR. STODDARD: Like I said, it was one of
3 the most agreeable companies ever to come and
4 meet with us.

5 MR. PETRO: That's good, very good to hear
6 something good for a change. On this section
7 here? Yes, sir, come on up, sign in.

8 MR. SMITH: Robert Smith, Goshen, short and
9 sweet, the PILOT is too long, 30 years too many
10 uncertainties for us and for them. What happened
11 with Galleria after only 15 years, they were
12 paying too much. So there's uncertainties for
13 them on a 30 year which is certainly too long.
14 You've never offered it before, it's not listed
15 on the website. I'm against all PILOTS but if
16 you have to give them something, the super
17 enhanced PILOT is certainly more than enough for
18 someone to have certainty in their expenses for
19 15 years. The million dollars to the school is a
20 nonstarter, that's nothing, that may be as low as
21 20, 25 percent of what the taxable property
22 should be. One other thing is the IDA has to
23 worry about giving away too much because if they
24 give away too much then you're seen as an easy
25 target, the next corporation comes in, they want

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2 the same thing, they want more. So just for your
3 own good you may open up Pandora's box and you'll
4 be fighting everybody. Just my opinion. Thank
5 you.

6 MR. PETRO: Thank you. Okay, did you want
7 to say something from the school? Did you want
8 to talk from the school or did we cover it?

9 MR. MILLER: I spoke on behalf of the
10 school.

11 MR. PETRO: So we're all set there. Okay, I
12 think at this time I'm closing the public
13 hearing. I'm going to reopen it up back to our
14 panel here. What we'll do is from this point
15 this is going to be written down, obviously into
16 a transcript, it will be issued to all the board
17 members. They have probably weeks to review
18 them. There's a lot of information today that
19 was taken down on a lot of different subjects,
20 actually, and a lot of different pros and cons.
21 And I think the board members, there are seven
22 members on our board, they're volunteers but they
23 do certainly have, they read it and understand it
24 and we have to really give this a lot of thought.
25 You're correct with one thing that this is a very

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2 large project, it's a very, it's a long term
3 PILOT, there's a lot to it and we need to
4 consider everything. So it's not going to move
5 very, very, very fast as far as I think the IDA
6 is concerned, we need to really vet everything
7 that we've heard here today. I do want to thank
8 everybody here today. I really think that the
9 people here speaking in Goshen really conducted
10 themselves very, very professionally and had some
11 very good questions. And I know sometimes
12 sitting here it's not that easy when people are
13 angry and mad and they're venting. But to
14 everybody who spoke today I want to personally
15 say thank you and I think you did a very good
16 job. At this time, I'm going to close the public
17 hearing and everybody have a safe trip home.
18
19

20 (Proceedings concluded at 12:45 p.m.)
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C-E-R-T-I-F-I-C-A-T-I-O-N

I, FRANCES ROTH, a Stenographic Reporter and Notary Public
of the State of New York, do hereby certify:

That the foregoing is an accurate record of the testimony,
as given, to the best of my knowledge and belief, the same
having been stenographically recorded by me and transcribed
under my supervision.

That I am not related to any of the parties involved in
this matter, and that I have no personal interest
whatsoever in the outcome thereof.

A handwritten signature in cursive script, appearing to read "Frances Roth", written over a horizontal line.

FRANCES ROTH

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July 22, 2016

Robert Armistead
Chairman, Orange County Industrial Agency
4 Crotty Drive
New Windsor, NY 12556

Dear Mr. Armistead:

This purpose of this letter is to express our full support of the LEGOLAND project and in support of their IDA benefits to construct the facility.

As you may know, MilMar Food Group, is located in the town of Goshen. We employ up to 400 people and contribute significantly to the tax basis. MilMar Food Group realizes the benefits of having a company of the nature and size of LEGOLAND in the region.

There is no doubt that LEGOLAND will contribute on many levels, such as: contribution to tax revenue, sourcing local suppliers for park operating needs, and I have heard that they will also offer up to 500 full time hospitality positions.

We are fully in support and would welcome LEGOLAND to our town.

Please feel free to contact me if you have any questions.

Thank you.

Sincerely,



Martin Hoffman
CEO & President

MHH/rho

July 22, 2016
Orange County I.D.A.
4 Crotty Lane, Suite 100
New Windsor, NY 12553

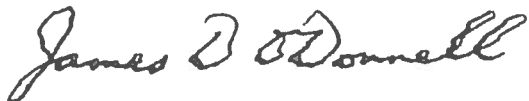
Chairman Robert Armistead,

As the former head of the Orange County Office of Economic Development and your former Executive Director at the I.D.A., I find it extremely hard to believe that a cost/benefit analysis is not currently underway by a nationally recognized firm for the LEGOLAND project.. LEGOLAND's \$500,000,000.00 project is beyond the capabilities of the normal analysis. Goshen residents deserve a thorough and complete cost/benefit analysis.

As you debate, contemplate and discuss a 30 year Payment In Lieu of Taxes (PILOT) for LEGOLAND I strongly believe you should adjust your labor policy from 85% to 100% local labor if this extra long PILOT is approved by the Board. As you know, the current 85% labor policy was based on a 10 or 15 year PILOT. Anything over 15 years should require a 100% local labor agreement.

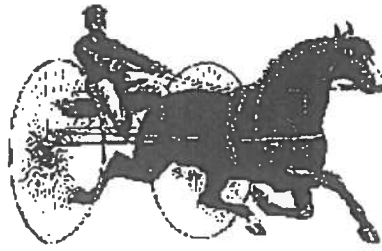
Thank you all for your public service.

Sincerely,

A handwritten signature in black ink that reads "James D O'Donnell". The signature is written in a cursive style with a large, prominent 'J' and 'D'.

James D. O'Donnell
15 Wickham Avenue
Goshen, NY 10924

Board of Education
Telephone: 845-615-6720



Cradle of the Trotter
and
Birthplace of Webster's
Dictionary

GOSHEN CENTRAL SCHOOL DISTRICT
227 MAIN STREET
GOSHEN, NEW YORK 10924

July 19, 2016

Mr. Robert Armistead, Chairman
Orange County Industrial Development Agency
4 Crotty Lane, Suite 100
New Windsor, NY 12553

Re: LEGOLAND PILOT

Dear Mr. Armistead,

The Goshen Central School District is under the impression, based on the article published in the Times Herald Record on July 1, 2016, that Merlin Entertainment Group has applied for a 30-year payment-in-lieu of taxes (PILOT) agreement from the Orange County Industrial Development for their LEGOLAND amusement park project.

As an affected taxing authority of this PILOT application, the Goshen Central School District respectfully and formally requests that the Board of Education be given the opportunity to express its views before a decision is made.

The Goshen Central School District's Board of Education has some questions regarding the PILOT and would appreciate you contacting Daniel T. Connor, Superintendent of School at (845)615-6720.

Sincerely,

A handwritten signature in cursive script that reads "Judith Green".

Judith Green
President, Board of Education

READ IN
7/22/16

LEGOLAND / MERLIN P.I.L.O.T.

Elliot Bily <elliott@elliottbily.com>

Mon 8/1/2016 5:28 PM

To:Laurie Villasuso <lvillasuso@ocnyida.com>; NHalloran@townofgoshen.org
<NHalloran@townofgoshen.org>;

I will keep this brief as I assume you have a lot of emails to read. Please do NOT change the master plan and do NOT change the zoning laws in Goshen NY to benefit LEGOLAND. I was on the fence about weather or not to embrace LEGOLAND... and than I asked myself one simple question "How will LEGOLAND benefit me and others in Goshen?". The answer was easy, it will not.

People benefitting from jobs will not exclusively be from Goshen, like the Woodbury Common people will travel for the jobs. We will be providing jobs for other towns not just ours and we will be the only ones to have to deal with the burdens of the park.

My taxes may go up due to the lack of taxes being unpaid for decades by LEGOLAND. (The Woodbury Common still isn't paying it's fair share of taxes)

Traffic will increase for sure

Noise will increase

My property value could possibly go down

All of these risks and negative effects without returning any benefits to me or other Goshenites leads me to beg you not to change the zoning laws and the master plan.

Please stop LEGOLAND

Thank you for your time.

Elliot - Goshen resident

Legoland

Diana Alago <da998@nyu.edu>

Mon 8/1/2016 5:13 PM

Legoland Correspondence

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

📎 1 attachment (68 KB)

IDA.pdf;

To Whom It May Concern,

As a new homeowner in Goshen, NY my family and I oppose the building of any amusement park in Goshen, N.Y. Attached are two of the many reasons for our decision to oppose Legoland. Thank you for your time and consideration.

Sincerely,
Diana Alago

4252 Route 94
Goshen, NY 10924
August 1, 2016

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

Dear Sir or Madam,

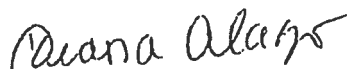
Three years ago my husband and I decided that we were ready to follow our dream and buy a home in a small quiet and beautiful community that enriches the lives of everyone in our family. After renting in Chester for 3 years we were able to purchase our first home in Goshen, just this past March. We left New York City to leave the crowded, congested and crime filled communities that we learned to live with as two people who were born and raised there but who wish to give our children a taste of a life that is quite different and better from the one that we previously had. We are concerned about:

1. An increase in tax for more police protection
2. An increase in tax for long term maintenance of the roads

While I am not against Amusement Parks I believe they should reside in areas that contain little or no residents since it is well known that neighborhoods that are close to amusement parks usually experience an increase in crime due to population influx. An increase in crime will result in an increase in money needed for police protection. I would be happy to provide information based on my research however, I think a trip to the neighboring towns of Six Flags Great Adventure in Jackson or the Atlantic City casinos make it quite obvious that neighboring towns deteriorate due to population influx.

I am also concerned about an increase in traffic congestion which will lead to heavy wear and tear and will result in infrastructure maintenance and upkeep that will cost the residents of Goshen more than it already costs. The money that will be allotted to expand the 17 will not cover future maintenance which will increase from the current costs, due to more cars, buses and trucks to support the many needs that will arise from having so many additional visitors. As someone who drives to work every day, I can confirm that weekend visitors currently congest the 17 and the surrounding roads (6, 87) every weekend—this adds 20-30 minutes to my commute. I am also appalled that Merlin Entertainment would request a 30 year tax break, instead there should be a higher "visitor" tax rate. The funds that are currently being offered would not cover long term police protection and maintenance which would double the increase in taxes for the residents—a tax hike that will already take place. An increase in crime will eventually lead to a decrease in property value. We strongly oppose the building of any amusement park in Goshen, NY. Thank you for your time and consideration.

Sincerely,



Diana Alago

"Traffic as far as the eye could see"

Wayne Smith <waynecsmith@outlook.com>

Mon 8/1/2016 3:50 PM

To: Laurie Villasuso <lvillasuso@ocnyida.com>;

Please don't allow this to happen to Orange county

<http://www.coaster-net.com/news/1673-legoland-hits-maximum-capacity/>

Merlin PILOT Public Comments

Patricia Insignares <psi21@hvc.rr.com>

Mon 8/1/2016 3:41 PM

Legoland Correspondence

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

 1 attachment (78 KB)

Merlin PILOT Public Comments.pdf;

To whom it may concern,

Attached are our comments and concerns regarding the proposed construction of LEGOLAND in Goshen, NY, by Merlin Entertainment, Inc.

Thank you for your consideration and attention to the matter at hand.

Sincerely,

Patricia Insignares
Goshen, NY

--

Sent with [Postbox](#)

Jaime and Patricia Insignares

240 Arcadia Road • Goshen, NY • 845 291 9091

RE: MERLIN ENTERTAINMENT, INC LEGOLAND • PILOT

Introduction

We are writing to you today, with our major concerns about our quality of life being negatively affected, here in Goshen, by the potential construction of a major theme park directly in our neighborhood. We hope the Town of Goshen Building Inspector, Goshen Town Board, Goshen Planning Board, County and State Officials, and the Orange County IDA, will address the following concerns along with any, and all, parties involved with the undertaking of such a large and invasive project.

WILDLIFE • How will the developer, Merlin Entertainment, Inc., state, county and town handle the definitive exodus of the wildlife from the proposed site, into the neighboring properties?

- Will the neighboring properties be able to handle more deer? There are approximately 175-300 deer per square mile in NYS according to the DEC 2013!! Thousands of dollars worth of deer-damage to our property from the *current* population over the past two winters was tremendous. Now what will the development of 523 acres next door do?
- Will the County or Town, reimburse residents who border the supposed development for the damage done to their properties from the influx of animals that have been displaced? Including but not limited to, landscape damage, waste pickup and car/deer collisions.
- Will Merlin, Entertainment, Inc., clear land during the spring, when many animals are denning, nesting, hatching and raising their young?
- How many endangered species reside on this land, and what will the effect be on their populations?
- Will Merlin, Entertainment, Inc., use extermination as a method to rid the property of supposed "pests?" Traps, rodenticides, herbicides and pesticides? Or, will animals just be "run off the land?"
- What will happen to the fish, amphibians, turtles, muskrats, etc., which reside in the wetlands, and the birds and bats that depend on this ecosystem for survival?
- The multitude of beneficial insects and pollinators?
- Will there be total disregard for the animals that cannot escape the influx of heavy equipment, and total destruction of their habitat? I.e., plowed over and killed? This would be a travesty, and poor reflection on the character of the developers.

NOISE

- Since the reconstruction of the 122 Exit of route 17 (86), which is approximately 5 miles away, the highway noise has increased distinctively, from the northwest reaching our property. This became more obvious once the land for the Orange Regional Medical Center was cleared and the landscape surrounding it was reconstructed several years ago. There has also been an increase amount of noise on Saturday evenings from the Orange County Speedway since the development of the latter. How will the elimination of even more older-growth trees, and the excavation of the existing natural terrain for the construction of LEGOLAND – another 523 acres – north and northwest of our property, add to the already invasive noise from now existing developments?
- How will the increased traffic on Conklingtown Road, where the supposed development borders, (to our north) be assessed for the amount of added noise? Will there be access to the park there, and will that add delivery truck traffic? If so, at what times?
- We are also concerned about ambient noise emanating from the park from running cars, and day-to-day operations, i.e., machinery, rides, and the influx of people and traffic through our neighborhood.

LIGHT POLLUTION

- How much lighting will be visible, and how far reaching will it be when the park is open after dusk, and after closing?

DAY-TO-DAY IMPACT

- In spite of the exits and roads Merlin proposes to build in order to help “alleviate” traffic, there are physics involved. Only so much matter can occupy so much space. You can't deny this. We are concerned with having such a large percentage of employees and patrons trying to get in and out of town daily, along with those of us who live here. There are also school buses that travel several times a day to the same area where the proposed development will be. We're afraid, as taxpayers in the town, we will not be able to access the very roads we pay for, without difficulty and aggravation.

WATER

- We are gravely concerned with the affect this will have on our aquifer. We would like to see a documented and transparent study done on the anticipated “runoff,” created as a result of the clearing and the construction. What will ultimately wind up in our aquifer, or reservoirs? Then, anticipated amounts, and how frequent, will pesticides, herbicides and fertilizers, (measured by the square foot) be

applied? Who regulates that? Last, but certainly not least, chlorine or other pool chemicals. How will that be managed and kept out of the environment?

- Ultimately, how will this site as a whole, impact the water supply? Everything and anything!

POLLUTION:

We understand Merlin Entertainment is going to manufacture plastics on the proposed property. They use petrochemical-based polymers. How toxic are they? How are they trucked in? How do they prevent these materials from leaking into the environment? They talk about a "sustainable" plastic coming out in 2030. And, until then?

COMMENT

We are looking forward to a complete, transparent and fair written evaluation from all of our local and State officials, professionals, and any party who is responsible for the proper environmental and quality of life impact studies before there is even a thought of a shovel being put into the ground on this overwhelming project. Merlin Entertainment, Inc., still has a lot of questions to answer, and we hope they will be done so with honesty and integrity. We hope our elected and trusted officials, along with Merlin, will take all of our concerns seriously, and understand that it's not about them - personally. It's about the citizens of this town and county, our quality of life, and why we chose to live here opposed to anywhere else.

Our true desire

The Insignares family wants their neighborhood to remain as it is. They want the master plan honored, and respected and left unchanged. The master plan is non-discriminatory. It doesn't know the difference between one party, or another. It does what it was designed to do best – protect the integrity of the land, the town and its inhabitants (human and other sentients alike), regardless of the "next best thing" that might come along. It was created to protect and maintain what is rapidly disappearing in this area – peace and natural beauty.

