

RESOLUTION
(Deer Haven Park LLC 2019 Project)

A regular meeting of Seneca County Industrial Development Agency on February 7, 2019, at 12:00 p.m. (noon).

**The following resolution was duly offered and seconded, to wit:
Resolution No. 2019 – 09**

RESOLUTION AUTHORIZING THE SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") TO (i) UNDERTAKE A CERTAIN PROJECT (AS DEFINED BELOW) FOR THE BENEFIT OF DEER HAVEN PARK LLC (THE "COMPANY"), (i) NEGOTIATE, EXECUTE AND DELIVER A LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT IN LIEU OF TAX AGREEMENT, AND RELATED DOCUMENTS, AND (ii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A PARTIAL REAL PROPERTY TAX ABATEMENT UNDER A PAYMENT IN LIEU OF TAX AGREEMENT

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 63 of the Laws of 1972 of the State of New York, as amended (hereinafter collectively called the "Act"), the SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (hereinafter, the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **DEER HAVEN PARK LLC**, a New York limited liability company (the "Company"), has submitted an application (the "Application"), a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: (i) land consisting of a portion of the former Seneca Army Depot being 2,735 acres situated in the Town of Varick, Seneca County, New York (tax map parcel 07-1-50) (the "Land") together with existing improvements thereon, (ii) the potential construction on the Land of improvements to existing amenities, including a bus shelter, expanded restroom facilities, hiking trails and enhanced landscaping (collectively, with existing improvements, the "Improvements"), and (iii) the acquisition and installation by the Company in and around the Improvements of certain items of equipment and other tangible personal property (the "Equipment" and, collectively with the Land and the Improvements, the "Facility"); and

WHEREAS, by resolution adopted on January 3, 2019 (the "Inducement Resolution"), the Agency (i) accepted the Application, (ii) directed that a public hearing be held pursuant to General Municipal Law section 859-a; and (iii) declared itself "lead agency" for purposes of review of the Project pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"); and

WHEREAS, pursuant to General Municipal Law section 859-a, on January 23, 2019, at 6:00 p.m. at the John and Josephine Ingle Welcome Center (also known as the Seneca White Deer Welcome Center), 5479 Route 96A, Romulus New York, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined in the Inducement Resolution) being contemplated by the Agency (the "Public Hearing") whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, copies of the minutes of the Public Hearing, written submissions and the notice of the

Public Hearing published and forwarded to the affected taxing jurisdictions at least then (10) days prior to said Public Hearing are attached hereto as Exhibit A; and

WHEREAS, the Agency has prepared a cost-benefit analysis with respect to the Project and the contemplated Financial Assistance and has reviewed the results of said cost-benefit analysis; and

WHEREAS, in reviewing the Application, the Agency has considered (i) the nature of the Project, (ii) the economic condition of the area and the multiplying effect the Project will have on the area; (iii) the extent to which the Project will create or preserve permanent, private sector jobs; (iv) the estimated value of tax exemptions contemplated to be provided; (v) the economic impact of the Project and proposed tax exemptions on affected taxing jurisdictions; (vi) the impact of the Project on existing and proposed businesses and economic development projects in the vicinity of the Project; (vii) the amount of private sector investment likely to be generated by the Project; (viii) the extent to which the Project will require the provision of additional services; (ix) the extent to which the Project will provide additional sources of revenue for the municipalities and school district in which the Project is located; and (x) the benefit of the Project not otherwise available to the area in which the Project is located; and

WHEREAS, the Agency has conducted a review of the Project pursuant to SEQRA; and

WHEREAS, the PILOT Agreement (as defined in the Inducement Resolution) as so contemplated provides for a schedule of payments to be made by the Company to the Agency; and

WHEREAS, the Agency desires to formally approve the schedule of payments to be so made pursuant to the PILOT Agreement, which schedule is attached hereto as Exhibit B (the "PILOT Agreement Payment Schedule"); and

WHEREAS, the Agency desires to adopt a resolution (i) acknowledging that the Public Hearing was held in compliance with the Act, (ii) authorizing Financial Assistance to the Company in excess of \$100,000, and (iii) authorizing the execution and delivery of the Lease Agreement, the Leaseback Agreement, the PILOT Agreement (as all of the foregoing are defined in the Inducement Resolution) and all documents related thereto (collectively, the "Transaction Documents").

