

Tinti, Elisa

From: James Michael <james.d.michael74@gmail.com>
Sent: Saturday, January 15, 2022 12:04 PM
To: Tinti, Elisa
Subject: [EXTERNAL EMAIL] Fair Street Extension

Esteem members of the City of Kingston Common Council,

My name is James Demetrios Michael, and I live at 74 Stahlman pl. In Kingston. I have been a resident of Kingston for 45 years.

As a Chairman of the Audit & Finance committee of the Kingston City Schools District for the last five years the Kingstonian project has discussed many times of its 25 years PILOT agreement.

The Kingstonian project proposes a property tax abatement of approximately 90% for 25 years. The District will be receiving \$1,975,000 in 25 years instead of \$19,250,000. PILOT agreements have a negative impact on school district finances.

While the topic of the Fair Street Extension to be closed is being discussed, the last few weeks one thing is of the importance of the negative impact will have in the business uptown and the community as a whole.

I m very sorry I did not attend the public meeting due to COVID 19 as myself being at a high risk because my diabetes condition.

Thank you,
James D. Michael
74 Stahlman pl.
Kingston ,NY 12401+

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Tinti, Elisa

From: Deborah Mangrum-Price <deborah@deborahmangrumprice.com>
Sent: Thursday, January 13, 2022 12:03 AM
To: Tinti, Elisa
Subject: [EXTERNAL EMAIL] Submitting public comment for Fair Street Public meeting 1/12/22

Follow Up Flag: Follow up
Flag Status: Completed

Hello Ms Tinti,

I have written a separate email regarding the fact that the public hearing for Fair Street ended early and my time slot was not honored as the meeting ended early before all speakers were scheduled to speak. I am submitting my public comment below for the record. Please reply to acknowledge receipt of my comments into the record.

Thank you,
Deborah Mangrum-Price

Public Comment by Deborah Mangrum-Price regarding Abandonment of Fair Street Extension for January 12, 2022 Public Hearing — written comment

I **oppose** the partial abandonment of Fair Street extension. Foremost, for me, is that this is a *public* street. And public streets exist for flow of traffic — whether it is a pedestrian, a cyclist or a car — we all have the right as the public to share our road. There is currently a flow on this portion of Fair Street that makes sense. It is crucial to keep this major artery that connects North Front Street to Schwenk Drive open to all of us sharing the public road — not just pedestrians.

If a car is double parked on a narrow city street it will hold up traffic so cutting off an entire street to cars that keep the flow of traffic moving in the Stockade District to other areas of the city is ludicrous! I've used this part of Fair Street many times on walks and in the car during winter months. So, why put a tourniquet on the city that is so easy to move around most of the time? If you cut the street off, it will back up traffic way more than just a double parked car. In other words it will be a huge irritation to citizens and visitors alike to have to deal with this congestion. This is also a public street and public space is always vulnerable to manipulation by private/public partnerships such as the Kingstonian plans to be. This development should not be changed, from a public street that allows car flow, into a pedestrian plaza used mainly by a luxury development or indeed *any* development. The street should stay as it is. It is easy to cross it. There is no real need for it to become pedestrian other than retail profit to connect the two proposed buildings with a quasi public park. It will tend to become more privatized over time. For example if private security doesn't like the look of a citizen "loitering" in the space or there are complaints from residents, then who determines how this public space is used? Often access is not allowed at certain hours at the discretion of the private entities. In a public street we can access it at any time of day or night and have a conversations on it — and drive through it.

As for the development, I particularly find the renderings of the brick building with black window balconies to look like a transplanted suburban modern condo plonked down and superimposed on this charming street. That building is not charming and detracts greatly in its scale and heavy hand and it will be highly regrettable to have to live with a development that has mediocre aesthetics and materials. But the give-away of a public street is outrageous and should never be given for dominance to a private entity. It sets a dangerous precedent and that is a slippery slope.

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Jan 14, 2022

To Common Council,

Hi Marilyn Schrowang
lived in Kingston, N.Y. all
my life. Owned 3 houses
in Kingston went to Kingston
School. Have two children
they went to Kingston Schools
too!

they still live in the area.
When I was a girl
my mother and grandmother
would take me up town.
It was exciting with the
shops and places to eat.