Thank you for your consideration and respect.

Jaime & Patricia Insignares

Legoland Goshen Jobs

Sandra M Rothenberger <sandy.rothenberger@live.com>

Mon 8/1/2016 12:17 PM

Legoland Correspondence

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

 1 attachment (15 KB)

Legoland Goshen Jobs.docx;

The attached file presents statistics of the job growth in Goshen.

August 1, 2016

RE: Legoland Goshen Jobs

Dear Chairman Armistead and the OCIDA Board of Directors Goshen, NY

The industries that are building in and around Goshen will soon have more jobs available than applicants. And these are jobs that offer a living wage. Not the part-time, seasonal, minimum wage jobs that Legoland is proposing. Even the 500 full-time jobs they are offering is not an equitable trade-off of having the property rezoned to accommodate a mega amusement park.

- Are you aware that Amy's kitchen will be offering 700 jobs and the lowest paid job will be \$13/hr and that may increase to \$15/hr?
- Don't count out the Orange County Government Center which will be finished in 2017. How many jobs will be offered there?
- Do you know the details of the Kikkerfrosch Brewery? Their starting salary is phenomenal.
- How many service jobs will be needed at the Watchtower World Headquarters in Warwick?
- Do you know what the unemployment rate is in Goshen/Orange County? It is very, very low.

Visit Hudson Valley jobs on the web and you will see the many jobs available in our area. And the list keeps growing every week.

Lawyers, banks, technical trades, service industries, car dealerships, medical services, real estate and many more companies are growing by leaps and bounds. Everyone is busy. Do you see this? The "construction boom" of today is sustainable growth and preserves the quality of life for slow-motion Goshen.

Thank you,

Sandra Rothenberger
174 South Street
Goshen, NY 10924

Submitted 8/1/2016 via email: business@ocnyida.com

Legoland Construction Boom

Sandra M Rothenberger <sandy.rothenberger@live.com>

Mon 8/1/2016 11:19 AM

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

 1 attachment (15 KB)

Legoland Construction Boom.docx;

The attached file quotes statistics about the construction boom in the seven county area.

August 1, 2016

RE: Legoland Construction Jobs

Dear Chairman Armistead and the OCIDA Board of Directors Goshen, NY

Part 1 of 3. CONSTRUCTION BOOM \$8 billion in projects boost region's economy
Times Herald-Record, July 31, 2016 By Jim Sabastian

Part 2 of 3. JOBS APLENTY Construction workers in high demand following slow decade
Times Herald-Record, August 1, 2016 By James Walsh

- Do you realize that there are 20 major construction projects in and around Goshen?
- Are you aware that this construction boom represents a capital investment of \$8 billion in our immediate area without Legoland?
- Did you read Todd Diorio, Hudson Valley Building and Construction Trades Council, comment that "...This year and the next couple of years will be the best the construction industry has seen for a long time."
- Have you read the report of the Associated General Contractors of America which states that they were under pressure to find skilled workers for the Montreign Casino?
- Where is Legoland going to find 800 construction workers from the seven surrounding counties in Orange County?
- Will Legoland wait 3 years to start construction?
- Do they intend to use non-union workers?
- If so, are you ready to withhold tax breaks from them?

The 20 construction jobs are in the hardest hit areas from the recession who are experiencing poverty in their communities. These counties are the ones who benefit most from economic development and can accommodate sustained growth. What is the poverty rate in Goshen? Legoland will only overwhelm the Town and Village of Goshen and would be better served if they went to a location or county that would welcome an amusement park. Does Legoland have a Plan 2?

Thank you,

Sandra Rothenberger
174 South Street
Goshen, NY 10924

Submitted 8/1/2016 via email: business@ocnyida.com

RECEIVED

AUG 01 2016

ORANGE COUNTY
IDA

Vanessa Kolk
2 Bridle Ct
Goshen, NY 10924
(845)741-5349

vanessa10941@yahoo.com

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

July 26, 2016

Dear All the OCIDA Board of Directors and Members,

RE:
MERLIN ENTERTAINMENT PILOT and HOST FEES

I am sending this letter concerning the IDA meeting that was held on, Friday the 22nd of July 2016, in regards to the proposed LEGOLAND project by Merlin Entertainment Group U.S. Holdings Inc. I

I am not sure if you recall me asking you about the "host payments" and I was immediately informed that, the host payments have nothing to do with the IDA. I was told by the IDA that is for the Town of Goshen Board. Which we all now, it is not. So Therefore, I am submitting my question, that was never answered nor even wanted to be heard, in writing.

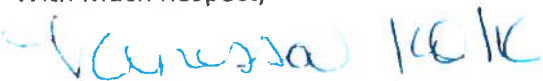
As far as the "host payments", Merlin is offering \$0.65 per ticket they sell for LEGOLAND. With that being said;

- 1) Will Merlin Entertainment increase their "host Payment" as the economy grows?
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- 3) Will Merlin Entertainment's "host payment's" stay the same and never change?

In regards to "inflation", that would honestly make the dollar amount inadequate. Unless, Merlin Entertainment decides to freeze their entrance fee, for the next 30 years. I honestly think, this is something that really needs to be taken into considered wisely. Especially, the Merlin Entertainment Group, had applied for a 30-year payment-in-lieu-of-taxes agreement in late June of 2016. Let's also consider the sales tax exemption, totaling in the amount, of \$13.5 million as well as an unspecified amount to be exempt on their mortgage tax.

I look forward to getting the answers to my questions.

With Much Respect,



Vanessa Kolk
Goshen, NY resident

Industrial Development Agency
Orange County, NY
Robert J. Schreibeis, Sr.
4 Crotty Lane, Suite 100
New Windsor, NY 12553

RECEIVED
AUG 01 2016
ORANGE COUNTY
IDA

Vanessa Kolk
2 Bridle Ct
Goshen, NY 10924
(845)741-5349
vanessa10941@yahoo.com

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Vanessa Kolk
Goshen, NY resident

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ORANGE COUNTY
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2 Bridle Ct
Goshen, NY 10924
(845)741-5349

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Industrial Development Agency
Orange County, NY
Robert J. Schreibeis, JR.
4 Crotty Lane, Suite 100
New Windsor, NY 12553

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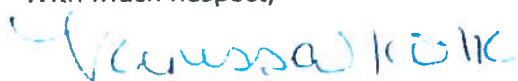
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With Much Respect,



Vanessa Kolk
Goshen, NY resident

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AUG 01 2016

ORANGE COUNTY
IDA

Vanessa Kolk
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vanessa10941@yahoo.com

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

July 26, 2016

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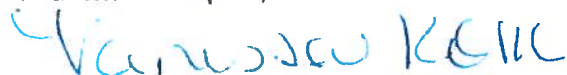
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Vanessa Kolk
Goshen, NY resident

Vanessa Kolk
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(845)741-5349

vanessa10941@yahoo.com

RECEIVED

AUG 01 2016

ORANGE COUNTY
IDA

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

July 26, 2016

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Goshen, NY resident

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2 Bridle Ct
Goshen, NY 10924
(845)741-5349
vanessa10941@yahoo.com

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AUG 01 2016

ORANGE COUNTY
IDA

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

July 26, 2016

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AUG 01 2016

ORANGE COUNTY
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Industrial Development Agency
Orange County, NY
Edward A. Diana
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Goshen, NY resident

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vanessa10941@yahoo.com

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

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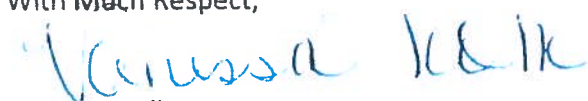
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Vanessa Kolk
Goshen, NY resident

Vanessa Kolk
2 Bridle Ct
Goshen, NY 10924
(845)741-5349
vanessa10941@yahoo.com

RECEIVED

AUG 01 2016

ORANGE COUNTY
IDA

Industrial Development Agency
Orange County, NY
John Steinberg, JR.
4 Crotty Lane, Suite 100
New Windsor, NY 12553

July 26, 2016

Dear All the OCIDA Board of Directors and Members,

RE:
MERLIN ENTERTAINMENT PILOT and HOST FEES

I am sending this letter concerning the IDA meeting that was held on, Friday the 22nd of July 2016, in regards to the proposed LEGOLAND project by Merlin Entertainment Group U.S. Holdings Inc. I

I am not sure if you recall me asking you about the "host payments" and I was immediately informed that, the host payments have nothing to do with the IDA. I was told by the IDA that is for the Town of Goshen Board. Which we all now, it is not. So Therefore, I am submitting my question, that was never answered nor even wanted to be heard, in writing.

As far as the "host payments", Merlin is offering \$0.65 per ticket they sell for LEGOLAND. With that being said;

- 1) Will Merlin Entertainment increase their "host Payment" as the economy grows?
- 2) Will Merlin Entertainment increase their "host Payment" if they should ever raise their admission prices for LEGOLAND?
- 3) Will Merlin Entertainment's "host payment's" stay the same and never change?

In regards to "inflation", that would honestly make the dollar amount inadequate. Unless, Merlin Entertainment decides to freeze their entrance fee, for the next 30 years. I honestly think, this is something that really needs to be taken into considered wisely. Especially, the Merlin Entertainment Group, had applied for a 30-year payment-in-lieu-of-taxes agreement in late June of 2016. Let's also consider the sales tax exemption, totaling in the amount, of \$13.5 million as well as an unspecified amount to be exempt on their mortgage tax.

I look forward to getting the answers to my questions

With Much Respect,



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AUG 01 2016

ORANGE COUNTY
IDA

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

July 26, 2016

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AUG 01 2016

ORANGE COUNTY
IDA

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

July 26, 2016

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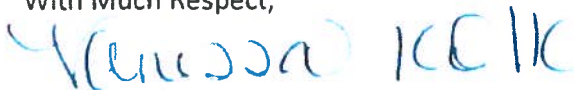
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AUG 01 2016

ORANGE COUNTY
IDA

Industrial Development Agency
Orange County, NY
Robert T. Armistead
4 Crotty Lane, Suite 100
New Windsor, NY 12553

July 26, 2016

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RE:
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I look forward to getting the answers to my questions.

With Much Respect,



Vanessa Kolk
Goshen, NY resident

Philip Haakmeester
20 Red Maple Lane
Middletown, New York 10940

RECEIVED

AUG 6 2016

ORANGE COUNTY
IDA

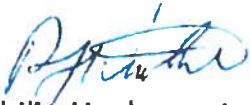
July 25, 2016

Industrial Development Agency
% Robert T. Armistead, Chairperson
4Crotty Lane, Ste 100
New Windsor, NY 12553

Dear Chairperson and Members of the Board,

I am requesting that you deny Legoland's request for a 30 year pilot and follow the customary policy of a period of 10 to 15 years.

Cordially,



Philip Haakmeester

RECEIVED

AUG 01 2016

ORANGE COUNTY
IDA

Coyle - John & Mary
1 Vivian Lane
Chester, NY 10918

7/27/16

Industrial Development Agency (IDA)
To Robert J. Armistead, Chairman
4 Crotty Lane, Suite 100
New Windsor, NY 12553

Dear Chairman and Members of the Board:

Highland's request for a (30) thirty year pilot
re "their" TAXES!! We hope you deny

this request because if you are a new
homeowner you pay all the taxes and no
deals... If you would like to open a home

Pop store - you pay all the taxes.

Highland wants all - and in return ^{we} will
get TRAFFIC issues that will be ten times
the aggravation that Woodbury has re the out-
lets.

Please DENY the request from Highland.

Mary M. Coyle (with smiley face)

Sincerely yours,

John R. Coyle, Sr

Debra Corr
349 Sarah Wells Trail
Goshen, NY 10924

July 29, 2016

RECEIVED

AUG 01 2016

ORANGE COUNTY
IDA

Dear Orange County IDA,

Robert T. Armistead - Chairman
Mary Ellen Rogulski - Vice Chairman
John Steinberg, Jr. - Second Vice Chairman
Stephen Brescia - Secretary
Henry VanLeeuwen - Assistant Secretary
Robert J. Schreibeis, Sr.
Edward A. Diana

The projected PILOT and corresponding payments to Goshen, Orange County and State of New York are insufficient and not in alignment with other projects. 10-12 Year Pilot program is more than sufficient for a corporation of Merlin Entertainments financial size. The excuse that our taxes are high in NY and will cut into their profits is pathetic and insulting to our intelligence. As you are seasoned businesspeople, I am sure you are aware they are playing a game to manipulate you into this outrageous 30-year PILOT which as written is only at 48% at the end of their 30 years PILOT. Then what? Merlin's/Legolands comment they want to renegotiate at 31 years is also outrageous. The people of Goshen and other towns in NY State are drowning in taxes we need relief not another tax burden.

Will IDA revisit Merlin's payments in phase 2 or phase 3? When will this PILOT every end? As I see it, they never want to pay their fair share of taxes while the little taxpayers of NYS humble work two jobs per family to pay our taxes. When we cannot pay our taxes we lose our homes when huge corporations cannot pay they get to renegotiate, I find this to be so alarming.

If Merlin Entertainment/Legoland cannot afford to pay their fair share in taxes, do not bow down to their ultimatums, please tell them to move a state where they can afford to pay the taxes.

Quite frankly, I don't care about 30 years from now, I care about today and the next 5-10 years and how this Town of Goshen will grow in a balance and smart way! The taxpayers of Goshen and Orange County should not be responsible for carrying this Mega multibillion dollar company on their backs.

Sincerely,



Debra B Corr
349 Sarah Wells Trail
Goshen, NY 10924
Debcorr10924@gmail.com

914-474-7722 cell/text

July 29 2016

Dear Orange County IDA,

Robert T. Armistead - Chairman
Mary Ellen Rogulski - Vice Chairman
John Steinberg, Jr. - Second Vice Chairman
Stephen Brescia - Secretary
Henry VanLeeuwen - Assistant Secretary
Robert J. Schreibeis, Sr.
Edward A. Diana

RECEIVED

AUG 01 2016

**ORANGE COUNTY
IDA**

I feel a 10-12 Year Pilot program is more than sufficient for a corporation of Merlin Entertainments size and financial capabilities. Their cries that NYS Taxes will cut into their bottom line is not my concern, while NYS Taxes cut into my bottom line. Will IDA revisit Merlin's payments in phase 2 or phase 3? When will this PILOT every end? As I see it, they never want to pay their fair share of taxes while the little taxpayers of NYS humble work two jobs per family to pay our taxes. When we cannot pay our taxes we lose our homes when huge corporations cannot pay their taxes they get to renegotiate, I find this to be so unfair.

If Merlin Entertainment/Legoland cannot afford to pay their fair share in taxes, please tell them to move on; as I have to pay my fair share in taxes in my business.

Why should the taxpayers fund this Mega multibillion dollar project, please do not give them a 30 year PILOT.

Sincerely,



John Younie

83 Stony Ford Road

Campbell Hall, NY 10916

July 27, 2017

46 Alton Road
Circleville, NY 10919

Industrial Development Agency
c/o Robert T. Armistead, Chairman
4 Crotty Lane, Ste 100
New Windsor, NY 12553

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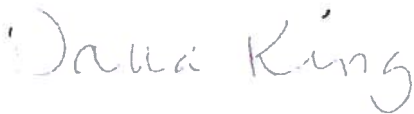
AUG 01 2016

ORANGE COUNTY
IDA

Dear Chairman and Members of the Board:

I am requesting that you deny Legoland's request for a 30 year PILOT and follow the customary policy of 10 to 15 years. At the very least let the PILOT be renegotiated at 15 years. No one could even guess what the taxing structure will be like 2 or 3 decades from now.

Respectfully,

A handwritten signature in cursive script that reads "Dana King".

Dana King

IDA of Orange County
4 Crotty Lane
New Windsor NY 12553

RECEIVED

AUG 01 2016

ORANGE COUNTY
IDA

July 25, 2016

Re: Merlin Entertainment

To the Board,

I am writing this letter to strongly urge you not to consider the 30 year PILOT for Merlin Entertainment. This is a huge international corporation with millions of dollars at their disposal. My understanding is that a PILOT is meant to encourage business which would be beneficial to the County. Most of the jobs that Merlin will provide at its Theme Park are part time and/or seasonal. How will this benefit us? More jobs where families are not able to support themselves?