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Project will promote employment opportunities and prevent economic deterioration in Seneca County, and otherwise further the purposes of the Agency, and that by entering into the PILOT Agreement and otherwise providing financial assistance for the Project the Agency will be increasing employment opportunities in Seneca County and otherwise furthering the purposes of the Act; and

(c) The Project includes components providing for participation by the general public in recreation activities, and facilities and appurtenances thereto promoting the use of such components; and

(d) The Facility constitutes both a commercial facility and a recreational facility as contemplated by the Act, and a "project" as such term is defined in the Act; and

(e) The leasing of the Facility from and the subleasing back of the Facility to the Company will promote and maintain job opportunities, health, general prosperity and economic welfare of the citizens of the County of Seneca and State of New York and improve their standard of living and thereby serve the public purposes

of the Act; and

(f) Based upon the representations and warranties of the Company, the Facility conforms with local zoning laws and planning regulations of the County of Seneca and all regional and local land use plans for the area in which the Facility is located; and

(g) Based upon the representations and warranties of the Company, the Facility and the operations conducted thereon will not cause or result in the violation of the health, labor or other laws of the United States of America, the State of New York or the County of Seneca; and

(h) It is desirable and in the public interest for the Agency to acquire an interest in the Facility; and

(i) The Lease Agreement will be an effective instrument whereby the Company leases the Facility to the Agency; and

(j) The Leaseback Agreement will be an effective instrument whereby the Agency subleases the Facility back to the Company; and

(k) The PILOT Agreement will be an effective instrument whereby the Agency and the Company set forth the terms and conditions of their agreement regarding the Company's payment of payments in lieu of real property taxes; and

(l) The Public Hearing held by the Agency on January 23, 2019 concerning the Project and the Financial Assistance was duly held in accordance with the Act, including but not limited to the giving of at least ten (10) days published notice of the Public Hearing (such notice also provided to the Chief Executive Officer of each affected tax jurisdiction), affording interested parties a reasonable opportunity, both orally and in writing, to present their views with respect to the Project; and

(m) The Financial Assistance constitutes a deviation from the Agency's Uniform Tax Exemption Policy (the "UTEP"). The notice to the affected tax jurisdictions of the Public Hearing, copies of which are attached as Exhibit A, included a description of the deviation and the reasons therefor. The contents of said notice is incorporated by reference into these Resolutions.

Section 2. In consequence of the foregoing, the Agency hereby determines to (a) acquire a leasehold interest in the facility pursuant to the Lease Agreement, (b) sublease the Facility back to the Company pursuant to the Leaseback Agreement, and (c) provide financial assistance for the Project in the form of a partial real property tax abatement, subject to the terms and conditions of the PILOT Agreement.

Section 3. The Agency hereby approves the PILOT Agreement Payment Schedule, and determines to provide a real property tax exemption and related in lieu of payment schedule pursuant to the terms of the PILOT Agreement and the PILOT Agreement Payment Schedule.

Section 4. The Agency finds that the Project will not result in any significant adverse environmental impacts.

Section 5 The Chairman, Vice Chairman and/or the Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Transaction Documents in substantially the forms presented to this meeting, and all documents related thereto, with such additions, changes, variations, omissions and insertions as the Chairman, Vice Chairman and/or Executive Director, shall approve, which agreements may provide for the forfeiture and/or recapture of financial assistance where projected employment goals have not been met. The execution thereof by the Chairman, Vice Chairman and/or Executive Director of the Agency shall constitute conclusive evidence of such approval.

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 7. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolutions was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
Steven Brusso	[x]	[]	[]	[]
G. Thomas Macinski	[]	[]	[]	[x]
Erica Paolicelli	[x]	[]	[]	[]
Thomas Kime	[x]	[]	[]	[]
Don Trout	[]	[]	[]	[x]
Steve Wadhams	[]	[]	[]	[x]
Valerie Bassett	[x]	[]	[]	[]
Jeffery Shipley	[x]	[]	[]	[]
Menzo Case	[x]	[]	[]	[]

The Resolutions were thereupon duly adopted.

SECRETARY'S CERTIFICATION

(Deer Haven Park LLC 2019 Project)

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

I, the undersigned, Secretary of the Seneca County Industrial Development Agency DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Seneca County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on February 7, 2019, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency the 7th day of February, 2019


Secretary

Exhibit A

NOTICE OF PUBLIC HEARING, TRANSCRIPT OF COMMENTS, AND WRITTEN COMMENTS

Attached

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Seneca County Industrial Development Agency (the "Agency") on the 23rd day of January, 2019 at 6 p.m., local time, at the John and Josephine Ingle Welcome Center (aka the Seneca White Deer Welcome Center), 5479 Rt 96A, Romulus NY 14541, in connection with the following matters:

DEER HAVEN PARK LLC, a limited liability company (the "Company"), has submitted an application (the "Application"), a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project") consisting of (i) land consisting of a portion of the former Seneca Army Depot being 2,735 acres situated in the Town of Varick, Seneca County, New York (tax map parcel 07-1-50) (the "Land") together with existing improvements thereon, (ii) the potential construction on the Land of improvements to existing amenities, including a bus shelter, expanded restroom facilities, hiking trails and enhanced landscaping (collectively, with existing improvements, the "Improvements"), and (iii) the acquisition and installation by the Company in and around the Improvements of certain items of equipment and other tangible personal property (the "Equipment" and, collectively with the Land and the Improvements, the "Facility"), and financial assistance in the form of a partial real property tax abatement.