I loved to see the uptown
busy again. I think the
Kingston in would be good
for our town.

I know a lot of Kingston
people would love living
there.

Thank you
Marilyn Schrowang

In regards to the Kingstonian public hearing, it was my very full intention, to appear and speak in person on 1/12/22. As I did back in December 2021. Let me first say that I TOTALLY OBJECT TO THE USE OF PUBLIC FUNDS TAXPAYER LAND, AND FAVORITE TREATMENT TO A PRIVATE INVESTOR, WHO WILL MOST LIKELY PROFIT IMMENSELY FINANCIALLY. At the same time the burden to the taxpayers increases, especially during this multi stressful time period in which we live.

I am against this project for a number of reasons. First of all is my concern with IDA PILOTS and their effect on the tax base and what they cost taxpayers. As recently as a few years ago along with government approval they gave tax breaks to two senior citizen housing investors from NYC to pay off local developers, who had failed to maintain the property. Today there are other questionable IDA loans floating around the community tax base as well. I have labeled them Attachment #1. Secondly there is the recently KIA Car dealer deal, which when vetoed one way was circumvented through a county agency who objective is to lend money to non-profits. Since when is a car dealership non=profit? Attachment #2 In regard to this PILOT GRANTED THE KINGSTONIAN I also have grave concerns how a tenant of the developer could vote on the issue along with the fact that the developer gave substantially to the tenant/IDA board members wife in her quest for an elected county judicial seat a few years ago. This could be a violation of judicial canon & ethics in itself... Attachment#3 In regard to the city vote on the project at least one member is an employee of the developer, as well as his daughter who is married to a trusted confidant and employee as well as of the developer. Two others were employees of the school district....Attachment #4 whose tax base would be directly affected, and a forth has a catering hall directly across from the project and appeared in promotions/commercials in favor of the project. In regard to "much needed parking" there appears from the photos attached to be more than adequate parking at present. Attachment#5 shows a half vacant parking garage in Summer 2021, note the leaves on the tree Attachment 6-a-e are pictures from 1/5/22 when the garage was closed for test borings, not the amply parking on other streets and I have more pictures. This is an indication that there is not a parking problem in uptown Kingston, but rather a jobs, and business issue. In addition the garage presently has 164 parking spots. If 440 spots are to be created-then the following spaces are need per code. $143 \times 1.5 = 214$ plus 32 spots for hotel tenants plus 2 for help =34, plus 18 for 9000sq ft that is a total of 266 spots $440 - 266 = 174$ Of which 164 spots you the city already has

meaning you are creating all of 10 spaces.

Next there is the sales tax calculation and compared compensation.

..Attachment #7 I believe it speaks for itself and has been verified by 2 CPA's A narrative would be too complicated to put in writing. The next issue is the number of additional conflicts of interest by the developer itself. The RFP says "no city official" Mr Jordan was then Treasurer of the KLDC and also a police commissioner and still is the later, a true conflict of interest. Wayne Platte had a number of titles and his connections are well documented in Attachment #8 The acceptance of the short form SEQR is just one issue he had an influential part in. The Fire Chief Chris Rea was reinstated by the present administration after being terminated for questionable jobs practices, and reimbursed as well as his legal fees, in spite, of being held responsible by a Supreme Court judge. The decision to deed change Fair St. goes totally against the Board of Fire Underwriters, not because of the recent report, but dating back to the 1970's under Mayor Koenig and the closing and moving of Wiltwyck Station then on Fair St to Frog Alley with use of Urban Renewal money. There could also be a question of the favorable assessment granted the Herzog property on N Front St, and the starting point for the PILOT as well as the gifting of an \$800,000 assessed parking garage to private developers and the tax implications, both now and going forward as well as the alleged compliance issues over the terms of the PILOT. ATTACHMENT 9

In closing my final decision not to attend publicly the hearing of 1/12/22 was rather twofold. Although somewhat more cumbersome for myself to present my rational objective. It will inevitably be in writing, in my words, and the documentation always available in print. But secondly as fate will some day show or confirm I was trying to avoid entering an incubation chamber of covid et al while the headlines were reading "6000 cases in total, 400 more in Ulster County" The fact that the city would move forward with a public hearing itself under these unprecedented circumstances and times, just goes to show everyone what little concern they have for their constituents, they are not worried about the local citizens, or even their own health, but rather in return for a few promised or threatened political favors, or repercussions they will risk lives-- as their major concern is Brad Jordan's wealth, under the guise of creating more parking.