Legoland just sent out another flier advertising how good they will be for the community. All of the amounts they quoted are for 30 years. \$56.6 million dollars in PILOT over 30 years. That's \$1.8 million dollars per year. Sounds a lot smaller now. The cost to our infrastructure (road repair, extra police, ambulance crews, etc) is going to run much more than that. Jobs? I have been at every presentation Merlin has made. Each time they are asked if they will hire H2B Visa workers their answer is "No Legoland in North America currently employs H2B Visa workers". That same sentence is written on the flier I received. Doublespeak. We are all smart enough to realize that this answer is no guarantee that they won't but IS practically a guarantee that they will. How could they not? This will be the only one of their parks in the US that will only open seasonally. How can someone expect to support a family or live on a job they have for 6 months a year? Sales tax? Most goes to the state and doesn't remain in the community.

I was at the IDA meeting where Mr. Petro asked Mr. Jakobson if they are prepared to pay their full amount of taxes after the PILOT runs out. His answer was "Then we will ask to re-negotiate." Does this sound like a corporation trying to be good for the community as they have professed?

I know your authority does not extend to whether or not the Park gets built, you are to decide on the length of the PILOT only. I urge you not to consider the 30 years. In the words of one of your board members at that same meeting, "30 years is unprecedented". This corporation does not deserve it.

Thank you



Ellen Guerrero



Steven M. Neuhaus
County Executive

REAL PROPERTY TAX SERVICE AGENCY

John I. McCarey, CCD, Director
124 Main Street
Goshen, New York 10924
Phone (845) 291-2494
Fax (845) 291-2499

July 27, 2016

Mr. Robert Armistead, Chariman
Orange County Industrial Development Agency
4 Crotty Lane, Suite 100
New Windsor, NY 12553

RECEIVED

AUG 01 2016

ORANGE COUNTY
IDA

Dear Mr. Armistead,

I am requesting that the following comments be added to the July 15, 2016 IDA LEGOLAND Public Hearing.

The IDA will be making the final decision over the next couple of months on the LEGOLAND (Merlin Entertainment) Park application. The proposed LEGOLAND New York \$350 million park offers a unique opportunity in regard to educational value and recreational enjoyment for the youth and community of Orange County.

Orange County's Office of Real Property's purpose is to maintain equity in assessment and property taxes for all taxpayers as well as equity among all PILOTS. The current proposed PILOT application offered by Merlin Entertainment needs to be further analyzed. The following should be considered:

1. Proper and equitable taxes to Orange County.
2. With over 100 PILOT agreements in Orange County over the past 25 years, only one was given a 30 year PILOT which was in 1995 for Glen Arden, Goshen, a life care retirement community. Most PILOTS are 10 or 15 year terms with the exception of the PVC Power Plant which is 22 years.
3. LEGOLAND Florida and LEGOLAND California do not or did not receive any PILOT consideration.

New York State's property tax structure is much different than Florida or California. In Orange County New York for example, Goshen Schools would receive 73.66% of the PILOT agreement, while the Town receives 14.24% and the County receives 12.10% of every tax dollar paid.

I would recommend the IDA consider a 20 year PILOT for the Legoland project reflecting an estimated total tax of \$48.1 million over the 20 years disbursed as follows:

County	\$5.5 million
Town	\$6.2 million
School*	\$32.7 million (Goshen & Chester Schools)
Fire District	\$3.6 million

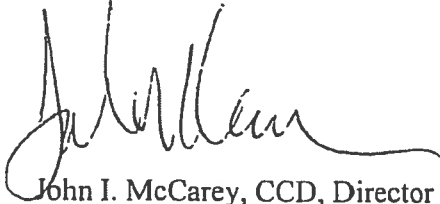
This would reflect a tax savings to Legoland (Merlin Entertainment) of approximately \$35.5 million. (See attached 20 year schedule.)

*(Of the 14 parcels in the proposed 523 acre site, 3 parcels are located in the Chester School District which are 11-1-49.2, 11-1-68 and 11-1-69.)

Sales tax, hotel tax and host community charges are not part of a PILOT since they are user costs and are paid by the user. These calculations should not be considered when discussing PILOTS.

Our department stands ready to analyze and run additional scenarios for the IDA to offer an agreeable PILOT that would benefit all parties.

Very truly yours,

A handwritten signature in black ink, appearing to read "John I. McCarey". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

John I. McCarey, CCD, Director
Orange County Office of Real Property Tax Service

Leopoldand	2018 Construction YR 1	Year 2	Year 3	Year 4	Year 5	20 YEAR PILOT						Year 12
						Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	
Goshon Total assessment land assessment* improvement % of added value taxable value of improvement land assessment Total taxable value Goshon Sch Taxable Chester Sch Taxable	1,750,000 1,750,000 0 0 1,750,000 1,750,000 298,891,000 298,500	83,000,000 1,750,000 81,250,000 0.350 1,750,000 1,750,000 30,187,500 298,500	83,000,000 1,750,000 81,250,000 0.370 1,750,000 1,750,000 31,812,500 300,500	83,000,000 1,750,000 81,250,000 0.390 1,750,000 1,750,000 33,437,500 304,500	83,000,000 1,750,000 81,250,000 0.410 1,750,000 1,750,000 35,062,500 308,500	83,000,000 1,750,000 81,250,000 0.430 1,750,000 1,750,000 36,687,500 312,500	83,000,000 1,750,000 81,250,000 0.450 1,750,000 1,750,000 38,312,500 316,500	83,000,000 1,750,000 81,250,000 0.470 1,750,000 1,750,000 39,937,500 320,500	83,000,000 1,750,000 81,250,000 0.490 1,750,000 1,750,000 41,562,500 324,500	83,000,000 1,750,000 81,250,000 0.500 1,750,000 1,750,000 42,375,000 328,500	83,000,000 1,750,000 81,250,000 0.530 1,750,000 1,750,000 44,812,500 332,500	83,000,000 1,750,000 81,250,000 0.560 1,750,000 1,750,000 47,250,000 336,500
Taxes w/o Fire District Goshon Fire District Chester Fire District	\$84,258.74 \$3,919.62 \$65.28	\$1,453,421.98 \$190,776.62 \$65.28	\$1,531,661.68 \$190,776.62 \$65.28	\$1,609,901.38 \$190,776.62 \$65.28	\$1,688,141.08 \$190,776.62 \$65.28	\$1,766,380.78 \$190,776.62 \$65.28	\$1,844,620.47 \$190,776.62 \$65.28	\$1,922,860.17 \$190,776.62 \$65.28	\$2,001,099.87 \$190,776.62 \$65.28	\$2,079,339.57 \$190,776.62 \$65.28	\$2,157,579.27 \$190,776.62 \$65.28	\$2,235,818.97 \$190,776.62 \$65.28
Total Taxes Including Fire Est. Growth w/ 2% NYS CAP Savings with exemption	\$88,243.63 \$4,098,870.46 \$35,651,169.32	\$1,644,263.88 \$1,677,149.16 \$2,642,790.21	\$1,722,503.58 \$1,756,953.65 \$2,464,550.51	\$1,800,743.28 \$1,836,758.35 \$2,308,310.81	\$1,878,982.98 \$1,916,582.64 \$2,308,071.11	\$1,957,222.68 \$1,996,367.13 \$2,122,935.41	\$2,035,462.38 \$2,076,171.62 \$2,151,591.71	\$2,113,702.08 \$2,155,976.12 \$2,073,352.01	\$2,191,941.77 \$2,236,780.61 \$1,995,112.32	\$2,270,181.47 \$2,317,662.86 \$1,955,992.47	\$2,348,421.17 \$2,395,389.59 \$1,898,632.92	\$2,426,660.87 \$2,475,363.33 \$1,721,273.37
Grand Total Taxes Paid	\$48,189,912.48											

**Tax Rates - 2016
County Rate 5.981 \$10,466.75 \$180,551.44 \$190,270.56 \$199,989.69 \$209,708.81 \$219,427.94 \$229,147.06 \$238,866.19 \$248,585.31 \$253,444.88 \$268,023.56 \$282,602.25
Town Rate 6.7677 \$1,843.48 \$204,299.94 \$215,297.46 \$226,294.97 \$237,292.48 \$248,289.99 \$259,287.51 \$270,285.02 \$281,282.53 \$286,781.29 \$303,277.56 \$319,773.83
Goshon School 35.3991 \$61,948.51 \$1,058,115.96 \$1,115,497.98 \$1,172,880.00 \$1,230,262.02 \$1,287,644.04 \$1,345,026.07 \$1,402,408.09 \$1,459,790.11 \$1,488,481.12 \$1,574,554.15 \$1,660,627.18
Chester School 35.2602 \$10,454.64 \$10,454.64 \$10,595.68 \$10,736.72 \$10,877.76 \$11,018.80 \$11,159.84 \$11,300.88 \$11,441.92 \$11,512.44 \$11,724.00 \$11,935.56
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Goshon Fire District 2,2993 \$3,919.62 \$190,776.62 \$190,776.62 \$190,776.62 \$190,776.62 \$190,776.62 \$190,776.62 \$190,776.62 \$190,776.62 \$190,776.62 \$190,776.62 \$190,776.62
Chester Fire District 1,4411 \$65.28 \$65.28 \$65.28 \$65.28 \$65.28 \$65.28 \$65.28 \$65.28 \$65.28 \$65.28 \$65.28 \$65.28

*Current assessed land value: 1,590,200. Removal of Agricultural Exemption on 11-1-46 (+45,671) & 15-1-59 (+132,076) brings base land assessment for PILOT purposes to 1,767,947.
Parcels included: Goshon - Section 11, Block 1, Lots 45, 46, 47, 49, 2, 58, 62, 63, 64, 65, 66, 67, 68, & 69 Plus Section 15, Block 1, Lot 59
650,000 sq. ft. @ \$125/sf = 81,250,000 + Hotel & Park Improvements = 125,000,000 x EQ Rate of 65.0 % = 81,250,000 for Improvements
Goshon 11-1-49, 2 is located completely in the Chester School District. Calculation used for Chester Schools: land value = 226,500 + 200,000 for improvements = 426,500
Goshon 11-1-49, 2 is serviced by both Goshon Fire District (80%) and Chester Fire District (20%) Land value = 226,500 x 20% = 45,300 taxable value used for Chester Fire District
** Based on 2016 Tax Rates subject to yearly budget changes for each taxing district
Sewer and water charges will be billed by Village of Goshon
Building valuation subject to final plans & inspections. IDA application does not reflect cost for Sea Life Section improvement.

John McCarey, Director, Orange County Real Property Tax Service

7/28/2016

145 South Street
Goshen NY 10924

RECEIVED

AUG 01 2016

ORANGE COUNTY
IDA

Industrial Development Agency
% Robert T. Armistead, Chairman
4 Crotty Lane, Ste 100
New Windsor, NY 12553

Dear Chairman and Members of the Board:

I am requesting that you deny Legoland's request for
a 30 year pilot and follow the customary policy of
10 to 15 years.

Cordially,

Robert T. Armistead

7/27/2016

Requested 30 year PILOT for Legoland

Brad Barnhorst <bbarnhorst@mac.com>

Mon 8/1/2016 10:37 AM

To: Laurie Villasuso <lvillasuso@ocnyida.com>;

To the Members of the Orange County Industrial Development Agency,

I am writing to express my opposition to the proposed 30-year PILOT for the Merlin Entertainments Legoland project. Merlin's own representatives stated during the meeting on July 22, 2016 words to the effect that it would be premature or unreasonable to estimate what the property value might be at this time. The obvious rejoinder is that if that is the case then it would be equally unreasonable to consider their request. After all, absent a baseline of what the potential actual tax revenue for the completed project might be, how is one able to make an informed decision regarding the reasonability or lack thereof of amount of the proposed payment?

The rate of inflation for the last thirty years was 2.61 percent. At that rate the sum of the proposed amount over thirty years will have outpaced the amount Legoland will pay by 9.77 million dollars. Further, the Goshen

Central School

District budget for 2016-17 is \$67.78 million. Legoland's contribution of \$1 million is only 1.5 percent of that number. Our school taxes can increase by 2.5 percent per year. The school taxes in Goshen increased 44 percent between the 2004-05 school years and the 2013-14 school years, which was prior to the New York law capping the increase. However, a local vote that garners a supermajority can approve a higher rate. Given that, does it make sense to allow Legoland to lock in a lower increase for 30 years?

Merlin has presented the project as a beacon of prosperity, one that will bring jobs to the area. However, they have utterly failed to give specific and concrete details about the jobs, preferring instead to give potential broad pay ranges and counts that fall into said ranges rather than narrow ranges with specific headcount in each. They have dodged the question of how they plan to fill the seasonal positions. They will require labor while most of those in the pool of potential applicants are still in school. As their other parks operate year-round, the information presented on their mailer, that "no Legoland in North America currently employs H2B visa workers" is non-responsive. The H2B visa is specifically for temporary or seasonal non-agricultural workers. As the

extant parks in North America are located in California and Florida and operate year-round, Legoland cannot employ H2B visa workers at either. It is important to note that the mailer does not say that they will not employ H2B visa workers, but that they do not currently do so. Both the specifics regarding employee pay and the information about seasonal workers are intentionally and willfully misleading. This should give one pause; if the applicant is willing purposefully to present things in a manner that lends itself to misinterpretation, said misinterpretation which is to the applicant's benefit, it is not a leap to conclude that the same has done so elsewhere.

Looking at other recent large projects for reference, the PILOT for the \$900 million CPV plant in Wawayanda has a term of 22 years, and the \$1.3 billion Empire Resorts casino has a PILOT of 20 years, along with substantial host fees and state licensing fees. Why then does it make sense that this project be granted a longer term?

Which brings us full circle. If Legoland is requesting such a sweetheart deal, where is the detailed analysis in support of it? They should be held accountable to quantify the positive effects that they say the park will have on the community that justify the permanent change that it will make to

the character
of the area. Additionally, this is a company that in 2015 had an
after tax
profit of over \$200 million dollars, and a profit margin of 22.8%
- outpacing
GE, Boeing, and Microsoft, and just behind Apple who came in at
22.9%. Why do
they need an overly generous handout from us?

In closing, the term is excessive, the rate of increase
insufficient, and the
yearly amount woefully insufficient. I respectfully request that
you deny the
terms of the proposed PILOT program that has been presented to you
for the
Merlin Entertainments Legoland project.

Thank You,

Brad Barnhorst
100 Maple Avenue
Goshen, NY

Legoland PILOT

Ann Hufcut <annahufcut@yahoo.com>

Mon 8/1/2016 10:14 AM

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

I disagree with payment in lieu of taxes for LEGOLAND for 30 THIRTY years!

A. Hufcut

August 1, 2016

RE: Legoland *"Property Tax Exemptions in New York State"*

Dear Chairman Armistead and the OCIDA Board of Directors Goshen NY

In reading the Research Brief, Division of Local Government and School Accountability, Thomas P. DiNapoli, Office of the New York State Comptroller, I found some very interesting information to share with you.

1. "Since local government real property taxes are levied only on taxable property, the more tax-exempt property (PILOTS) there is in a jurisdiction, the greater the tax rate generally is on the owners of taxable property. In turn, high tax rates put pressure on officials to reduce costs (often along with needed services) or to find alternative funding options."
2. "New York's cities are often county seats (Goshen is the county seat of Orange County), with a fair number of government buildings (that are tax exempt). As business centers, cities also tend to have a relatively large proportion of non-profit tax-exempt entities, such as hospitals, religious organizations, universities, and charitable organizations."
3. "Most local governments with large percentages of property owned by non-profit or governmental entities have no say in the matter of granting the resulting property tax exemptions. '...use other approaches to recoup...the costs of services....' The most common municipal user fees are for water and sewer services...."
4. "Revenue can also come from special assessments, which can be imposed on properties in some cases for costs arising from water, sewer, drainage and certain other public improvements."

Point 1

- Are the tax rates for the Town and Village going to rise because of the 30yr PILOT to Legoland?
- If the tax rate for the Town and Village are not raised as a matter of principal, will they suffer from reduced services?

Point 2

- Are the tax-exempt properties in Goshen out of balance with the ratable properties?

Point 3

Goshen has the power to rate Legoland as a resident user of sewer and water which means that they pay these rates as a single user. These rates are then figured into the formula of volume input and output divided among the residential users.