The initial owner and operator of the Facility will be the Company. The Agency contemplates it will provide financial assistance to the Company in the form of a partial abatement of property taxes in deviation from the Agency's Uniform Tax Exemption Policy.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to the Project. A copy of the Application for Financial Assistance filed by the Company with the Agency, including an analysis of the costs and benefits of the proposed Project, is available for public inspection at the offices of the Agency, One DiPronio Drive, Waterloo, New York.

SENECA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: January 4, 2019

By: /s/ Robert J. Aronson, Executive Director

MINUTES OF PUBLIC HEARING

Town of Varick
5479 Route 96A
Deer Haven Park LLC
Wednesday, January 23, 2019
6:00 PM

ATTENDEES:

Menzo Case, IDA Board Member
Valerie Bassett, IDA Board Member
Robert J. Aronson, IDA Executive Director
Kelly Kline, IDA Office Manager
Earl Martin, Deer Haven Park LLC
Dennis Money, Seneca White Deer, Inc.
and 22 attendees as noted on attached sign-in sheets.

A public hearing on assistance being extended to Deer Haven Park was opened by Robert Aronson, Executive Director of the Seneca County IDA, at 6:00 PM. The following comments were received at the hearing:

Paul Kronenwetter, resident of Seneca Falls, of stated that he has been an advocate of the White Deer for a long time and is supportive of a PILOT. He grew up in Pennsylvania where they have an elk park and he saw first hand what a great tourist attraction it is. He mentions several cost cutting efforts have been pursued by Seneca White Deer, Inc. He pointed out no taxes were paid on any of the former depot property for over 70 years. He also noted the White Deer Park welcome center actively promotes other tourist attractions in Seneca County with a brochure rack and by word of mouth.

Brian Preston spoke against a PILOT. He stated concern with IDA incentives generally. He pointed to the recent extension of a PILOT for NYSEG that he also opposes. He complained that the depot was not sold to the highest bidder. He stated PILOTS are granted at the expense of hard-working taxpayers, and that he is sick of government intervention.

Peggy Burke, resident of Varick, said her family had lived on the former depot property for 90+ years before the Army took it over. She is supportive of the PILOT and thinks it is worth it to try and preserve the white deer, and the PILOT would help reduce costs. She mentioned the tours are bringing in people from various locations who can learn about the depot and its history, and that little is ever learned about closed military bases. She said it would be a shame if the white deer are not protected, and that a small cost to the taxpayer is worth it.

Hershey Sensenig, resident of Varick spoke to the fact that the depot has mostly sat idle for many years, and that whatever it takes to move redevelopment of the depot forward is worthwhile.

John Hunt stated that he is a volunteer bus driver for the tours and that people get off the bus always asking where they can go get a good meal. He also mentioned the tours are seeing a lot of repeat customers.

In addition to public comments received at the hearing, many emails were sent to the IDA. All these emails are attached to these minutes and are part of the minutes.

The meeting was closed at 6:17 PM.

Respectfully submitted,



Robert Aronson
Executive Director

SIGN IN SHEET

Name Peggy Burke County Seneca

Name Kate Hunt County Seneca

Name Bill Clark County ONTARIO

Name Osbaldo Arce County Seneca

Name MENZO + SOE CARE County SENECA

Name PAUL KRONENWETTER County SENECA

Name JG Petropoulos County ONTARIO

Name JK County SENECA

Name DENNIS SCANNELL County SENECA

Name Scott Riley County Seneca

Name Dale Rolley County Seneca

Name Eric Riegel County Seneca

Name Mary Pat - Ramhus CSD County Seneca

Name John A. Caputo County Seneca

SIGN IN SHEET FOR SPEAKERS

Name ? Peggy Burke ### County Seneca

Name PAUL KRONENWETTER County Seneca

Name TOM GRASEK County SENECA

Name BRIAN PRESTON County SENECA

Name _____ County _____

Name _____ County _____

Name _____ County _____

Name _____ County _____

Name _____ County _____

Name _____ County _____

Name _____ County _____

Name _____ County _____

Name _____ County _____

Name _____ County _____

From: Kathy Troxel <katt@buckeye-express.com>

Date: January 23, 2019 at 2:58:31 PM EST

To: <r.aronson@senecacountyida.org>

Subject: White Deer Refuge

Mr. Aronson: I am not a resident of New York state. I live in Ohio. But I am very interested in visiting the Seneca White Deer refuge. I am writing this e-mail in support of whatever tax program will help perpetuate this refuge and we hope to visit the area many times in the future, spending money at area hotels, restaurants and attractions.