Recall the serpent who enticed Adam with eating "the good apple" A/K/A (political favors) before the evil deeds were done. The hearing on 1/12/22 was our Garden of Gethsemane. Fifty (50) years from now people will say, if any are

left, recalling Mayor Noble, the 9 alderman, and their accomplices Ald-at Lge Shaut and Corp Counsel, Platte, Savonna, Cahill, Baker and others, (like they do today with Mayor Garraghan and the old Post Office) the evil that was done that night 1/12/22 and through this entire process. People blame a developer by the name of Bender for all this, but at least he pays his taxes, and generously paid for the school building on Crown St. What about the out of towners from NYC owners of Yosman Towers, and Gov Clinton, and their generously granted PILOT's of 4 years ago? Let us not also forget all the Brooklynites that have are inflating home prices, and driving lifetime residents out through gentrification, because they can not pay their own over assessed property taxes I fear that the decision has already been cast and this process is just but an unnecessary obstacle that must be conducted to follow the code and justify this looting of the taxpayers in exchange for personal wealth and political gratification.

R BRUCE M. DEAN
KINGSTON
914-388-7598

ATTACHMENT
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2018

TOTAL TAX FORGIVENESS LAST 12 MONTHS

BLAICH
MAN -

Location	Sales Tax	Recoding Fees	Real Estate	Total
Woodstock Hotel	198000	24200	305399	527599
4 Kingston IHotels B&B	100000	47000	1400000	1547000
Woolworth food exchange	311780	25000	1400000	1736780
Holday Inn Saug.	350000	41340	1510000	1901340
Full Moon shandaken	96000			96000
Totals	1055780	137540	4615399	5808719
Yosman/Gov Request	784000	130858	???	914988
Total Pot Tax Forgiven	1839780	268398	???	6723701

Plus RE
Taxes Yos/
Gov Clinton

YOSMAN TOWERS/GOV CLINTON FACTS

	Assessed Value	School Tax	31.12 Gen Taxes	\$17.39 Sq Ft	per sq ft	rental units
Yosman Towers	3210000	103119	55822	67566	47.5	104
Gov Clinton	3210000	103119	55822	106636	30.1	96
Totals	6420000	206238	111644	174202	36.85	
Purchase Price	17900000	557048	311281	174202	102.75	
Lost Rev PP at Present		-350810	-199631			

CAREMARK

Holday Inn 94N were not included



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LATEST HEADLINES

Ulster County IDA circumvents Ryan in effort to give Romeo Kia tax relief

The site of the planned Romeo Kia showroom on Ulster Avenue/U.S. Route 9W in Lake Katrine, N.Y., foreground, is shown in November 2020. The land is across the road from the Romeo Chevrolet dealership. (Tania Barricklo/Daily Freeman file)

Tania Barricklo – Daily Freeman file.

The site of the planned Romeo Kia showroom on Ulster Avenue/U.S. Route 9W in Lake Katrine, N.Y., foreground, is shown in November 2020. The land is across the road from the Romeo Chevrolet dealership. (Tania Barricklo/Daily Freeman file)

By WILLIAM J KEMBLE |

PUBLISHED: October 22, 2021 at 2:40 p.m. | UPDATED: October 22, 2021 at 5:17 p.m.

KINGSTON, N.Y. — Acting in its role as the Ulster County Capital Resource Corp., the county Industrial Development Agency this week agreed to schedule a public hearing on exemptions from sales and mortgage taxes for the proposed Romeo Kia showroom on U.S. Route 9W in Lake Katrine.

