

WCIDA Project Application Summary

Applicant Information:

August 12, 2021

Letchworth Valley Campground & Resort, LLC
7037 Albro Road
Pike New York 14024

Request:

The Company requests abatement of sales tax on construction materials and non-production equipment, mortgage tax abatement and a PILOT agreement for temporary abatement of property tax using the Tourism Destination project schedule. Approximate value of these incentives is expected to be more than \$100,000; therefore, a public hearing was held August 3, 2021 at the Town Hall in Castile. A copy of the Public Hearing minutes is included in this packet.

Company History:

William Proietti, owner of Marimax Properties, Inc., proposes to purchase the vacant campground in Pike, NY and reopen after remodeling and upgrades to existing structures and the addition of 50 tent sites, with and without electric and water. The facility is expected to draw visitors from out of the area for family camping experience and will include recreational areas, a gift shop, food, firewood and other sundry's

Project Description:

The existing camp ground is on a 147-acre parcel with existing structures and a 26-acre lake. The project includes addition of 25 tent sites with electric and water, 25 tent sites without electric and water, all with fire rings and picnic tables. Remodeling of 5 cabins and re-build of bathhouse 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.

Employment Impact:

Letchworth Valley Campground, LLC expects to create 4 fulltime and 4 parttime jobs over the next three years.

IDA Matrix Criteria:

The project meets the criteria for a Tourism Destination Project. The project will be funded by private sector investment, create new jobs and employ local labor during the construction phase. The applicants have indicated that a large portion of their visitors, 60%+, are expected to come from out of the area. The expansion to the facility will increase the number of visitors

using overnight accommodations and increase visits to other vendors and attractions in the area thus generating an increase in local revenues.

Attached Information:

Application and project costs provided by the project applicant to back up its request for WCIDA assistance.