Sincerely,

Kathy Troxel
Sylvania Ohio

-----Original Message-----

From: Robert Nicholson <robdvm95@icloud.com>

Sent: Wednesday, January 23, 2019 11:10 AM

To: Bob Aronson <r.aronson@senecacountyida.org>

Subject: White Deer

Hi,

I was born and raised in the Finger Lakes and the White Deer were a big part of my life as a child. Now, I live in Massachusetts but visit the Finger Lakes as much as I can and have taken several tours of the sanctuary. Please help them by passing the PILOT.

Dr. Rob Nicholson

Sent from my iPhone

From: "brian@bcmbike.net" <brian@bcmbike.net>

Date: January 23, 2019 at 12:46:34 PM EST

To: <r.aronson@senecacountyida.org>

Subject: Seneca White Deer - Please Support!

Dear Mr. Aronson,

I grew up in Waterloo many decades ago and frequently drove by the old Seneca Army Depot with my family. We were always thrilled when we saw the White Deer beyond the fence.

Now, I'm even more thrilled as I've been able to go inside and get even better views. In fact, at Dennis Money's request, I was able to round up a group of bicyclists for a tour of the property, led by one of SWB's board members. Everyone had a wonderful time, and many asked when I would do it again. I certainly will!

I understand that a Public Hearing is scheduled for today about PILOT approval for Seneca White Deer. I wish to offer my wholehearted support for approval and ask for Seneca County's IDA to support Seneca White Deer in every possible way. We have a world class attraction right here in the heart of the Finger Lakes.

Thank you for your consideration.

Sincerely,
Brian Managan

585-319-6637

From: Shirley Toole <srtoole51@gmail.com>

Date: January 22, 2019 at 5:09:57 PM EST

To: Bob Aronson <r.aronson@senecacountyida.org>

Subject: PILOT Approval , Earl Martin property

To Robert Aronson, I support the PILOT on Earl Martin's property for tax reduction. The Seneca White Deer Tour and Seneca Army Depot is a wonderful asset on the property. Bringing tourists that are unaware of the beautiful property and all the wonderful creatures that they can experience. Also the history of our country by utilizing the land for storage of weapons used to protect us all. Please consider this reduction., it would be a huge benefit for Seneca White Deer Tours and the Army Depot to continue to educate people while attracting tourism to the area. Thank You, Shirley Toole , Corning NY (315) 483-9942



**Resident Citizen, Property Owner, Tax Payer & Voter
Counties of Ontario & Seneca**

620 Castle St.
Apt. 3
Geneva, NY 14456

(315) 789-7588
yevlumd@rochester.rr.com

3802 Pastime Park
Seneca County
Town of Fayette

Robert Aronson, Exec. Director
Seneca County Industrial Agency
#1 DiPronio Drive
Waterloo, NY 13165

Jan. 8, 2019

Dear Mr. Aronson:

RE: the PILOT for Deer Haven Park

I urge the agency to grant the proposed PILOT program to Mr. Martin as it relates to Deer Haven Park.

The work of Seneca White Deer over many years, and now brought to a most promising stage of development and success deserves the benefit this PILOT initiative will afford it's continuing growth and success.

Sincerely,

David G. Mulvey
David G. Mulvey



Seneca Meadows, Inc.

1786 Selkirk Road
Waterloo, NY 13165
(315) 539-5624
Fax (315) 539-4097

January 11, 2019

Seneca County Industrial Development Agency
1 DiPronio Drive
Waterloo, NY 13165

Dear Industrial Development Agency:

Please let my comments serve as an official declaration of support for the Payment in Lieu of Taxes agreement for Deer Haven Park formerly known as the Seneca Army Depot.

Industrial development and support of that development in addition to the retention of existing development is vital to secure a diverse and vibrant economic footprint for the future successes in Seneca County.

As someone who has worked for almost 10 years supporting the growth and retention of jobs and industry in Seneca County, and as a past chairman of the board of the Seneca County Chamber of Commerce, it is my experience that a diverse economy is a healthy economy, and industrial development at Deer Haven Park is a correct step in that direction.

