



Cortland County

Industrial Development Agency

Minutes of the Public Hearing For Kajen LLC Proposed Project and Financial Assistance - October 4, 2023, held at the Virgil Town Hall 1176 Church Street

The Public Hearing was called to order at 11 A.M.

Gary Wood	Resident
Al Kryger	Resident
Steve Terwilliger	Project Developer Kajen LLC
Gayle Kryger	Resident
John Kaminski	Virgil Town Supervisor
William Turner	Resident
Karen Niday	Cortland County IDA
Brendan O'Bryan	Cortland County IDA
Eric Mulvihill	Cortland County IDA

Mr. Mulvihill opened the public hearing and read the legal notice as published in the Cortland Standard on September 15th, 2023.

Mr. Mulvihill provided copies of the revised project summary sheet to the individuals in attendance.

Supervisor Kaminski asked if the developer has closed on the property that is the subject of the proposed financial assistance.

Ms. Niday explained that one of the benefits that the developer has requested is abatement of the mortgage recording tax and the project benefits would be contingent on the developer completing purchase of the property.

Mr. Kaminski said he is disappointed that the public hearing for the project was being held during the day and not in the evening, he feels that more residents would have offered comments on the project if the hearing were held later in the day.

Ms. Niday reviewed the project summary document and explained how she arrived at the proposed PILOT figures.

Mr. Wood inquired about the \$136,278 real property tax figure and asked for clarification. Ms. Niday explained that the figure is an estimate of the taxes that will not be paid over the term of the PILOT based on the proposed assessment for the property.



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Supervisor Kaminski asked if the Town of Virgil will be provided with the annual abatement amounts. Ms. Niday said that as part of the IDA's oversight of PILOTS that she routinely works with Town Clerks and Fiscal Officers to provide the PILOT figures to be included in the municipality's annual budgets. Ms. Niday also pointed out that fire district or other special district taxes are not included in PILOT agreements and that the Virgil Fire District will see additional revenue as a result of this project. It was pointed out that the project site is presently tax exempt and that this proposed development will bring the property onto the tax rolls over the course of the next 10 years.

Mr. Wood said this project would bring new taxes to the Town and asked that the proposed incentives be approved.

Mr. Kryger said he feels that because the project is receiving taxpayer benefits that the tenants of the development should receive the benefit of some sort of rent control. He added that he believes this proposal is good for the community.

Adjourn – The hearing was closed at 11:20AM.