

Kal-Kenna Properties, LLC

DREAM LAKE CAMPGROUND EXPANSION

PUBLIC HEARING MINUTES

WCIDA Public Hearing for the Kal-Kenna Properties, LLC request for IDA incentives was held March 03, 2021 at 2 p.m. via Zoom Meetings.

In attendance: James Pierce, WCIDA Executive Director and Robin Marschilok, WCIDA Director of Operations.

1. James Pierce opened the hearing at 2:00 p.m. Pierce introduced himself and Robin Marschilok from the IDA. Pierce stated that this was a public hearing for Kal-Kenna Properties, LLC for the expansion project being considered for Dream Lake Campgrounds located at 4391 Old Buffalo Road in the Town of Warsaw, (the "Project"). The purpose of the Hearing is to gather public input on the proposed incentives being offered to take back to the IDA Board for approval or denial of the requests.
2. Pierce explained that the Campground was purchased by Keith and Patty Jarnot. Kal-Kenna Properties owns the Campgrounds and leases to Jar-Dan Enterprises for the operation of the Campground. Along with the Jarnots, their children also help to run the facility. The Campground currently supports 100 full or partial hookup campsites that accommodate slide out RVs of up to 100 feet. There is a large spring fed pond for canoeing or fishing. During the COVID -19 pandemic the Campground experienced a large increase in business, they currently have a waiting list of potential campers who would use the camp sites once the proposed expansion is completed.
3. Pierce went on to say that the Project includes clearing and grading of approximately 12 acres of land, installation of a roadway, water lines and a raised mound sewer system to service 2 bath houses, 45 new campsites and 1.75 acres pond. Total capital expense of \$989,640. Jar-Dan Enterprises currently employs 5 people and expects to create 4 new jobs over the next 3 years.

Pierce then shared the Public Hearing Notice as it was published and reviewed the Cost Benefit Analysis prepared for the Project. The estimated incentives being offered include property tax abatement of \$266,000, sales tax exemption of \$28,000 and mortgage tax exemption of \$12,000 for a total of incentives of \$277,000.

4. Pierce stated that at this point he usually asks the guests if they have any questions or comments. Pierce noted for the record that there were no other registered attendees to voice any public concern.

R. Marschilok added that she is excited for the project and happy to see a Wyoming County business expanding. With the increase in campground popularity, it is great to know that this business is ready to expand. Patty is a hard worker and the business will do great.

With no other questions or comments, Pierce stated that the information from this meeting will be presented at the IDA Board of Director's meeting on March 11th at 2:30 for the Board's consideration. Pierce then closed the meeting at 2:11 p.m.

Minutes prepared by R. Marschilok

The public Hearing was recorded live and can be view on Youtube.com at:
https://www.youtube.com/watch?v=6huQ_5eIf6s&t=24s.