An addition in family sustaining industrial jobs in Seneca County will be a welcome supplement to supporting recent local developments in retail, service, recreational and gaming industries.

Furthermore, it is my understanding that securing this agreement with Deer Haven Park will also contribute to environmental conservation efforts spearheaded by the Seneca White Deer organization, which is also vital to a healthy & vibrant community.

Sincerely,

Mark A. Benjamin

Mark A. Benjamin
Community Relations Director
Seneca Meadows, Inc.

From: Stephen Carpenter <scarp46@yahoo.com>

Date: January 21, 2019 at 3:35:07 PM EST

To: r.aronson@senecacountyida.org

Subject: SWD:

Earl has graciously allowed the SWD center and tours to operate within his land boundaries. He will help make sure the white white-deer herd prospers. The white white-deer are unique in the entire world. And Seneca County has them. Along with probably the best climate and soil for our unique wines. The best in the US and just behind the best in the world. I think Seneca county should feel very unique. The largest white white-tailed herd and also the best wine in the world.

Earl Martin is a big part of this. We do not want to wish we had handled this better in the future. The time is now!

To: Bob Aranson, CEO IDA

FROM: Larry Colton

1764 State Route 336

Waterloo, NY 13165

RE: Protesting 3-Year Pilot Program

As a tax payer in the Town of Varick, I am protesting the 3-year Pilot Program proposed by Earl Martin for the 2,735 acres in the Army Depot, including Deer Haven Park, all located in my town, Varick. The existing 2-year Pilot Program is about to end. Now it is finally time to comply with Earl Martin's original plan for the Depot that was approved by the IDA.

Now it is time for Mr. Martin to release the parcels purchased by investors so that these parcels could be listed on the tax rolls for the Towns and for the County. Investors have been working on their parcels waiting for surveys and deeds. Investors, families, have been waiting years and are unable to relocate legally.

Now is the time for Mr. Martin to place his business parcels on the tax roll as well. While Deer Haven Park business is tax exempt, the property is still taxable.

Now is the time to straighten out the tax roll and the unrealistic assessment on the Depot. In the Town of Varick there are 500 acres that have not been released by the Army; there are 1250 acres on the North West side that are classified as unusable land. Therefore, there are 985 acres of usable land and not 2,735 acres.

Now is the time for Mr. Martin to realize he can grieve his tax assessment. If the assessor does not agree with his grievance, *he has the right by law to take it to Supreme Court.*

Finally, I do hope that my comments alert the IDA and their constituents that there is no need for another Pilot Program.

Sincerely,

Larry Colton

1764 State Route 336

Waterloo, NY 13165

From: Frontenac Point Vineyard <contactus@frontenacpoint.com>

Date: January 19, 2019 at 5:31:11 PM EST

To: <laronson@senecacountyida.org>

Cc: Lawrence Doolittle <lawrence@frontenacpoint.com>

Subject: PILOT

19 January 2019

Seneca County, IDA

Executive Director Robert Aronson

Hi Bob,

We understand that a meeting will be held on January 23, 2019 to approve PILOT for the property Earl Martin purchased at the former Seneca Army Depot? We urge approval.

As NY Farm Winery #44 opening in 1979 we saw the positive impact on the FLX when more tourists starting coming here in the 1980's because there were more and more wineries to visit. These visitors spent money at gas stations, restaurants, for lodging, and at other local businesses in addition to wineries. This benefited local government through increased sales tax revenue.

But now that growth in tourism has slowed and the result is that many businesses are not moving forward financially as they did in the '80's and '90s. Wineries and local businesses are having to do more events and offering specials to bring in more tourists. Some succeed; some do not.

Enter the Seneca White Deer that as you know operates at a portion of the Depot/Earl's property. This enterprise, alone, last year increased the number of tourists coming to the FLX and once they are here they also visit wineries. Many people from outside this area came into our winery tasting room last year and told us that they either had just taken a White Deer tour or booked a reservation for the next day. So already the work the Seneca White Deer organization has done and the money they have spent to do it is benefiting the FLX.

Those Seneca White Deer tours will continue to increase seasonal traffic and the FLX economy will benefit. Napa Valley has wineries but only the FLX also has White Deer that people from all over the world want to see.

Thus it is critical to grow this enterprise and preserve the White Deer herd so we hope that anything that can be done to be supportive of the SMD enterprise will be done gladly.

Please don't hesitate to contact us if you have questions.