- Will Legoland be rated as a resident for sewer and water fees?
- If so, how much will the bills be increased for the residents of the Town and Village?
- Don't you think some local government has the obligation to notify residents if Legoland mega amusement park is built their water and sewer fees could be increased?

Point 4

- Will there be any "special assessments" to Legoland for services supplied by the Village of Goshen?
- Will the residents of the Village of Goshen be paying any "special assessments?"

Thank you,

Sandra Rothenberger
174 South Street
Goshen, NY 10924

Submitted 8/1/2016 via email: business@ocnydia.com

Merlin 30 Year Pilot

Wayne Smith <waynecsmith@outlook.com>

Mon 8/1/2016 8:41 AM

Legoland Correspondence

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

Hello,

I am writing you as a concerned resident of Goshen, NY and I want to express my concern about the proposed Legoland development in Goshen.

Although I know that it's up to the Goshen Town Board to make the final decisions relative to zoning changes and final approval I want to make sure that you know what impact this project would have on the people of Goshen.

Goshen is a unique, historic, and rural based community. We chose to live here for a superior quality of life and an opportunity to raise our children in that amazing environment.

The development of Legoland will destroy all that we hold dear in Goshen. Leveling hundreds of acres of pristine countryside, taxing an already stressed water system, increased traffic on Rt 17 that is already unbearable on Friday and Sunday nights. Millions of strangers in our town and roadways. Increased stress on our police and infrastructure. Hundreds of homes that will see their value plummet. How is any of that good for Goshen? There are many alternative sites in Orange county much better suited for this project.

I ask you to please ask yourself the following hypothetical question...

As a new family starting out in life and looking for somewhere to live and raise a family, would YOU buy a home in a town that hosts a mega amusement park? Would you want YOUR kids growing up in that environment?

Please use whatever influence you have to save Goshen from this travesty and listen to the will of the people.

Please don't allow the heart and soul of Goshen to be forever destroyed.

Respectfully,
Wayne Smith
15 year resident of Goshen

August 1, 2016

RE: Legoland Jobs

Dear Chairman Armistead and the OCIDA Board of Directors Goshen NY

Just who will be filling the seasonal, 6-month 500 full-time and 300 part-time jobs is of great concern to every Goshen resident. I don't understand why 800 jobs are the first talking point on any information about Legoland. These jobs are three years into the future of being filled. You or anyone else cannot predict what can happen in the job market 6 months, 2 years or 3 years from now. If the economy would collapse tomorrow it changes **all** the plans for a Legoland mega amusement park. This could be a disastrous situation if the Town of Goshen and Goshen Planning Board commit the village and town resources to building Legoland.

- Will Goshen or the surrounding areas have the workforce to fill 800 seasonal jobs in three years?
- Do you realize that all high school and college students are out of the equation to obtain jobs because they are attending school when Legoland opens in April?
- Do you realize that all high school and college students are out of the equation to obtain jobs because they are returning to school before Legoland closes in October?
- Will Legoland give our veterans first choice of jobs?
- Will any disabled people be employed?
- Will anyone with Visa status be employed?
- If so, where do seasonal workers live when their jobs end?
- Is there any section 8 housing in Goshen?
- Is there any rent stabilized apartments in Goshen?
- How many apartments are available in Goshen?
- Will Goshen be building high-density apartments?
- Will seasonal workers be eligible for unemployment or social services for the six months they are unemployed?

Thank you,

Sandra Rothenberger
174 South Street
Goshen, NY 10924

Submitted 8/1/2016 via email: business@ocnydia.com

Legoland 30yr PILOT

Sandra M Rothenberger <sandy.rothenberger@live.com>

Sun 7/31/2016 10:39 PM

Legoland Correspondence

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

 1 attachment (15 KB)

Legoland 30yr PILOT.docx;

The attached file is for your review and I request that your answers be released to the news media.

July 31, 2016

RE: Legoland 30yr PILOT

Dear Chairman Armistead and the OCIDA Board of Directors Goshen NY

Your mission statement on www.orangecountygov.com states:

"The PILOT Program in Goshen, NY allows companies to benefit from a **significant** reduction in their overall property tax liabilities, enabling them to further invest in long term job growth and business expansion in the Hudson Valley, NY region."

- Does "significant" mean a 30yr PILOT?
- Does Legoland's 30yr PILOT discriminate against the companies that have gotten 10-15yr PILOT programs? Can the OCIDA be sued by these companies?
- Will you renegotiate the 30yr PILOT with Legoland to a 10-15yr PILOT as other companies have received?
- Do you think the residents believe that a 1M payout to the school district is a good deal when their yearly budget is 67M? Robert Miller doesn't think so.
- Please release to the news media your criteria as to why Legoland qualified for a 30yr PILOT.
- Where is the financial review from an independent accounting firm?

"The PILOT Program in Goshen, NY seeks to solve this issue (real estate tax obligations to the local and regional jurisdictions) and empower companies and communities to grow together."

Please release to the news media, in detail, how the Town of Goshen and especially the Village of Goshen communities will grow together."

County Legislator Phil Canterino wants all financial data pertaining to the project to protect his constituents. "I am calling for an incredibly detailed financial disclosure on all of these facts because in my 25 years I have never (seen such) a polarized issue...." MidHudsonNews.com 7/23/2016

Have you given all the financial data pertaining to the project to County Legislator Phil Canterino?

Thank you,

Sandra Rothenberger
174 South Street
Goshen, NY 10924

Submitted 7/31/2016 via email: business@ocnyida.com

Legoland Referendum

Sandra M Rothenberger <sandy.rothenberger@live.com>

Sun 7/31/2016 9:01 PM

Legoland Correspondence

To: Laurie Villasuso <lvillasuso@ocnyida.com>; nhalloran@townofgoshen.org
<nhalloran@townofgoshen.org>; pgersbeck@townofgoshen.org
<pgersbeck@townofgoshen.org>;

 1 attachment (177 KB)

Legoland Washingtonville.pdf;

The attached article is from Lawrence Delarose, a businessman, Washingtonville, NY. He is requesting a referendum. Times Herald-Record, Your Letters, July 30, 2016

Since Goshen and the surrounding towns are at risk of the overwhelming effects of a mega theme park can the EIS Scoping Documents and the Generic EIS Scoping Documents include that Legoland conduct a referendum vote for the Town of Goshen, Village of Goshen, Campbell Hall, Washingtonville, Blooming Grove, Village and Town of Chester, Village and Town of Warwick, Florida, New Hampton and Middletown?

The residents need to vote on this, not our politicians.

YOUR LETTERS

Entire county should have say on Legoland

The issue of whether or not to develop the proposed Legoland project in the Town of Goshen should be decided by the residents of Orange County voting on a referendum to either approve or reject this project once all facts are in.

Clearly, a development of this magnitude will have a major lasting impact on our community.

We shouldn't leave this issue to be decided by a handful of local politicians and political appointees sitting on the county Industrial Development Agency.

Merlin Entertainments, the company proposing to develop Legoland, is reportedly going to spend hundreds of millions of dollars on this project to increase their profitability...not to benefit the local community.

Lawrence Delarose
Washingtonville

July 31, 2016

RE: Improve...overall quality of life for Orange County and its residents

Dear Chairman Armistead and the OCIDA Board of Directors Goshen, NY

Your mission statement on www.orangecountygov.com states:

"The OCIDA works closely with the County of Orange to provide the best Business opportunities possible. Partnering with the offices of the County Executive, Real Property and Finance, the IDA is able to offer the most competitive of incentive packages to new and expanding businesses. This collaboration strives to create jobs of all kinds and to **improve the overall quality of life for Orange County and its residents.**"

How is LEGOLAND going to "improve the overall quality of life for Orange County and its residents especially in the Town and Village of Goshen? Please explain in detail.

How is LEGOLAND going to "improve the overall quality of life for Orange County and its residents in Campbell Hall, Washingtonville, Blooming Grove, Village and Town of Chester, the Village and Town of Warwick, Florida, New Hampton and Middletown? Please explain in detail.

Thank you,

Sandra Rothenberger
174 South Street
Goshen, NY 10924

Submitted 7/31/2016 via email: business@ocnyida.com

July 31, 2016

RE: Conflict of Interest; Super Majority Vote

Dear Chairman Armistead and the OCIDA Board of Directors Goshen, NY

Edward A. Diana is a member of the OCIDA Governance Committee and I believe it is a conflict of interest for him to be making any decisions or giving any advice in regards to Legoland for the following reasons.

Valley View Nursing Home (VVNH)

When Ed Diana was County Executive he decided that Orange County should not be running a nursing home funded by taxpayer's dollars and brought in a management team, OAS, which ran the nursing home into the ground. In 2014 his successor Steven Neuhaus tried to transfer VVNH to an independent panel with the authority to sell it.

Valley View confounds critics and turns in a surplus. Dire predictions of financial ruin way off base: Auditors say they've never seen such a turnaround, By Ginny Privitar, The Chronicle 7/26/2016

"In 2004, then County Executive Diana brought in a management team, Orange Administrative Services (OAS), headed by William Pascacello. Over the course of that administration, the facility drained the county of money."

"...Orange Administrative Services was running the nursing home into the ground. More than a half-million --- \$550,000 --- was allocated in the budget for OAS's services before they were terminated."

"...Neuhaus predicted massive layoffs if Valley View wasn't sold. That same year, legislators approved Neuhaus's plan to transfer the nursing home to an independent panel with the authority to sell it...attorney Michael Sussman initiated a successful lawsuit to invalidate the transfer. The court found that a super-majority vote would have been required, and the legislature did not have the votes."

"The auditors, Horan, Martello, Marrone say they've never seen anything like it...(financial) turnaround is incredible. We do a lot of nursing home beds in NYS, and this has been one of those turnarounds that I really can't compare to any other place."

Today VVNH is solvent, their income covers all operating costs because of the management of Lawrence LaDue.

Orange County Government Center

This is another Ed Diana, Steve Neuhaus fiasco. Goshen is the Government Center of Orange County and the building has been inoperable for 12 years as it will not open until 2017.

Will you ask Ed Diana to recuse himself in all decisions pertaining to Legoland?

Will Ed Diana do the right thing and recuse himself?

Do the decisions of the OCDIA in regards to Scoping Documents represent a transparency of our government?

Who does the OCDIA consult with in writing Scoping Documents?

Or are the Scoping Documents written totally from the experience of the board?

Is the OCDIA versed in the law of "super majority?"

If so, please explain how a "super majority" vote can affect the decisions of the OCDIA.

Thank you,

Sandra Rothenberger
174 South Street
Goshen, NY 10924

Submitted 7/31/2016 via email: business@ocnyida.com

Legoland issue

Alec Phillips <alec@alecphillips.com>

Sun 7/31/2016 7:35 PM

Legoland Correspondence

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

Town Board ,

I am hoping that you all realize the scope of this enormous issue. When I moved to Goshen in the winter of 1999 and 2000, I moved here for the same reasons that I've come to know the majority had also moved here for. The peace and tranquility of Goshen. I do not have a problem with progress. I am perfectly aware that it is needed for economic balance but this Legoland project is way out of proportion with what Goshen and the surrounding area is all about and can handle. Other than the grave traffic and environmental issues that I'm sure many have written about in their letters is also the topic concerning the **quality of our peaceful lifestyle** that seems to be in jeopardy. These are some of my concerns:

1. Litter -

a. 10 to 20k people a day will bring a huge amount of litter to all the surrounding beautiful country roads that will be alternative GPS routes towards the amusement park.

b. Who will have to pay for street cleaning and waring, heavy road use? --- Obviously our taxes will have to pay for this. Just one of many necessary tax increases if this goes through.

2. Crime -

a. Riff-raff hanging out in town would be another big issue. Many don't think of this one but please take into consideration what happens every evening at 8pm. About 500 of their low income work staff will be all clocking out. Where will many of them go? A large percent will want to go have a couple drinks after they finish their shifts. It might be good for some bars in the beginning but this will in turn cause a new large group of low income transients to start hanging around town like we've never seen here before. You will surely find many seedy people hanging around the bars and restaurants that I'm sure most of the residents

would fear and rightly so.

b. When you have a high tourist population especially one of this magnitude, you have the issue of those who prey on them. I'm sure that there is security in the park itself but they know many would venture out and even though they (the tourists) are the main targets, the residents of Goshen would also fall prey.

3. Light -

a. What might be trivial to some are extremely valuable and endearing to others. When I moved here years ago, I remember looking up at the evening sky and was amazed at what I saw compared to Bergen County New Jersey and many of the cities I have lived in though out my life travels. Shortly after moving here I noticed what seemed to be the stars disappearing. This was first due to the all night lights that were installed at the car dealership properties near exit 124 and most recently the ridiculously bright lights at white building on the corner of South st. and 17m. Legoland would easily steal the rest of our stars. It will be lit up like The Emerald city in The Wizard of OZ.

4. **Noise** - The location sits on an area that will not only be seen for miles but heard for miles. There would never EVER be a peaceful Sunday in Goshen again. This is not an exaggeration. This is a fact due to not only due to the issues I have brought forth in this letter but the issues others have expressed.

5. Outside influence

Please remember the power and influence a corporation of this size would shortly have on our small community. This alone is a major issue that should been taken into consideration in the case that one day one of you may disagree with a decision coming from the huge power of all that Legoland and Blackstone is.

I would like to conclude this letter with this simple question. Why do you think the present zoning laws were put into place? I think you and anyone with any common sense would agree "It was set forth in order to thwart building of this sort in the Goshen area".

Respectfully,
Alec Phillips

Alec Phillips
alecphillips.com
Phone - 407-414-4193

FB - Alec Phillips Music <https://www.facebook.com/pages/Alec-Phillips-Music/134780056570824>

Alec Phillips

alecphillips.com

Phone - 407-414-4193

FB - Alec Phillips Music <https://www.facebook.com/pages/Alec-Phillips-Music/134780056570824>

Urgent in Favor of Legoland

ana@aspirub.com

Sun 7/31/2016 7:01 PM

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

T Whom It May Concern:

I am very concerned with the aggressive and verbally violent actions of Stop Lego groups and people. They are not concerned about the future of this great community. I am a business also looking at coming to NY and have worked with OC Partnership, but must say I am very concerned over the type of people in the community.

I have seen posts about how they will flood your mail etc.. I am pleading with the board to do the right thing and insure that Legoland find its home here in Goshen.

The tax structure will help the community and school system as will increase economic growth.

I am positive you have many also writing in favor. I have seen many posts from the opposition and even their petitions are advertised to have people sign it and add a goshen or nearby zip code. Please help the community and bring Legoland here.

thank you so much for your time I know this is exhausting and these groups are not making it easy. God Bless you all and keep up the good work!

Ana M Wood
CEO



Aspi Rub Enterprises LLC

Conflict of Interest

Sandra M Rothenberger <sandy.rothenberger@live.com>

Sun 7/31/2016 5:38 PM

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

 1 attachment (14 KB)

Conflict of Interest.docx;

The attached file regarding the Scoping Documents for Legoland is submitted.

July 31, 2016

RE: Conflict of Interest; Super Majority Vote

Dear Chairman Armistead and the OCIDA Board of Directors Goshen, NY

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Or are the Scoping Documents written totally from the experience of the board?

Is the OCDIA versed in the law of "super majority?"

If so, please explain how a "super majority" vote can affect the decisions of the OCDIA.

Thank you,

Sandra Rothenberger
174 South Street
Goshen, NY 10924

Submitted 7/31/2016 via email: business@ocnyida.com

Legoland

Lauren S <syverella@gmail.com>

Sun 7/31/2016 5:20 PM

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

We are so excited to finally bring this amount of growth to the area! Between the jobs and pure entertainment it's something to look forward to! Please offer a special resident rate!

Stop Legoland

Robert Beasley <r.beasley313@yahoo.com>

Sun 7/31/2016 2:56 PM

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

I am totally against any Pilot programs or any kind of tax breaks for Legoland. I live on the perimeter of this project and it has no place in a residential area.

Robert Beasley

OCIDA Letter 1

Sandra M Rothenberger <sandy.rothenberger@live.com>

Sun 7/31/2016 2:13 PM

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

 1 attachment (13 KB)

OCIDA Letter 1.docx;

The attached file is being submitted to be included in the EIS Scoping Documents and the Generic EIS Scoping Documents.

