

LETCHWORTH VALLEY CAMPGROUND & RESORT, LLC

SOLAR PROJECT

PUBLIC HEARING MINUTES

WCIDA Public Hearing for the Letchworth Valley Campground & Resort, LLC request for IDA incentives was held August 3, 2021 at 3PM at the Town of Pike Town Hall 60 Main Street Pike, New York 14024.

In attendance: James Pierce, WCIDA Executive Director and Robin Marschilok, WCIDA Director of Operations; Sandra King, Supervisor, Town of Pike.

1. James Pierce opened the hearing at 3:00 p.m. Pierce stated that this was a public hearing for Letchworth Valley Campground & Resort, LLC (the “Project”). The purpose of the public hearing is to inform the public of the project the IDA is required to hold a public hearing because the incentive proposed are over the threshold of \$100,000.
2. Pierce explained that the Letchworth Valley Campground & Resort, LLC owned by William Proietti, owner of Marimax Properties, Inc., plans to acquire the previous church campground on Albro Road in Town of Pike, and reopen after remodeling and upgrades to existing structures and the addition of 50 tent sites, with and without electric and water. Open to the public for camping. A phased project in terms of its growth and will put in RV sites as well.
3. The existing camp ground is on a 147-acre parcel with existing structures and a 26-acre lake. There is existing 25 tent sites, half with electric and water, half sites without electric and water. Plans are to remodel 5 cabins and re-build of a bath-house and addition of 2nd bathhouse. The total capital investment including the purchase of the property is \$1,231,500 in which \$589,500 will be for the proposed upgrades and construction.
4. Pierce went on to review the proposed incentives for the project. The owner is asking for a 15-year PILOT following the WCIDA Tourism Destination Schedule. In order to qualify as a tourism-destination project the business must attract visitors from outside of the region. The owner has documentation to show the majority of the visitors to the campsite are expected to come from Southern Ontario and Western New York. Pierce stated that the IDA has received a completed application and the IDA Board authorized the public Hearing. The Public Hearing Notice included in the packet was an official notice of more than 10 days in the local paper, The Batavia Daily. We have prepared a Cost Benefit Analysis for the project and the incentives being offered are broke down as property tax abatement of \$215,000, sales tax exemption in the amount of

\$25,000 and a mortgage recording tax exemption of \$13,000 bringing the total incentives after a 2% discounted rate over a 15-year term, to \$230,000.

Pierce asked Supervisor King if she would like to make a comment regarding the project. King stated that the Town encourages projects and having a tourism destination project in the Town will help other businesses as well

Pierce asked R. Marschilok if she would like to comment on the project as the only other attendee of the Hearing. Marschilok stated that she is excited to see the project moving forward in Wyoming County. There has been a lot of activity this year and it is exciting to see all the projects moving forward and hope they do well.

With no other guests or community participation, Pierce stated that the minutes from this Hearing will be presented to the IDA Board of Directors on August 12th for consideration of the project. Pierce then closed the meeting at 3:09 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=JcoFDiVyyPE>