Thank you, yet again, for your help,

Carol, Jim and Lawrence

Jim, Carol, Lawrence Doolittle
Frontenac Point Vineyard -
Estate Winery
9501 Rte 89
Trumansburg, NY 14886 USA
607-387-9619
www.frontenacpoint.com



Jim, Carol and Lawrence Doolittle
9501 State Rte. 89
Trumansburg, NY 14886

www.frontenacpoint.com
contactus@frontenacpoint.com
607-387-9619

19 January 2019

Seneca County IDA
Executive Director Robert Aronson

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Don't hesitate to contact us with questions. Thank you for your consideration of this,

Carol, Jim & Lawrence

From: Kristen Stucky <krenyerf@gmail.com>

Date: January 23, 2019 at 10:25:31 PM EST

To: r.aronson@senecacountyida.org

Subject: Please give Pilot Approval to Seneca White Deer

Mr. Aronson:

Please approve the IDA PILOT Approval for Seneca White Deer. Visitors to Seneca area bring needed tourism dollars, and the rare and beautiful wildlife need to be protected.

Please support Seneca White Deer.

Thank you!

Mrs. Kristen Stucky

Sent from my iPhone

From: Karen Managan <frosty_dog@mac.com>

Sent: Thursday, January 24, 2019 8:35 AM

To: Bob Aronson <r.aronson@senecacountyida.org>

Subject: seneca white deer

You have our support! We definitely want the deer park to succeed. They are beautiful animals and should be enjoyed by all

Karen

Kelly Kline

From: John Ingle <inglevineyard@gmail.com>
Sent: Friday, January 11, 2019 4:50 PM
To: Bob Aronson
Subject: White deer

Sent from my iPad Dear sir, my wife and I are huge fans and supporters of the White Deer project. We are delighted to hear that there could be a way to reduce the monthly payments for rent. This would be a wonderful opportunity to enhance the sustainability of our project. Please do whatever you can to allow this to occur, we appreciate your help very much. Sincerely, John and Josephine Ingle.

Kelly Kline

From: Andi Meyer <coyote-pines@att.net>
Sent: Wednesday, January 09, 2019 3:45 PM
To: Bob Aronson
Cc: Dennis Money
Subject: Support for Seneca County IDA Resolution

Dear Robert Aronson,

We wholeheartedly support the resolution to grant Earl Martin a Payment in Lieu of Taxes for Deer Haven Park. Mr. Martin has graciously offered to pass along the savings resulting from the Resolution to Seneca White Deer Inc. Thus, Seneca White Deer Inc. will benefit from a \$3,000 decrease in monthly rent.

Seneca White Deer Inc. is a most worthy organization. For years this group has fought to insure that the herd of white deer trapped by the Army fencing will forever remain a treasure to be enjoyed and admired by future generations. Any and all assistance to Seneca White Deer Inc. will be advantageous to those of us who appreciate natural wonders.

Thank You for your consideration in this matter.

Sincerely,

Gordon and Andrea Meyer
3491 Daansen Road
Walworth, N. Y. 14568
(315)986-1287

From: Mike Pearson <michaelpearson@outlook.com>
Sent: Tuesday, January 22, 2019 8:23 PM
To: Bob Aronson
Subject: Seneca White Deer

Dear Mr. Aronson,

I am writing to voice my support for Earl Martin's PILOT application. I feel it should help bring more visitors to Deer Haven Park and that has the potential to bring more revenue to Seneca County. My family has been an admirer of our white deer since as long as I can remember. My mother used to work on the depot when it was functioning and I would love to see that land renovated into a lovely sanctuary for the deer.

Yours,

Mike Pearson
18 west Street
Waterloo NY, 13165

From: Louise Bement <lansinghistorian@gmail.com>
Sent: Wednesday, January 23, 2019 4:10 PM
To: Bob Aronson
Subject: Seneca White Deer

I support the Seneca White Deer.

Louise Bement

49 Myers Road

Lansing, NY 14882

607-533-4514

lansinghistorian@gmail.com

From: Judith Cone <judycone@ulysses-square.com>
Sent: Wednesday, January 23, 2019 5:45 PM
To: Bob Aronson
Subject: Seneca County IDA's PILOT approval

Dear Mr. Aronson,

I'm writing to urge approval of the IDA PILOT for Seneca White Deer, Inc. I have been on their tour and have taken visitors on those tours, also. I own and operate a Vacation Cottage and recommend the tour to my guests. We are blessed to have these unique and beautiful animals in our area and Seneca White Deer has gone to great lengths to make the tour an outstanding experience. It's not only educational and beautiful but that they have provided for other wildlife that makes every tour different and exciting. This will be an attraction for visitors from all over the world and will bring economic benefits to the area. And it attracts exactly the type of visitors we need to encourage. This is the largest herd of white deer in the world and they are truly spectacular. Please help to support something that is of benefit to everyone. Thank you for your consideration.