July 31, 2016

RE: Improve...overall quality of life for Orange County and its residents

Dear Chairman Armistead and the OCIDA Board of Directors Goshen, NY

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"The OCIDA works closely with the County of Orange to provide the best Business opportunities possible. Partnering with the offices of the County Executive, Real Property and Finance, the IDA is able to offer the most competitive of incentive packages to new and expanding businesses. This collaboration strives to create jobs of all kinds and to **improve the overall quality of life for Orange County and its residents."**

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Thank you,

Sandra Rothenberger
174 South Street
Goshen, NY 10924

Submitted 7/31/2016 via email: business@ocnyida.com

LEGOLAND

Leslie Schumacher <leslieschu_28@yahoo.com>

Sun 7/31/2016 11:10 AM

Legoland Correspondence

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

I am a Goshen resident who doesn't feel LEGOLAND would be good for Goshen or the surrounding towns. I live in Goshen for a reason, the beauty of the area, the small town country feel. I was actually horrified, sad and incredulous when I first heard this proposal. The facts against this speak for themselves when Goshen's water issue considered. Traffic is a major concern as well. As far as noise pollution...I can already hear the traffic from 17M at all times of the day and night. Additional cars on our side roads is a given, pollution from all those cars is a concern of mine. I am concerned about the impact on our mammal and birds population, with the sanctuary on 61/2 Station Rd so near. The Heritage Trail is so close to the proposed site and would be impacted as well by the noise and traffic.

I don't feel that what Goshen would lose is not worth what we would be getting. Goshen's downtown businesses would not benefit. No one goes to a major amusement park and then leaves to go walk around the town and shop. They are at the park all day, eat there, get in their cars and go home.

The Master Plan clearly states "No Amusement Parks" for a reason. To preserve the small town, picturesque beauty of our area. The zoning laws are in place for a reason!

If LEGOLAND comes, no one will want to buy a house here. People come to Goshen for a reason, and LEGOLAND would take that reason away. Goshen would no longer be known as The County Seat, Home of the Trotters or the most charming historic town in Orange County.

Leslie Schumacher
Craigville Rd, Goshen

Legoland

Leslie Schumacher <leslieschu_28@yahoo.com>

Sun 7/31/2016 11:06 AM

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

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Leslie Schumacher
Craigville Rd, Goshen

Merlin Pilot

terminl@aol.com

Sat 7/30/2016 10:06 PM

To: Laurie Villasuso <lvillasuso@ocnyida.com>;

I am writing in reference to the proposed LEGOLAND amusement park in Goshen, NY. As a near by resident and someone who moved here to enjoy the country atmosphere, I am concerned about the environmental and non-environmental impact it will have on our town and county. It would seem there is undue haste in making a decision which is raising a great deal of concern amongst the local residences. There are many "stories" out there about the impacts and lack of impacts this proposal would have on our town. Considering amusement parks are against the zoning laws of Goshen, I fail to see how this proposal is considered in the first place. I am not strictly opposed to this proposal but the more it is pushed through the politicians in Goshen the more concerned I become. While the fate of the amusement park may still be in question, I am certain that the politicians that are pushing this through without listening to the public they are supposed to represent will find their future defined by the voters in the following elections. Stop LEGOLAND? Go forward with LEGOLAND? No one is certain but why the need to move so quickly without concerns answered?

[Richard Krabbe](#)
[Goshen, NY](#)

Legoland PILOT

Annmarie Rolo <annmariejp@yahoo.com>

Fri 7/29/2016 11:09 AM

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

Dear Sirs,

I am writing to ask you to reconsider the 30 PILOT Merlin Entertainment is seeking.

I am reminding Orange County IDA that my father Harvey Izzo, was the developer and founder of the Johnson Country Club in Johnson, New York. In 1966, he and his brother developed a farm into a business that employed local greenskeepers, waitresses and bartenders and did not receive a dime from Orange County to do so. Mr. Ed Diana played golf many times at his course with many of his colleagues.

My father Harvey Izzo, was also the owner of Harja Metal Fabricating Corp. in Sloatsburg, New York, a sheet metal fabricating business. He never received any government grants and employed local union workers in his shop, which at its peak had 14 workers. He fought hard to stay in business and took good care of his men.

You cannot justifiably give breaks to large wealthy corporations that only seek huge bottom line profit margins from Orange County

that don't need it.

My father ended up on Medicaid, using up everything he had earned at age 89, no 401K, no huge stock profits since the economy had taken quite a dive before he died in 2014. But he contributed greatly to the Orange County community in a way this foreign company **never has and never will**.

Again, please reconsider the PILOT. I urge you also to reduce the time frame on these to five years across the board. We should not be in a hurry to give up our tax dollars from the overworked, overtired middle class so quickly. And as far as our land goes, they just aren't making any more of it. We should be more careful of what businesses go where in the community.

<http://www.greenridgegolfclub.com/> formerly Johnson Country Club.

Thank you.

Annmarie Izzo Rolo
[7 Aspen Lane](#)
[Goshen, New York 10924](#)
(845) 294-7941

letter re: Merlin Entertainment

Debbie Corr <debcorr10924@gmail.com>

Fri 7/29/2016 10:12 AM

To: Laurie Villasuso <lvillasuso@ocnyida.com>; eve.bianco00@gmail.com
<eve.bianco00@gmail.com>;

 2 attachments (567 KB)

younie ida letter.pdf; dcorr ida letter.pdf;

Attached please find two letter in reference to Merlin Entertainment/LEGOLAND
Please give them to the board.
Thank you so much

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Debra Corr
Real Estate Broker
Exclusively Equine Properties, LLC
845-294-4224 Office
914-474-7722 Cell/Text
debcorr10924@gmail.com
<http://exclusivelyequinepropertiesllc.com>

845-294-8956 FAX

July 29, 2016

Dear Orange County IDA,

Robert T. Armistead - Chairman
Mary Ellen Rogulski - Vice Chairman
John Steinberg, Jr. - Second Vice Chairman
Stephen Brescia - Secretary
Henry VanLeeuwen - Assistant Secretary
Robert J. Schreibeis, Sr.
Edward A. Diana

I feel a 10-12 Year Pilot program is more than sufficient for a corporation of Merlin Entertainments size and financial capabilities. Their cries that NYS Taxes will cut into their bottom line is not my concern, while NYS Taxes cut into my bottom line. Will IDA revisit Merlin's payments in phase 2 or phase 3? When will this PILOT every end? As I see it, they never want to pay their fair share of taxes while the little taxpayers of NYS humble work two jobs per family to pay our taxes. When we cannot pay our taxes we lose our homes when huge corporations cannot pay their taxes they get to renegotiate, I find this to be so unfair.

If Merlin Entertainment/Legoland cannot afford to pay their fair share in taxes, please tell them to move on; as I have to pay my fair share in taxes in my business.

Why should the taxpayers fund this Mega multibillion dollar project, please do not give them a 30 year PILOT.

Sincerely,



John Younie

83 Stony Ford Road

Campbell Hall, NY 10916

Debra Corr
349 Sarah Wells Trail
Goshen, NY 10924

July 29, 2016

Dear Orange County IDA,

Robert T. Armistead - *Chairman*
Mary Ellen Rogulski - *Vice Chairman*
John Steinberg, Jr. - *Second Vice Chairman*
Stephen Brescia - *Secretary*
Henry VanLeeuwen - *Assistant Secretary*
Robert J. Schreibeis, Sr.
Edward A. Diana

The projected PILOT and corresponding payments to Goshen, Orange County and State of New York are insufficient and not in alignment with other projects. 10-12 Year Pilot program is more than sufficient for a corporation of Merlin Entertainments financial size. The excuse that our taxes are high in NY and will cut into their profits is pathetic and insulting to our intelligence. As you are seasoned businesspeople, I am sure you are aware they are playing a game to manipulate you into this outrageous 30-year PILOT which as written is only at 48% at the end of their 30 years PILOT. Then what? Merlin's/Legolands comment they want to renegotiate at 31 years is also outrageous. The people of Goshen and other towns in NY State are drowning in taxes we need relief not another tax burden.

Will IDA revisit Merlin's payments in phase 2 or phase 3? When will this PILOT every end? As I see it, they never want to pay their fair share of taxes while the little taxpayers of NYS humble work two jobs per family to pay our taxes. When we cannot pay our taxes we lose our homes when huge corporations cannot pay they get to renegotiate, I find this to be so alarming.

If Merlin Entertainment/Legoland cannot afford to pay their fair share in taxes, do not bow down to their ultimatums, please tell them to move a state where they can afford to pay the taxes.

Quite frankly, I don't care about 30 years from now, I care about today and the next 5-10 years and how this Town of Goshen will grow in a balance and smart way! The taxpayers of Goshen and Orange County should not be responsible for carrying this Mega multibillion dollar company on their backs.

Sincerely,



Debra B Corr
349 Sarah Wells Trail
Goshen, NY 10924
Debcorr10924@gmail.com

914-474-7722 cell/text

Legoland in SUPPORT

Jennifer Karon <info@jenniferkaron.com>

Fri 7/29/2016 9:55 AM

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

 1 attachment (145 KB)

072916_Legoland_Letter.pdf;

I have attached a .pdf file of a letter I wrote in support of Legoland NY. Thank you!

Jennifer Karon

Jennifer Karon Photography

info@jenniferkaron.com

www.jenniferkaron.com

July 29, 2016

Neal Halloran -Building Inspector

P.O. Box 217

Goshen, NY 10924

Dear Mr. Halloran,

I am writing to let the town board know that I am among the many that support Legoland NY. We took a trip to Florida in 2012, to visit family, and had our first Legoland adventure. I couldn't imagine a better place for a family to enjoy with their children. We left hoping that one day we might return. Then my youngest son (age 9 at the time) and I had the opportunity – a chance of a lifetime really – to go to Florida again in August 2015 and stayed at the new Legoland Hotel. We spent three amazing nights at the most colorful place on Earth. Every moment filled with and devoted to the fun and enjoyment of my son's favorite toy – Legos. The memories we created from all the smiles and laughs and time together will last the rest of our lives. When the local news sources initially reported back in May 2016 that Legoland would be coming to Goshen, I was overwhelmed with excitement. The idea that it would be available, nearly in our backyard, for all to visit and enjoy so close to home was incredible. The expense in travelling to Florida is more than many can afford. To have a park within driving distance for a day trip or even just an over-night stop will allow so many to enjoy everything that Legoland has to offer.

My initial reactions were excitement and hope and then started seeing all the concerns rising from the opposing arguments. I had my own as well and I agree that there are some legitimate concerns that should be addressed and taken into account, but only to the affect that they can be used as obstacles to overcome. I believe they can ALL be overcome. The benefits to our town and local area are staggering. You've seen all the positives that Legoland brings in listed at each meeting, I don't need to list them again, but knowing that this project will provide so much to our town gives me hope that Goshen will thrive once again. It's a beautiful town full of lovely people and I do not believe any of that will change because Legoland will be tucked away in a vacant, unused spot of land. I also trust that our local boards have the town's best interest at heart and will continue to do the job they've always done. I commend you all for taking the brunt of what seems to have become such a battle among townspeople. I understand what it means to have that responsibility, but on a lesser scale. I am a member of my church board and had to take on leadership responsibilities when our pastor moved on. When all eyes are on you to help make crucial decisions for the betterment of all, it's not something you take lightly and I can truly attest to that. I just want you to know that you have a lot of support in the decisions you have to make and hope that you know there are many of us in favor of having Legoland come to Goshen.

I keep getting asked from the opposition, "What will Legoland do for you personally?", but I don't think that way. I don't expect this park to benefit me 100% and nor should I. This is for the whole town. I cannot and do not expect everything to stay the same and I accept the change that has to take place for Legoland to come to Goshen. Our local Facebook page which currently has 3,894 members recently put up a poll to see how many people are in support of, against or are unsure of their stance on Legoland. I

feel the results are quite telling. I know this isn't considered official in any way and doesn't account for people who did not take the poll and those that do not use Facebook, but the comparison to people that are against the project is indeed a good indication considering all the chatter that is going on in the group.



1 of 11

Are you for, against or still unsure about Legoland Goshen? If unsure or against, please list your concern(s) in the comments below. ☺ Just looking to get an idea as we go into our meeting tomorrow at CJH. This is not meant as a battle ground poll. Everyone is entitled to questions and concerns. Let's not argue or debate. Let's just get a list of what needs to be addressed.

• For

Unsure

Against



My son will be 13 years old in 2019, just past the target age for Legoland. Is it possible he will still be interested for a short time? Sure, but he will be on the verge of letting that part of his childhood go. I admit that saddens me a bit, I would love another five years to enjoy that stage of his life at our favorite theme park and if I could stop time and let him at least stay 10 until Legoland has its grand opening, I would, but I'm truly, truly thrilled that so many will be afforded the opportunity from here on out. I recommend everyone go at least once and living so close, take advantage of the events that take place throughout the year. My son hopes to work at Legoland one day and become a Master Builder with his best friend. At the very least, he could get his first job there. Hopefully it will be in Goshen.

Sincerely,

Jennifer Karon
3338 Route 207
Goshen, NY

NO 30 YEAR PILOT FOR LEGOLAND

patrick.cuddy@hvc.rr.com

Thu 7/28/2016 12:21 PM

Legoland Correspondence

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

Members of the IDA of Orange County,

It is with extreme passion and a clear understand of the impact a project like LEGOLAND that I write this letter. I am a lifelong resident of Orange County and a current resident of the Town of Goshen. I am for smart, well thought out economic growth that balances the quality of life with staying current; you have a challenging job to do. However, the LEGOLAND project in the Town of Goshen is NOT a good project for our community and the requested 30 year PILOT is NOT good for our economy. Please do not grant such a clearly inappropriate request by a company with no ties to our community.

Upon a quick study, the IDA recently approved a 22 year PILOT for the CPV project; a project that is \$900 Million worth of investment in development and created numerous jobs. If we take a reasonable approach to the scope of that project and look at the investment being made, we can compare the LEGOLAND project with that of CPV economically. If we do, as a normal person would, we see that the investment being made by LEGOLAND is 55% of that being invested by CPV; thus any consideration at all being given should be in alignment with that number. By this standard, there is no way to consider a 30 year PILOT, at best it would be 12 years.

Merlin has clearly stated that if they can't get a 30 year PILOT than their economics don't work. OH WELL! Merlin Entertainment has a 19.7% profit margin which yielded the equivalent of \$236 Million in profits in 2015, they are not hurting for money. Anyone with any common sense will see that Merlin is trying to position the IDA to be the bad guy if the project doesn't come about (which it will not because of many, many other issues). The IDA must act wisely, and in this case wise beyond its years, to stand firmly with the community it

serves and not the business asking for a handout.

the IDA must also complete a full cost/benefit analysis as part of its review of this request. This analysis should study what the true assessed value of the proposed site would be with an amusement park on it; the taxes on which I am confident would be in the seven figure range with ease. The analysis should also include the impact of the stated jobs, 90% of which are at best low middle income ranges for our community. (Directly from the presentation they gave you 470 job with salaries of \$30K, 260 with salaries of \$50K or greater. Do the math, that is \$15/hr. and \$24.25/hr., these wages do not support economic development, nor do they support real estate investment or purchasing power). The analysis also needs to study the quality of life impacts which in terms of dollar value include the amount of lost wages due to things like traffic.

When simply reviewing the presentations made, reports given and other information available, a reasonable person can see that this is a BAD deal and POOR negotiation on behalf of the Orange County community. Please decide AGAINST the request for a 30 year PILOT for Merlin Entertainment. Thank you.

Regards,

Patrick Cuddy

Merlin PILOT

bob torsello <btorsello@yahoo.com>

Thu 7/28/2016 11:21 AM

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

Hello,

I was unable to attend the public meeting last week. As a concerned 30-year resident of the Town of Goshen, I would ask the board to reject the 30 year PILOT application by Merlin Entertainment.

This is an unusually long abatement period for a corporation of this size. I also ask the board to require a detailed Cost/Benefit analysis from Merlin before granting any PILOT. As a corporate accountant, I know that before making any investment, a company will prepare a forecast which includes a Return on Investment analysis. Please request that information.

Furthermore, the public (and the board) deserve to know what the Taxes would be 'without' the PILOT. How else can it be determined if the proposed amount is reasonable?

Finally, the proposal by Merlin should be 'negotiated.' It is common in business to negotiate a higher amount before settling on a agreeable figure. Therefore, the IDA should propose a 'higher' payment amount.