Best regards,

Judy Cone

From: tom <tchurakos@twc.com>
Sent: Tuesday, January 08, 2019 1:31 PM
To: Bob Aronson
Subject: Pilot for Deer Haven

Mr. Aronson,,,,,I am in favor of granting Earl Martin a Pilot for Deer Haven Park. I travel form Olean Ny and have been for the last 25 yrs to see the white deer. I have gone from watching thru the fence to actually being in the park itself and it truly is a Home run. I spend money in the area and shop eat lunch etc. To me this is a lot more interesting than the wineries. This facility has the potential to to put the Town of Varnick and the other nearby Towns in a position to promote growth and tourism to an overlooked part of the State. Please consider this in your decisions. Thank You Tom Churakos Olean NY

From: lee ann hancock <lhancock2000@yahoo.com>
Sent: Thursday, January 24, 2019 9:51 PM
To: Bob Aronson
Subject: PILOT approval

Sir:

Anything that can be done to ensure the future of this wonderful park has my support and the support of my family near and far. We have been to the park and it is an amazing experience. The park is first on the agenda for any trips we plan for friends and family who are visiting us.

The buses are comfortable and clean. The guides are so well informed and interesting. They are friendly and open to any questions and the white deer are breathtaking!

Please do whatever needs to be done to finalize Seneca County IDA'S PILOT approval.

Thank You.

Tom & Lee Hancock
lhancock2000@yahoo.com

From: Jenny Menges <jenny.menges@gmail.com>
Sent: Wednesday, January 23, 2019 11:41 AM
To: Bob Aronson
Subject: PILOT Approval for Seneca White Deer, Inc

Mr. Aronson,

I wanted to write to you today to express my support of the Seneca White Deer, Inc company. What they have done to protect a treasure and icon of the region is truly commendable. I grew up here in this region and loved to drive by the army depot and see the deer along the fence line - I always dreamed of getting to go inside and really see them. Now I've been able to - and I think this is something that should be supported and assisted so they can continue to flourish and protect such a beautiful ecosystem.

Thank you for your time in reading this.

Cheers,

Jen Menges

From: Keith G. Tidball <kgtidball@gmail.com>
Sent: Wednesday, January 23, 2019 3:21 PM
To: Bob Aronson
Cc: Earl Martin; Eric Rieget; Dr. Keith G. Tidball
Subject: Letter of Support for Earl Martin/Deerhaven Park PILOT

Dear Mr. Aronson,

I was hoping to make it back from Albany in time to speak tonight in support of Earl and his request for PILOT. Unfortunately, the weather has turned (freezing rain) and it is unlikely that I will make it in time. I hope you will accept these comments electronically.

I have been pleased to provide Earl consultation and expertise in his efforts to manage habit and landscapes to protect and enhance the population of white deer, and the broader ecosystem within which they live. Earl has been a highly engaged and enthusiastic partner in conservation, and has listened carefully to my recommendations, some of them quite ambitious. Our work together has gone far beyond just allowing the white deer to persist and prohibit open hunting seasons on them. Scores of fruit bearing trees have been planted. Hundreds of acres of habitat enhancements have been implented to both provide better habitat for deer AND reduce the presence of invasive species. Thousands of feet of high fence have been installed. Miles of roadside ditches are being managed for deer habitat and for native wildflowers, grasses, and the pollinators that depend on them. Trout habitat has been enhanced and waters were stocked. There are plans to increase much-needed safe havens for threatened bats and bald eagles. And, perhaps most notably, all of this was not subsidized by outside agencies, or by white deer tour money, or by grants. This was and continues to be financed by Earl Martin.

Earl has gone above and beyond in terms of his obligations for protection of white deer, and setting aside lands as natural resources or Conservation Area. Earl has invested significantly, to the tune of hundreds of thousands of dollars, in order to meet and exceed the objective set before him by the IDA, and that he outlined in his plan that served as his proposal to be considered competitively. Thus, he has demonstrated that he is a good faith partner, both in terms of the IDA, and in terms of the community more broadly. Therefore, with the reality of him being a good-faith partner in mind, it seems perfectly reasonable that he be granted a PILOT arrangement. Granting such an arrangement is an investment in the future. It will enable him to continue apace the enhancements and improvements he is making on one of our county's most important natural resource assets. And it will also add value to that piece of property, which will at some point in the future be recouped in property taxes. Therefore, I declare my full support of Earl Martin's request for a pilot.

Keith G. Tidball, PhD

From: Jim and Kitty Miller <miller84@twcny.rr.com>
Sent: Friday, January 25, 2019 10:42 AM
To: Bob Aronson; info@senecawhitedeer.org
Subject: Fwd: White Deer PILOT Approval

Mr. Aronson:

I am writing in strong support for the continuation of the PILOT agreement for the White Deer Tours. I am on the board of the Central New York Council of Social Studies (CNYCSS) and we are very interested in developing a relationship with the White Deer Tour organization and promoting school tours. I also am in the History Department at SUNY Cortland and we have a new professor hired to focus on courses in Public History. He too is very interested in developing a connection as a way for possible internships, archaeological opportunities and the education of the public, of course.

For the past few summers and again this summer we have rented a cottage for July on Seneca Lake- East Lake Road. We have taken the tours on three occasions introducing grandchildren and friends to both the deer and and the amazing historic importance of the Seneca Army Depot. Walter Gabel's book (a former CNYCSS president) we found to be a wonderful resource.

Please continue to support this unique historical and natural resource - especially in its infancy.

Sincerely,

James G. Miller

Lecturer, SUNY Cortland History Department

From: mpalmieri@genevanybid.com
Sent: Wednesday, January 23, 2019 11:23 AM
To: Bob Aronson
Subject: Earl Martin's PILOT Application

Bob,

I recently spoke with Vince Lalli about Earl Martin's PILOT application, and how important it is that it is approved. Though my job is to promote Downtown Geneva, It's important that our Finger Lakes Region stands out, and the Seneca White Deer add a special quality that we all should promote. On a personal note, for several summers as a youth, I worked at the Seneca Army Depot. As I rode my tractor around the base mowing, I recall looking with awe at the white deer. Now, all these years later, it gives me pleasure to see the value placed on these unique animals. With these thoughts in mind, I ask that the PILOT be approved.

Sincerely,
Mark

Mark Palmieri

Executive Director
Geneva Business Improvement District
One Franklin Square, Suite 211
Work Phone: 315-789-0102
Cell Phone: 585-451-2474
mpalmieri@genevanybid.com
info@genevanybid.com

I am writing in support of the PILOT for Deer Haven Park. I want to first state that I am a volunteer at Seneca White Deer. Besides driving the tour bus, I also am doing much clearing of the park to make it more visible and accessible to the visitors on the tours.

I have cared greatly all my life for the white deer and am grateful that Earl Martin has made it his mission to save them. This herd is the largest of its kind in the world and is a great tourist attraction as over 8000 visitors from all over the world in the last year can attest to, this without any paid advertizing just social media. If comments made on the bus are any indicator, visitors love seeing not only the deer but the history of the army base as well. Now with the Finger Lakes region being picked the number two spot in the world for wines, how many more visitors will we see?

Earl Martin has spent a considerable amount of his own money on building and repairing fences, clearing and planting over 300 acres of food plots (yes, the deer are fat and happy) planted and fenced in 200 fruit trees, and fixed some of the potholes on the 77 year old roads.

The PILOT will allow Earl to spend more money on needed improvements. To name just 7: 1- the Reeder Creek hiking trail for bird watching and seeing the interior of the munitions' area. This trail has been marked out and needs at least 8 bridges 30 feet long and numerous smaller ones to transverse the drainage ditches around the igloos and roads. 2- Picnic areas are needed for hikers and bicyclists. 3- Much more clearing needs to be done around old foundations we are finding all the time. 4- excavating farm dumps we are finding. 5- clearing around self seeded fruit trees for the deer. 6- more food plots and trees. 7- much more road repairs.

Del largo was granted a PILOT to bring people into the Finger Lakes area as have other businesses in the county, why not Deer Haven Park where Seneca White Deer is located? We have a unique GOD given resource in the white deer herd, let's not let it slip away.

GARY HUNT - Interlaken

PUBLIC HEARING
Deer Haven Park Project
January 23, 2019 / 6:00 pm
TOWN OF Varick

Name Eric Riegel
Representing _____
Address 5382 Rt 89
Romulus NY 14541
Phone # 315-730-7257

COMMENTS (Please Print)

I am in full support of the
pilot program for Deer Haven Park LLC
and Mr. Martin.

I believe Mr. Martin has been a
man of his word and lived up to all
obligations of his contract with the
FDA. He has gone above and beyond in
his efforts to protect the White Deer.

I am a business owner and on the
Town Board in Varick.

President of Kuneytown Sportsman Club
Representative of NYSCE

EXHIBIT B

PILOT AGREEMENT PAYMENT SCHEDULE

SCHOOL TAX YEAR	COUNTY & TOWN TAX YEAR	TOTAL PILOT PAYMENT
2019-20	2020	\$20,000
2020-21	2021	\$20,000
2021-22	2022	\$20,000