While I feel that Legoland may be a good project, I also feel the location in a residential corridor will create many 'quality of life' and environmental problems to residents of the area.

Please confirm receipt of this email.

Thank you,
Robert Torsello
37 Shale Lane
Campbell Hall (Town of Goshen), NY 10916

7/22/2016

• • •

Mirabella, Mary
12 Murray Ave Goshen, NY 10924

IDA
[Type the recipient address]

Dear Sir or Madam,

My name is Mary Mirabella, I am a 25 year resident of the Village of Goshen. I am an active member of the StopLegoland movement. I worked this past Friday, July 22, 2016 so was only able to attend on my lunch hour part of the IDA Public Hearing regarding PILOT for Merlin Entertainment. I was not called on to speak while I was there. I spoke with one of the IDA members and was informed that a written comment can be entered into the public record. This is my written comment.

Merlin Entertainment is a highly profitable company with its past five yearly profits hovering well above 20%. They are truly in a position to pay full taxes and not truly in need of a PILOT to manage a successful venture.

School Taxes. Why was the Stony Point Schools of Rockland County offered 2Million and Goshen Schools only offered 1.5Million? Why is the increase yearly only 1.5%, well below the average yearly tax increases for our school taxes and far below rates of inflation and cost of living for NYS.

Town and Services: 1M for the of Goshen is also well below what will be needed to provide additional services to Merlin's amusement park. DPW, Police, Courts and other services will see rises in their activities both during construction phase and when the amusement park is open to public. Other towns such as Chester, Florida, Monroe and Middletown and even the Village of Goshen will also experience increased demand for public services. The "multiplier" effect not only allows business to grow, it requires government services to grow as well. The monies Merlin is offering will not properly offset the future increased infrastructure needs of Southern Orange County. We need to counter offer this pitiable low figure.

I am not a business owner, I am a tax paying homeowner. Some say I am a NIMBY (not in my back yard). This is a myth. Northgate Manor Senior Living is literally in my backyard where there was once a large field when I purchased my home in the early 1990's. But I understood then that senior housing contributes to school taxes but does not demand in return school services. I also live just up the block from Kelly Jean's restaurant. When it was being built,

Orange County Government

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neighbors were circulating a petition against it. I did not sign. Small business pays its fair share of taxes into the community and does not get offered PILOTS.

I expect the IDA to uphold the same stringent standards I used when determining which projects to support and which projects to reject as it reviews Merlin Entertainments application. Determine what their "fair share" is and then hold them accountable to pay that fair share in taxes, taxes they can well afford given their yearly annual reports and profitability. Orange County and Goshen are jewels in New York State, don't allow any Orange County residents or business owners to diminish our value and sell out our community fast and cheap. I will be dead in 30 years but future generations can benefit greatly if the IDA understands that Merlin should feel privileged to live and work here as much as I do as a Village of Goshen resident and member of the greater Orange County community.

Thank you for your time and attention.

Mirabella, Mary

Legoland

Wayne Smith <waynecsmith@outlook.com>

Wed 7/27/2016 2:48 PM

Legoland Correspondence

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

Ms. Villasuso,

I am writing you as a concerned resident of Goshen, NY and I want to express my concern about the proposed Legoland development in Goshen.

Although I know that it's up to the Goshen Town Board to make the final decisions relative to zoning changes and final approval I want to make sure that you know what impact this project would have on the people of Goshen.

As I'm sure you know Goshen is a unique, historic, and rural based community. We chose to live there for a superior quality of life and an opportunity to raise our children in that environment. The development of Legoland will destroy all that we hold dear in Goshen. Leveling 500 acres of pristine countryside, taxing an already stressed water system, increased traffic on Rt 17 that is already unbearable on Friday and Sunday nights. Millions of strangers in our town and roadways. Increased stress on our police and infrastructure. Hundreds of homes that will see their value plummet. How is any of that good for Goshen, or Orange county?

Again, I know you have no direct influence on Goshen's involvement with this project but I ask you to please ask yourself the following hypothetical question...

As a new family starting out in life and looking for somewhere to live and raise a family, would YOU buy a home in a town that hosts a mega amusement park? Would you want YOUR kids growing up in that environment?

Please use whatever influence you have to save Goshen from this travesty and listen to the will of the people, not some corporation or politicians.

Respectfully,
Wayne Smith
15 year resident of Goshen

LegoLand

Tina Bast <mbast@hvc.rr.com>

Wed 7/27/2016 12:44 PM

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

To those addressed:

I appreciate all the time and hard work that is going into researching the LegoLand proposal for Goshen, NY.

My family are long time Goshenites and I was born in the old Goshen Hospital and am currently employed by ORMC. I have witnessed many changes over the years, some good, some not so good.

From the meetings that I have attended and the CONFIRMED information I have read, I believe that LegoLand would be a wonderful addition to Orange County. This is not a popularity contest, but to weigh all facts on what would be good for Goshen.

There are issues to be addressed, but I am confident that good outcomes will be found. I support LegoLand in Goshen and look forward to them being a good neighbor.

Thank you for your time,

Tina Bast
4 Lisa Lane
Goshen, NY10924

Please Consider This

Wayne Smith <waynecsmith@outlook.com>

Wed 7/27/2016 9:00 AM

Legoland Correspondence

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

Taken from Middletown Times

=====

There are three questions about the impact Legoland will have on Goshen, all having to do with capacity.

Water.

Sewer.

Traffic.

If those who want to build the theme park can prove that there is adequate capacity in each area — enough water to supply the park and its visitors while not depleting or endangering the supply for those in the community, enough sewage treatment capacity to treat the waste water of all sorts that will be produced, a traffic control plan that will accommodate all the visitors with a minimum of impact on those who live here now and those who drive by on Route 17 — then plans should proceed.

And we also need to know who is going to pay for all of this. At this point, we do not have complete answers in those three areas. In response to the three concerns — water, sewer, traffic — we often hear three answers — jobs, spending, taxes. But those are not answers. They have nothing to do with the real concerns.

And those three raise questions of their own.

What kinds of jobs? Paying what? Seasonal or year-round? Benefits? Local people or workers brought in for the summer?

Legoland should have detailed answers to those questions and those who have been elected or appointed to lead the community should demand real numbers we can rely on.

When it comes to spending, we know that the promises of developers often do not match reality. Casinos come into communities promising that visitors will spend lots of money but too often the gamblers stay on casino property, eat casino food, watch casino shows, leave their money at the gaming tables and then go home. If the casino has a gas station on the premises, it is possible that a visitor will spend nothing in the surrounding community. Legoland has lots of experience with other parks and should be able to provide real answers, real numbers based on real experience. Then there is talk of taxes. Even with the generous tax breaks that Legoland has requested, more will be coming in than comes in now. But we also know that Legoland expects us to pay an unspecified — and very large — amount to reroute traffic. The more relevant question to the local leaders is whether this is the best deal we can get, whether they can get more from Legoland.

We need complete answers about jobs, spending and taxes so we can move on to the more fundamental ones because even if Legoland is going to provide a meaningful boost to local employment, produce a measurable and sustainable increase in local spending by visitors and inject the most extra tax revenue possible, we still will not know if this is a good idea.

Jobs, spending, taxes.

Water, sewer, traffic.

One set of issues does not answer the other. Good jobs, tourist spending and tax revenue cannot expand the water supply, protect groundwater, rivers and streams and keep traffic flowing.

Local officials who have already made up their minds that Legoland is going to come and going to be great simply do not have the information they need to make those assurances.

MERLIN P.I.L.O.T.

Becky Santangelo <beckysant@gmail.com>

Tue 7/26/2016 2:30 PM

To:Laurie Villasuso <lvillasuso@ocnyida.com>; NHalloran@townofgoshen.org
<NHalloran@townofgoshen.org>;

 1 attachment (69 KB)

Legoland.pdf;

Attached please find correspondence regarding the above referenced project from a concerned citizen. My property is on Cherrywood Drive, adjacent to where LEGOLAND will be built, and I can not stress strongly enough how much my family does not deserve to have an amusement park placed in our backyard.

Thank you for taking time to read my letter. If you have any questions or comments, please feel free to contact me.

Becky Santangelo
917-669-9504
[13 Cherrywood Drive](#)
[Goshen, NY 10924](#)

REBECCA AND ROBERT SANTANGELO

13 Cherrywood Drive

Goshen, NY 10924

845-469-7285

917-669-9504

Beckysant@gmail.com

July 16, 2016

<p>Hon. James Skoufis 99th Assembly District 11 Main Street Chester, NY 10918 (845) 469-6929 FAX: (845) 469-0914 jskoufis@assembly.state.ny.us</p> <p>Hon. Philip J. Canterino County Legislative District 21 (845) 291-4800 philipcaterino@yahoo.com Legislature@orangecountygov.com</p> <p>Mayor Kyle Roddey Village of Goshen 276 Main Street Village of Goshen, New York 10924</p>	<p>Hon. Steven Neuhaus County Executive 40 Matthews Street Goshen, NY 10924 (845) 291-2700 ceoffice@orangecountygov.com</p> <p>Supervisor Douglas Bloomfield Town of Goshen 41 Webster Avenue Goshen, NY 10924 Dbloomfield@TownofGoshen.org</p>
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Dear County and Town Officials:

Nine years ago my husband and I made the decision to move up to the country, Goshen, New York. We were both raised in the suburbs of New Jersey. He is a hardworking New York City Police Officer and a retired Gunnery Sergeant from Stewart Air Force Base in Newburgh. I work full time as a legal assistant in northern New Jersey. We started out on Staten Island, but when we began having children we decided we wanted them to have more of a suburban childhood. We wanted them to each have their own bedrooms, a large yard to run and play in, and a nice quiet neighborhood that they could ride their bikes to their friends' houses and play manhunt at night. We wanted someplace where we felt that they were safe and that had a feeling of community and small neighborhood charm.

For the past nine years we have lived on Cherrywood Drive in Arcadia Hills, with our wonderful neighbors and the quiet woods behind us. I enjoy running up Arcadia to 94 and back, where my biggest concern being out is the deer. Our children (ages 12, 10 and 9) adore their friends in the area, it is everything we hoped for!

Now we are seriously beginning to regret our decision. Upon hearing that Legoland was coming to Goshen, at first I didn't give it much thought, however seeing the map and that it is going to literally be in my backyard has me devastated. It has been said there will be a 2,000 foot buffer, that is less than 1/3 of a mile. That is nothing in relation to the land that keeps my children safe now. I am not one of the people that fears change, however I cannot see this as being a suitable location for an amusement park.

I have to ask each of you, how would you feel if someone told you that they were going to place an amusement park literally in your backyard? Is that a situation that you would want to raise your children in? There is no way to quantify how many cars will be in the area. In one breathe we are being told the cars will go right off the highway in to Legoland, we won't even know they are here. In the second breathe we are being told it will be great for the local economy and the small business on Main Street in Goshen, that have been suffering since the government center debacle, will thrive again. Which is it? Will we or won't we know that Legoland is here? I can assure you, there is no way to hide an amusement park in a community where all you currently hear at night are crickets and small animals rustling through the woods.

The bottom line is, had we known we were moving into an area that placed big corporate dollars over the residents' quality of life, we most likely would not be here now. I can only imagine what is going to happen to our property value, since absolutely no one I associate with wants to move next to an amusement park. I feel like our home and quality of living is being taken from us and there is absolutely nothing we can do about it.

To make matters even worse, my children do not even attend Goshen schools, we are zoned in the Chester School District. They will not even reap the rewards of the monetary donations that are being made to the Goshen School District.

Please, please, please take the families that live on Cherrywood Drive and Arcadia Hills into consideration when making your plans for our area. I know there is a lot of anger surrounding this issue, but my emotions are not of anger, but of extreme sadness, for the home environment that I am losing and the dreams of the area that I had for my children to grow up in.

Thank you for taking the time to review our concerns.

Respectfully submitted,

Becky Santangelo

Becky Santangelo

cc: Town of Goshen Council Members c/o Township Clerk (PGersbeck@TownofGoshen.org)
Town of Gosh Planning Board (Lbergus@TownofGoshen.org)

Santangelo
Page 2

Town of Goshen Zoning Board (NHalloran@TownofGoshen.org)

Merlin PILOT

Erik Arfsten <earfsten7@yahoo.com>

Tue 7/26/2016 11:58 AM

Legoland Correspondence

To: Laurie Villasuso <lvillasuso@ocnyida.com>;

To Whom It May Concern:,

I am writing to inform you of my extreme displeasure in the your support in attempting to bring a Legoland amusement park to our town. When I moved to the town about 3 years ago it was after a very long and thoughtful process designed to find a town that my wife and I could raise our two young children in. I am public school teacher in Westchester County and we looked all over the lower Hudson Valley area for the right town to settle in. We chose to settle here for many reasons but the most important reasons were that the town has a long history of excellent schools, an extremely low crime rate, affordability and strong sense of small town community. While my commute takes me over an hour, up until now my wife and I couldn't have been happier with our decision. The town is beautiful, the schools are excellent, we love our neighborhood and we thought we had decades longer to enjoy everything Goshen has to offer. But now with the looming specter of a full scale amusement park being built in our town's backyard my wife and I are now looking forward to lower property values, over-crowded highways and restaurants, and a town that other families with young children will never want to move to which will lead to a decline in the quality of my children's education.

I urge you to please reconsider your position on this matter that is of vital importance to my family and my town. Keeping Legoland out of Goshen will keep Goshen from losing everything that has made it so special.

Sincerely,

Erik Arfsten
[8 Howard Court](#)
[Goshen, NY 10924](#)
earfsten7@yahoo.com

Please say "YES" to Legoland

Kim Young <kimmey2140@gmail.com>

Mon 7/25/2016 4:05 PM

To: business@ocny1da.com <business@ocny1da.com>; Laurie Villasuso <lvillasuso@ocnyida.com>;

Hello,

I am writing to please say "YES" to bringing Legoland to Goshen. It will be a wonderful addition to our community. The STOP Legoland is sending out mailers with inaccurate information and trying to bully the community into saying NO.

This is a great opportunity for jobs, money to our schools, infrastructure improvements and tourism to the surrounding area.

Please help bring Legoland to Goshen.

Thank you for your time.

Sincerely,

Kim Young

[43 Wickham Avenue](#)
[Goshen, NY 10924](#)

Re: Lego Land project

njohnson16@hvc.rr.com

Mon 7/25/2016 3:23 PM

To: Laurie Villasuso <lvillasuso@ocnyida.com>;

 1 attachment (14 KB)

Lego Land.docx;

Mr. Halloran,

Please feel free to telephone me at 845 294 9141 if you have any questions regarding the attached letter.

Thank you,

Nora Johnson

Neal Halloan

Building Inspector

P.O. Box 217

Goshen, NY 10924

Town of Goshen and the OCIDA

Dear Mr. Halloran,

I am totally in favor of Lego Land coming to Goshen!

This project will bring jobs to the area, both during the construction and in the actual running of the facility.

Additionally, it will result in long overdue improvement of our roads and other aspects of the infrastructure.

It will have a positive effect on the real estate business in the area.

And let's not forget the help with taxes! I am retired and would welcome a bit of a reduction of my 3 annual tax bills. I'm sure that everyone else would appreciate this break as well.

The most important issues to be resolved are traffic and water. Lego Land has an excellent international reputation regarding all of their projects. Could anyone believe that they would risk this history by building a park that would be a detriment to the community?

I urge you to give serious consideration to the approval of this project.

Thank you, Nora Johnson

22 Sunrise Heights,

P.O. Box 602

Goshen, NY 1092

Legoland

Sally <saelsing@yahoo.com>

Mon 7/25/2016 10:39 AM

To Laurie Villasuso <lvillasuso@ocnyida.com>;

To Whom it may concern

I am a supporter of the legoland project. I see it as a positive for our town and county. With all Merlin wants to give back to our community. It would be a grave injustice to not allow the project.

My other concern is ,if Legoland is not allowed to build will the Hasidic community be granted building rights. I have seen the damage to monroe that they have done. I live in Arcadia Hills, I do not want them as neighbors. Let's face it. The only reason Micheal Sussman is even challenging the project zonig is so they can buy and build there. Just a forewarning of Merlin isn't allowed and Hasidic are. The people of Arcadia will not sit quietly. Please for our children and community give Merlin the green light.

Sincerely

Sally Anne Elving

[Sent from Yahoo Mail on Android](#)

In Favor of Legoland

ana@aspirub.com

Mon 7/25/2016 9:56 AM

To Laurie Villasuso <lvillasuso@ocnyida.com>;

To Whom it May Concern:

As a resident and business owner I am in favor and in full support of Legoland build out in Goshen. I feel it is very important to point out that the individuals that are against said project are being to slander all on the Pro side to an extent that is unacceptable.

They are planning on writing multiple letters to flood your office. I have been personally slandered and will copy proof below just as reference to how dangerous a movement like this can turn.

As a business owner and resident I urge the counsel to not allow themselves to be bullied or swayed by these individuals and to stay firm in the conviction that this is truly best for Goshen not only for residents but the revenue it will through tourism and growth in the local business store fronts.

Please do not allow a handful of individuals to corrupt and antagonize your wonderful board. I know in my heart you are all working diligently to make this happen for the good of all.

My quick email is in full support.

Respectfully,

Ana M Wood
CEO



Aspi Rub Enterprises LLC
24 Munsonhurst Dr
Unit B
Franklin, NJ 07416
ph. (973) 823-8065

RE: Legoland Project Letter

Neal <ngabriel@warwick.net>

Sun 7/24/2016 3:59 PM

Legoland Correspondence

To:nhalloran@townofgoshen.org <nhalloran@townofgoshen.org>; Laurie Villasuso <lvillasuso@ocnyida.com>;

Sorry, I forgot to indicate that we are and have been Goshen residents for 31 years.

From: Neal [mailto:ngabriel@warwick.net]

Sent: Sunday, July 24, 2016 3:42 PM

To: 'nhalloran@townofgoshen.org' <nhalloran@townofgoshen.org>; 'business@ocnyida.com' <business@ocnyida.com>

Subject: Legoland Project Letter

July, 24, 2015

Neal Halloran – Building and Zoning
Town of Goshen Board & Planning Board
41 Webster Avenue
Goshen, NY 10924
nhalloran@townofgoshen.org

Industrial Development Agency Board
4 Crotty Lane, Suite 100
New Windsor, NY 12553
business@ocnyida.com

Dear Mr. Halloran, members of the Town of Goshen Board Planning and IDA boards,

My wife and I are writing this to you to strongly and formally object to the proposed re-zoning of the current master plan and the 30 year PILOT tax incentives to accommodate the Legoland project in the town of Goshen. We feel that this is a direct violation of the current Goshen master plan that should remain in effect. Changes and incentives should not be approved.

Allow us to summarize some of our major concerns/issues with this project:

- The current large lot residential zoning for the proposed area should stand as the current master plan indicates

- The proposed 30 year PILOT is an insult to all residents who pay their full tax assessments. This exceptional gift (30 years versus 10) to a multi-billion dollar international corporation is unwarranted and not justifiable under any conditions.
 - Their 1 year gain on the London Stock Exchange is 14.26%
 - Annual YTD return is 4.52%
 - Current capitalization is almost 5 BILLION Great Britain Pounds
- Environmental (watershed) damage to the proposed area versus housing.
- Effect to local services
 - Emergency
 - Police
 - Fire
- Traffic - local and Route 17 (already an issue with current vehicle volume)
- Negative impact to our current small rural town quality of life
- High water usage in an area that has historical water supply issues
- Sewer treatment piping and facility needs/issues

Might a better location be the Stewart airport area where zoning and access is not an issue?

Again and in summary, we are totally against the proposed Legoland project in the Town of Goshen. Please do the right thing for our town and leave the zoning as it is in the current master plan.

Respectfully,

Neal Gabriel

Neal Gabriel
Goshen, NY

Kathleen Gabriel

Kathleen Gabriel
Goshen, NY

July, 24, 2015

Neal Halloran – Building and Zoning
Town of Goshen Board & Planning Board
41 Webster Avenue
Goshen, NY 10924
nhalloran@townofgoshen.org

Industrial Development Agency Board
4 Crotty Lane, Suite 100
New Windsor, NY 12553
business@ocnyida.com

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Might a better location be the Stewart airport area where zoning and access is not an issue?

Again and in summary, we are totally against the proposed Legoland project in the Town of Goshen. Please do the right thing for our town and leave the zoning as it is in the current master plan.

Respectfully,

Neal Gabriel
Neal Gabriel

Kathleen Gabriel
Kathleen Gabriel

LEGOLAND

Daniel Ortega <dortega@elec825.org>

Tue 8/2/2016 3:02 PM

To:Laurie Villasuso <lvillasuso@ocnyida.com>;

My name is Daniel Ortega and I work for Engineers Labor-Employer Cooperative (ELEC 825). We are the management fund for the Operating Engineers Local 825. We represent over 6800 union members and together with our signatory contractors, we work to secure building projects, create jobs, maintain a credentialed workforce, promote economic development, and stimulate construction. Our territory includes the entire State of New Jersey and five counties – Rockland, Orange, Ulster, Delaware and Sullivan – in New York. The majority of our members and contractors who live in New York are Orange County residents and/or base their businesses are here, too.

We strongly support this project and believe in its numerous benefits, including, but not limited to, the jobs created for our members and contractors who would work on this project. Local 825 members are exceptionally skilled in operating heavy equipment used in demolition, building infrastructure and transporting construction materials with cranes, and this project would provide many jobs during its construction phase.

Our workforce is highly trained and safety is always our top priority. Located in Middletown, NY, our training facilities have been ranked among the best places in the country for training and continuing education. Soon, we will be breaking ground on an even more state of the art training facility in Wawayanda.

Our diverse construction portfolio in New York includes roadway and bridge construction, pipelines, housing, manufacturing and warehousing, casinos, and emergency service facilities in all types of surroundings including environmentally sensitive areas. This project is a perfect example of the type of construction project that is important to our organization and members.

This project is not solely about construction jobs. Our members don't just work here. We live here and raise our families here, too. Our members are active outdoorsmen and women who are committed to preserving the environment for future generations and to suggest that we are driven only by consideration for jobs at the expense of public safety or the environment is in itself a gross oversimplification.

Moreover, we know the benefits that facilities like LEGOLAND bring to areas like Goshen. This

project will help Orange County in the long run to remain economically competitive and a great place to live by providing family and community oriented amenities to increase economic opportunities and assist with infrastructure development.

ELEC 825 strongly supports this proposed project. We believe that opposition to the project is based on fear and uncertainty, rather than fact. We respectfully ask this board to approve this project.

Thank you.

Daniel Ortega

Community Affairs

Mobile: 551-222-9039

Office: 973-630-1015

Engineers Labor-Employer Cooperative

65 Springfield Ave, Springfield, NJ 07081

<http://www.elec825.org>

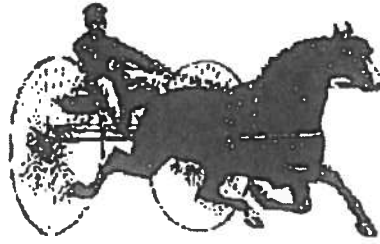
Save a tree, please do not print this e-mail unless you really have to.

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immediately by reply e-mail and then delete this message, including any attachments

Board of Education
Telephone: 845-615-6720



Cradle of the Trotter
and
Birthplace of Webster's
Dictionary

GOSHEN CENTRAL SCHOOL DISTRICT
227 MAIN STREET
GOSHEN, NEW YORK 10924

August 1, 2016

Mr. Robert Armistead, Chairman
Orange County Industrial Development Agency
4 Crotty Lane, Suite 100
New Windsor, NY 12553

Re: LEGOLAND PILOT


Dear Mr. Armistead,

The Goshen Central School District is looking forward to LEGOLAND being a part of the Orange County landscape. The potential for collaboration between the Goshen Central School District and LEGOLAND, in the way of field trips, internships and other opportunities for our students is very exciting.

While we are looking forward to this collaboration, the Goshen Central School District is an effected taxing authority of Merlin Entertainment's 30-year payment-in-lieu of taxes (PILOT) application for their LEGOLAND amusement park project. We also understand the good work of the Orange County Industrial Development Agency's role in attracting business to the area. The Goshen Central School District has the responsibility to meet both the needs of their students and to be fiscally responsible to the taxpayers. As such, we are requesting Merlin Entertainment be given a 10-year or 15-year PILOT instead of the 30-year PILOT they are requesting.

Thank you for your thoughtful consideration of this request. If you would like to speak to me further, you can reach me at (845) 615-6720.

Sincerely,


Daniel T. Connor
Superintendent of Schools

RECEIVED

AUG 02 2016

ORANGE COUNTY
IDA

Matthew Benedict
19 Maple Avenue
Chester, New York 10918

Thursday, July 28, 2016

Industrial Development Agency
C/O Robert T. Armistead, Chairman
4 Crotty Lane, Suite 100
New Windsor, New York 12553

Dear Chairman and Members of the Board:

I am writing to implore the IDA to deny Legoland NY's appeal for a thirty year pilot program. Legoland is already petitioning for more financial incentives, so why is a pilot program being considered at all, especially a thirty year one? In the past a ten to fifteen year program has been standard, so why is such an exception being made for Legoland? Why are we, the taxpayers, expected to cover Legoland when they're projecting between 1.5 and 2.5 million customers annually, which is more than enough for them to pay what anyone else would be expected to.

Sincerely,

A handwritten signature in black ink that reads "MATTHEW BENEDICT". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Matthew J. Benedict

4 Wood Rd.
Goshen, NY 10924
July 30, 2016

RECEIVED

AUG 02 2016

ORANGE COUNTY
IDA

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

Re: MERLIN P.I.L.O.T.

Dear Chairman and Members of the Orange County Industrial Development Agency:

This letter is written in opposition to the MERLIN/Legoland 30 Year Payment in Lieu of Taxes (P.I.L.O.T.), Application pending before the Orange County Industrial Development Agency (the IDA).

In the first instance, the IDA should treat this Application no differently than it has required in its analysis for much smaller projects by requiring a cost/benefit analysis of this \$500,000,000 project.

In addition, to the extent any deferred tax abatement is granted by the IDA to Merlin/Legoland, a foreign international mega-corporation), any such deferral should be no greater than a ten year tax abatement that is routinely granted to other small projects.

Thank you for your consideration.

Respectfully submitted,



Sandra Kossar

RECEIVED

AUG 07 2016

ORANGE COUNTY
IDA

Mary Kate Benedict
19 Maple Avenue
Chester, New York 10918
(845) 649.7928
mkeb94@gmail.com

Thursday, July 28, 2016

Industrial Development Agency
C/O Robert T. Armistead, Chairman
4 Crotty Lane, Suite 100
New Windsor, New York 12553

Dear Chairman and Members of the Board:

I am writing to request that Legoland NY's petition for a thirty year pilot program be denied. If one is to be granted, it should be the standardized ten to fifteen year agreement. There are already two other financial incentives being sought by Legoland in addition to the payment in lieu of taxes – an exemption on sales tax for building materials, which would save the company approximately ten million dollars, and exemption on mortgage filing fees, a savings of some three and a half million dollars. At what point will the taxpayer stop paying for Goshen and the greater Hudson Valley to entice this multi-million dollar business to set up shop where they are unwanted by residents anyway?

Sincerely,



Mary Kate E. Benedict

RECEIVED

AUG 02 2016

OCNYIDA,

Let me start off by saying I AM AGAINST ALLOWING LEGOLAND TO BUILD A PARK IN ORANGE COUNTY GOSHEN, PLEASE DO NOT MAKE IT EASIER FOR THEM. I am a soon to be resident of IDA Goshen (closing on or around Aug 8th). I am a lifelong resident of Orange County (Monroe). I chose to move to Goshen because of the town's character, quiet feel, and good schools. I knew it would be a great place to raise my kids. Bringing Legoland would be detrimental to that character and quiet feel. It is definitely not where I would want to raise my kids. Our house is less than a mile from Reservoir Rd. The park will impact us in many ways, from increased noise pollution, potential waste pollution, all the way to traffic congestion. Giving a company such as MERLIN an opportunity like the PILOT program provides is going to be a heavier burden on Orange County and specifically Goshen residents. Our tax dollars will have to help cover the road maintenance on all of the surrounding roads. These roads were not made to handle the amount of traffic that Legoland is going to bring. My children do not need Legoland to help with school taxes. We are more than happy to pay our taxes. Will we get a tax break as a Goshen resident if Legoland is built? The answer is most likely no. The land is not zoned for an amusement park, the surrounding area cannot handle the traffic from a road and municipal service standpoint. I URGE YOU PLEASE DO NOT AID MERLIN INTO RUINING GOSHEN. We do not need Legoland to succeed. Goshen is growing without it, and it will continue to grow. It seems that there are a number of people who are for this proposal, but they are simply Orange County residents, and not Goshen residents. They are not as directly impacted by this as we are. They do not fully understand the long term impacts this can have on our environment, and way of life. I am sure they would be singing a different tune if it was coming to their town. As for the unions, it is obvious why they would want this, but again, they are not all residents, and they are being extremely short sighted. I do not believe that the area needs these types of jobs. There are plenty of similar waged jobs at the Woodbury Commons or the Galleria. If it is a seasonal job someone is looking for there is the Renaissance festival. I URGE YOU TO PLEASE THINK ABOUT THE FAMILIES THAT ARE DIRECTLY IMPACTED BY THIS. PLEASE KEEP GOSHEN THE WAY IT WAS INTENDED TO BE. Do not make a short sighted decision for a big corporation that does not, and will not care about you in the future. I would rather see the community grow normally as the land was originally intended for. People love the Hudson Valley for its natural beauty, nature, and escape from the city feel. We do not need a massive amusement park, especially in Goshen. If it is imperative to bring an amusement park to Orange County, there are a number of other sites that would be well suited. In the end, if this is approved, the Goshen resident and tax payer loses. We will be left footing the bill for fixing roads, increasing capacity or implementing restrictions on municipal services, etc. in the future. We will be left battered by a poor decision if this passes. We will be left with no other choice but to leave Goshen. We are able to support our families without adding this to the town. We have no problem paying our taxes without adding this to our town. The schools are doing well without adding this to our town. Please be responsible in your decision. Think about the future impacts this will have on the community, the land, and its inhabitants. SAY NO TO LEGOLAND! I want to stay in Goshen and raise my family there, I do not want to fear going out on the weekends only to sit in traffic in an otherwise quiet town. All of the local people that support the local establishments may now choose to stay in to avoid traffic which would be a negative unintended consequence if this is approved. We do not need to subsidize this.

Thank you for taking the time to listen to a local who wants to keep Goshen the way it is

Ryan Jordan

July 29, 2016

**William Coyle
1 Vivian Lane
Chester, New York 10918**

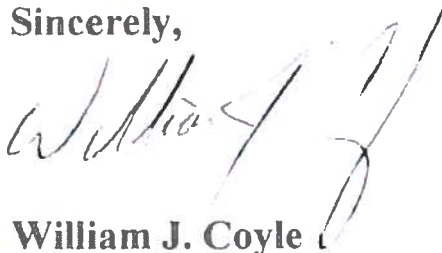
**RECEIVED
AUG 02 2016
ORANGE COUNTY
IDA**

**Industrial Development Agency
C/O Robert T. Armistead, Chairman
4 Crotty Lane, Suite 100
New Windsor, New York 12553**

Dear Chairman and Members of the Board,

I am requesting that you deny LEGOLAND, New York's request for a 30 year pilot and follow the customary policy of 10 to 15 years. As a new home owner on South Street in the Village of Goshen I do not have the option of getting a 30 year pilot program. I believe that my wife and I give back to the community more than Legoland, New York ever will.

Sincerely,



William J. Coyle

July 29, 2016

RECEIVED

AUG 02 2016

PO Box C
Walnutport, PA 18088

ORANGE COUNTY
IDA

Former resident of:

1 Vivian Lane

Chester, New York 10918

Industrial Development Agency

C/O Robert T. Armistead, Chairman

4 Crotty Lane, Suite 100

New Windsor, New York 12553

Dear Chairman and Members of the Board,

I am requesting that you deny Merlin Entertainments proposal for a 30 year PILOT. I am further suggesting if any consideration is afforded this corporation that a sound plan is put into place. This plan should take into consideration their initial year and subsequent years revenue projections. Perhaps it should be structured with a "right to do business" type of bond so that if their long term plans are not successful there is ability for the jurisdictions' to recoup the actual taxes they sacrificed by entering this agreement at the businesses request. These allow the governing jurisdictions the ability to offer such programs with a mutual solution for all parties. It may in fact prove satisfactory at resolving some of the opposing concerns. The peace of mind many residents are

seeking includes "fair share" monies are being reaped towards the infrastructure of the community and surrounding areas.

One could be so bold to further suggest another alternative of a more structured agreement that can be verified as it progresses with percentages being applied to revenue bases especially if there is an insistence of a longer period of time being necessary to accommodate the businesses growth.

Aside from the particulars of the Payment In Lieu of Taxes program it would behoove the local governments to start considering the swift introduction of amusement taxes on items. Many states, counties, and towns have these taxes in place to defray and offer relief to the local taxpayers by the users/purchasers of said items.

Sincerely,



Anne Breidenbach

cell: 610 533 5491.



RECEIVED

AUG 07 2016

ORANGE COUNTY
IDA

Theresa Benedict
19 Maple Avenue
Chester, New York 10918

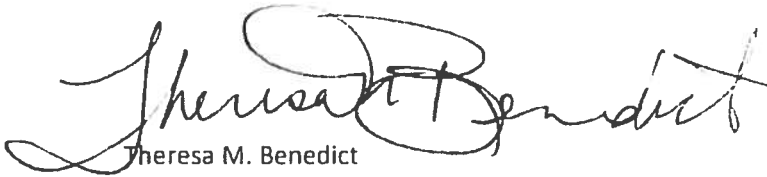
Thursday, July 28, 2016

Industrial Development Agency
C/O Robert T. Armistead, Chairman
4 Crotty Lane, Suite 100
New Windsor, New York 12553

Dear Chairman and Members of the Board:

I am writing to request that the IDA not grant Legoland NY's request for a thirty year pilot program. If one is given it should be the standardized ten to fifteen year agreement. Why should we, the taxpayers, be responsible for luring this multi-million dollar business into the Hudson Valley? If Legoland wants to take our entrance fees, deplete our resources, congest our streets, why are we giving them a break? If they want to be a New York business, they should pay New York prices like the rest of us.

Sincerely,



Theresa M. Benedict

July 29, 2016

Janet W. Andrews-Coyle
1 Vivian Lane
Chester, New York 10918

RECEIVED

AUG 07 2016

ORANGE COUNTY
IDA


Industrial Development Agency
C/O Robert T. Armistead, Chairman
4 Crotty Lane, Suite 100
New Windsor, New York 12553

Dear Chairman and Members of the Board,

I am requesting that you deny LEGOLAND, New York's request for a 30 year pilot and follow the customary policy of 10 to 15 years. As a lifelong resident of Orange County, I have been involved in numerous 4-H agricultural events and worked for various horse farms. There is nothing worse than seeing these large parcels of land being sold to developers that have deep pockets because the current owners/farmers cannot afford the taxes. Offering yet another tax break for a company of this stature seems to undermine the residents of Goshen. It is myself and others alike who have been able to maintain Goshen's Historic and Agricultural Heritage by supporting local merchants and farmers. We do not need Legoland, New York to put Goshen on the map. We are already on the map due to our rich heritage including but not limited to the Historic Track, Hall of Fame the Trotter, Battle of Minisink and Henry Wisner Monuments and the many Historic Houses of Goshen.

It is deplorable to think that you would even consider issuing a 30 year pilot to a multibillion dollar company. But even more shocking that Merlin Entertainment with other various tax breaks would even ask this of Orange County.

Sincerely,



Janet W. Andrews-Coyle

STOP LEGOLAND

Hilary R. Bily <hilaryrbily@gmail.com>

Tue 8/2/2016 9:51 AM

To:Laurie Villasuso <lvillasuso@ocnyida.com>; nhalloran@townofgoshen.org
<nhalloran@townofgoshen.org>;

Good morning,

Please do NOT change the master plan and do NOT change the zoning laws. I was on the fence about weather or not to embrace LEGOLAND... and than I asked myself one simple question "How will LEGOLAND benefit me and others in Goshen?". The answer was easy, it will not.

People benefitting from jobs will not exclusively be from Goshen, like the Woodbury Commons people will travel for the jobs. We will be providing jobs for other towns not just ours and we have to deal with the burdens of the park.

My taxes will go up due to the lack of taxes being unpaid for decades by LEGOLAND.

Traffic will increase.

Noise will increase.

My property value could possibly go down.

All of these risks and negative effects without returning any benefits to me to other Goshenites leads me to beg of you not to change the zoning laws and the master plan.

Thank you for your time.

Hilary - Concerned and tax paying Goshen resident



Empowering Businesses. Inspiring Growth.

APPLICATION FOR FINANCIAL ASSISTANCE

Middletown Medical, P.C.

(Applicant Name)

Robert T. Armistead
Chairman

Orange County Business Accelerator
4 Crotty Lane, Suite 100
New Windsor, NY 12553

Phone: 845-234-4192 Fax: 845-220-2228

www.ocnyida.com

business@ocnyida.com

Updated April 2016

**ORANGE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION

Company Name: Middletown Medical
Mailing Address: 111 Maltese Drive, Middletown, NY 10940
Phone No.: 845.342.4774 (cell: 914.850.0757)
Fax No.: 845 622 4774
Fed Id. No.: 061127657
Contact Person: Melissa Wolff

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Rajan Gulati, MD

Corporate Structure (attach schematic if applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity



Corporation

Date of Incorporation: 1984
State of Incorporation: New York



Partnership

General _____ or Limited _____
Number of general partners _____
If applicable, number of limited partners _____

Date of formation _____
Jurisdiction of Formation _____



Limited Liability Company/Partnership (number of members _____)

Date of organization: _____
State of Organization: _____



Sole Proprietorship

If a foreign organization, is the applicant authorized to do business in the State of New York?

If any of the above persons, or a group of them, owns more than a 50% interest in the company, list all other organizations which are related to the company by virtue of such persons having more than a 50% interest in such organizations.

RG Realty of Middletown, Ray Ventures, LLC, Mid County Development Co

Is the company related to any other organization by reason of more than 50% common ownership? If so, indicate name of related organization and relationship.

No

Has the company (or any related corporation or person) made a public offering or private placement of its stock within the last year? If so, please provide offering statement used.

No

APPLICANT'S COUNSEL

Name: Robert Funk

Address: 100 Erie Street Goshen, NY 10924

Phone No.: 845 294 3131 / 294-9721

Fax No.: _____

II. PROJECT INFORMATION

A) Project Address: Corner of Rte 211 & Edgewater Drive

Tax Map Number 54-1-1/2/3/4/5/6/7.2 & 53-8-5
(Section/Block/Lot)

Located in City of _____

Located in Town of Wallkill

Located in Village of _____

School District of Middletown

B) Are utilities on site?

Water Yes

Electric Yes

Gas Yes

Sanitary/Storm Sewer Yes

C) Present legal owner of the site RG Realty of Middletown

If other than from applicant, by what means will the site be acquired for this project? N/A

D) Zoning of Project Site: Current: Medical Proposed: Medical

E) Are any variances needed? Yes

F) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations. *nothing yet, expected in October*

G) Statement describing project (i.e. land acquisition, construction of manufacturing facility, etc.):

We are constructing a 20,000 square foot multi-use medical complex in the Town of West Kill to be used to provide health care to the community.

H) Principal use of project upon completion:

- | | | | |
|--|---------------------------------------|---|--------------------------------------|
| <input type="checkbox"/> manufacturing | <input type="checkbox"/> warehousing | <input type="checkbox"/> research | <input type="checkbox"/> offices |
| <input type="checkbox"/> industrial | <input type="checkbox"/> recreation | <input type="checkbox"/> retail | <input type="checkbox"/> residential |
| <input type="checkbox"/> training | <input type="checkbox"/> data process | <input checked="" type="checkbox"/> other | |

If other, explain: *Medical, including a pharmacy for patients*

I) Estimated Project Costs, including:

Value of property to be acquired: \$ 1,000,000

Value of improvements: \$ 3,000,000

Value of equipment to be purchased: \$ 1,000,000

Estimated cost of engineering/architectural services: \$ 250,000

Other: \$ 750,000

Total Capital Costs: \$ 6,000,000

Project refinancing; estimated amount (for refinancing of existing debt only)

\$

Sources of Funds for Project Costs:

Bank Financing:

\$ 3,588,000

Equity (excluding equity that is attributed to grants/tax credits)

\$ 1,000,000

Tax Exempt Bond Issuance (if applicable)

\$

Taxable Bond Issuance (if applicable)

\$

Public Sources (Include sum total of all state and federal grants and tax credits)

\$ 1,412,000 [★]

*[★ CFA grant request \$1,200,000
Excl/Sior Job program \$212,000]*

Identify each state and federal grant/credit:

CFA \$ 1,200,000
Excelsior Jobs program \$ 212,000

* if funds not received the amount will be financed.

Total Sources of Funds for Project Costs:

\$ 1,412,000*

J) Inter-Municipal Move Determination

Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another?

Yes or No

Will the project result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York?

Yes or No

Will the project result in the abandonment of one or more plants or facilities located in the State of New York?

Yes or No

If Yes to any of the questions above, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Project Data

1. Project site (land)

(a) Indicate approximate size (in acres or square feet) of project site.

2.62 acres

(b) Are there buildings now on the project site? Yes No

(c) Indicate the present use of the project site.

Commercial - Medical

(d) Indicate relationship to present user of project.

Tenants

2. Does the project involve acquisition of an existing building or buildings? If yes, indicate number, size and approximate age of buildings:

No

3. Does the project consist of the construction of a new building or buildings? If yes, indicate number and size of new buildings:

Yes. One building

4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation:

No

5. What will the building or buildings to be acquired, constructed or expanded be used for by the company? (Include description of products to be manufactured, assembled or processed, and services to be rendered. . .

Medical (100%) - including pharmacy for patients

. . . including the percentage of building(s) to be used for office space and an estimate of the percentage of the functions to be performed at such office not related to the day-to-day operations of the facilities being financed.)

100%

6. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.

No

7. List principal items or categories of equipment to be acquired as part of the project.

Xray, CT Scan, Ultrasound

8. Has construction work on this project begun?

Complete the following

(a) site clearance	_____ Yes	<input checked="" type="checkbox"/> No	_____ % complete
(b) foundation	_____ Yes	<input checked="" type="checkbox"/> No	_____ % complete
(c) footings	_____ Yes	<input checked="" type="checkbox"/> No	_____ % complete
(d) steel	_____ Yes	<input checked="" type="checkbox"/> No	_____ % complete
(e) masonry work	_____ Yes	<input checked="" type="checkbox"/> No	_____ % complete
(f) other (describe below)	_____ Yes	<input checked="" type="checkbox"/> No	_____ % complete

III. FINANCIAL ASSISTANCE REQUESTED

A) Benefits Requested:

Sales Tax Exemption IRB IMRT Exemption Real Property Agreement

B.) Value of Incentives:

IDA PILOT Benefit: Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted under the heading "Real Property Tax Benefit (Detailed)" of the Application.

Estimated duration of Property Tax exemption: 10 years

Sales and Use Tax:

Estimated value of Sales Tax exemption for facility construction: \$ 162,500

Estimated Sales Tax exemption for fixtures and equipment: \$ 81,250

Estimated duration of Sales Tax exemption: 2 years

Mortgage Recording Tax Exemption Benefit:

Estimated value of Mortgage Recording Tax exemption: \$ 52,500

IRB Benefit:

IRB inducement amount, if requested: \$ _____

Is a purchaser for the Bonds in place?

Yes or No

Percentage of Project Costs financed from Public Sector sources:

Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above under the heading "Estimated Project Costs" (Section II(1)) of the Application.

C.) Likelihood of Undertaking Project without Receiving Financial Assistance

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

Yes or No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

N/A

IV. EMPLOYMENT PLAN

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon 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 **
Full time (FTE)	50	50	50	50
Part Time (PTE)				
Total	50	50	50	50

** For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column. The Labor Market Area includes [Orange] (or six other contiguous counties, including Orange County, chosen at the Agency's discretion).

Salary and Fringe Benefits for Jobs to be Retained and/or Created:

Category of Jobs to be Retained and Created	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
PA/ND Management	\$100,000	Health insurance, PTO
Physician Professional	\$200,000	Health insurance, PTO
Receptionist Billings Administrative	\$29,000	Health insurance, PTO
LPN/RN/tech Production	\$48,000	Health insurance, PTO
Medical Assistants Independent Contractor	\$27,000	Health insurance, PTO
Other		

III. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entity") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the project is located.
- B. First Consideration for Employment In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the proposed project.
- C. A liability and contract liability policy for a minimum of three million dollars will be furnished by the Applicant insuring the Agency.
- D. Annual Sales Tax Fillings In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.

E. Annual Employment Reports: The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

F. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

G. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

H. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

I. Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.

J. Absence of Conflicts of Interest The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

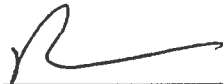
The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

4. In addition, please attach the financial information described above in items 1, 2 and 3 of any expected Guarantor of the proposed bond issue, if different from the company.

N/A

HOLD HARMLESS AGREEMENT

Applicant hereby releases the ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in processing of the Application, including attorneys' fees, if any.



(Applicant Signature)

By: Mishra Menon PC

Name: Rajar Gulati

Title: President



(Notary Public)

Sworn to before me this 24 day
of August, 2016

MARJORIE INGRASSIA
Notary Public, State of Me 19.
No. 4392533
Qualified in Orange County
Commission Expires 5/4/19

STATE OF NEW YORK)
COUNTY OF ORANGE) ss.:

Rajan Gulati, being first duly sworn, deposes and says:

1. That I am the President (Corporate Office) of Middleton Medical P.C. (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

[Signature]
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 24 day of August, 2016.

[Signature]
(Notary Public)
MARJORIE INGRASSIA
Notary Public, State of New York
No. 4892533
Qualified in Orange County
Commission Expires 5/4/19

This Application should be submitted to the Orange County Industrial Development Agency, c/o Robert T. Armistead, Chairman, Orange County Business Accelerator, 4 Crotty Lane, Suite 100, New Windsor, NY 12553.

The Agency will collect an administrative fee at the time of closing.
SEE ATTACHED FEE SCHEDULE

Transaction Counsel
CHARLES SCHACHTER, ESQ./
RUSSELL GAENZLE, ESQ.
Harris Beach PLLC
99 Garnsey Road
Pittsford, New York 14534
Tel: (585) 419-8633
Fax: (585) 419-8817

Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

Attach the following Financial Information of the Company

1. Financial statements for last two fiscal years (unless included in company's Annual Reports). attached
2. Company's annual reports (or Form 10-K's) for the two most recent fiscal years. N/A
3. Quarterly reports (Form 10Q's) and current reports (Form 8-K's) since the most recent Annual Report, if any. N/A

Real Property Tax Exemption (Detailed)

** This section of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
TOTAL							

*Estimates provided are based on current property tax rates and assessment values

Cost Benefit Analysis

To be completed/calculated by AGENCY

	<u>Costs =</u> <u>Financial Assistance</u>	<u>Benefits =</u> <u>Economic Development</u>
*Estimated Sales Tax Exemption	\$ _____	New Jobs Created Permanent _____ Temporary _____
		Existing Jobs Retained Permanent _____ Temporary _____
Estimated Mortgage Tax Exemption	\$ _____	Expected Yearly Payroll \$ _____
Estimated Property Tax Abatement	\$ _____	Expected Gross Receipts \$ _____
		Additional Revenues to School Districts _____ _____
		Additional Revenues to Municipalities _____ _____
		Other Benefits _____
Estimated Interest Savings IRB Issue	\$ _____	Private Funds invested \$ _____
		Likelihood of accomplishing proposed project within three (3) years <input type="checkbox"/> Likely or <input type="checkbox"/> Unlikely

* Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is a potential for a recapture of sales tax exemptions (see "Recapture" on page 10).

\$ _____ (to be used on the NYS ST-60)



Daniel C. Depew

SUPERVISOR

Laurie Villasuso
COO Executive VP of Economic Development
Orange County IDA
4 Crotty Lane, Suite 100
New Windsor, NY 12553

August 31, 2016

Re: Middletown Medical Support

Dear Ms. Villasuso,

The Town of Wallkill IDA does not object to the 10 year PILOT, mortgage tax and sales tax incentives for Middletown Medical's expansion of their patient care facility at the existing Maltese & Edgewater Drive location. If you have any questions or concerns regarding the subject please contact my office at the number below.

Thank you,

Dan Depew, Supervisor