The IDA put on its Capital Recourse cap for the sake of advancing the matter after County Executive Pat Ryan declined to authorize a payment-in-lieu-of-taxes (PILOT) agreement for Romeo that was approved by the IDA on May 19.

"Mr. Ryan made it abundantly clear that we're not going to get the PILOT," attorney Lucia Romeo said. "I've been exploring all my options, litigation and timing, and we're just trying to keep our options open at this point for what is the best move for the company and what is financially feasible."

Romeo Kia had sought a \$1.1 million reduction in property taxes, \$160,000 in sales tax exemptions, and a mortgage tax waiver for \$39,926 to move its operation from Schwenk Drive in Uptown Kingston to a vacant lot across from the Romeo Chevrolet dealership in Lake Katrine.

The IDA-approved tax breaks needed Ryan's signature because the plan involves a retail business moving to an economically distressed area. But acting as the Capital Resource Corp., the IDA does not need the same approval for the sales or mortgage tax exemptions. It cannot, however, authorize property tax breaks.



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Ulster County Capital Resource Corp

Ulster County Capital Resource Corp is located in the State of New York. The purpose of the Capital Resource Corp is to promote community and economic development in Ulster County, primarily through issuing and selling bonds for non-profit institutions.

SECTOR	INDUSTRY	SUB-INDUSTRY	INCORPORATED	ADDRESS	PHONE
--	--	--	--	Kingston, NY United States	1-845-340-3556
WEBSITE					NO. OF EMPLOYEES
ulstercountyny.gov/economic-development/ulster-county-capital-resource-corporation					--

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	04/20/2012	\$300.00	Herzogs, Kingston Plaza	Po Box 3328 Kingston NY 12402 United States	B - Monetary Contributions Received From Corporation	
	10/10/2012	\$200.00	Kingston Plaza	Po Box 3328 Kingston NY 12402 United States	A - Monetary Contributions Received From Ind. & Part.	Individual
	08/16/2009	\$150.00	Kingston Plaza	Po Box 3382 Kingston NY 12402 United States	A - Monetary Contributions Received From Ind. & Part.	Individual
	05/24/2001	\$250.00	Kingston Plaza	P.O. Box 3328 Kingston NY 12402 United States	B - Monetary Contributions Received From Corporation	
	10/20/2014	\$500.00	Kingston Plaza	P.O. Box 3328 Kingston NY 12401 United States	B - Monetary Contributions Received From Corporation	
	09/22/2009	\$250.00	Kingston Plaza	Po Box 3328 Kingston NY 12402 United States	B - Monetary Contributions Received From Corporation	
	11/08/2017	\$250.00	Kingston Plaza	P O Box Kingston NY 12404 United States	C - Monetary Contributions Received From All Other	Other
	08/27/2014	\$250.00	Kingston Plaza	Pobox 3328 Kingston NY 12402 United States	B - Monetary Contributions Received From Corporation	
	10/24/2014	\$200.00	Kingston Plaza	Po Box 3328 Kingston NY 12402 United States	B - Monetary Contributions Received From Corporation	
	10/15/2015	\$400.00	Kingston Plaza	Po Box 3328 Kingston NY 12402 United States	B - Monetary Contributions Received From Corporation	

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Attachment 3

Showing 1 to 10 of 90 entries

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LOCAL NEWS

Most Kingston Common Council members favor more restrictive of two possible laws regulating indoor shooting

By **ARIÉL ZANGLA** | azangla@freemanonline.com and **ARIÉL ZANGLA** | Daily Freeman
PUBLISHED: July 11, 2016 at 8:49 p.m. | UPDATED: July 21, 2021 at 9:03 a.m.

KINGSTON >> Most members of Common Council favor establishing specific criteria and requirements for indoor shooting ranges to operate in the city.

The council is considering two proposals to amend a 1978 local law that prohibits the discharge of firearms within city limits. During a caucus meeting Monday, six members said they favored the more restrictive version.

That proposal is based on legislation from the city of Rochester and spells out several regulations for operating an indoor shooting range, including that the



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Majority Leader Bill Carey, D-Ward 5, Lynn Eckert, D-Ward 1, Douglas Koop, D-Ward 2, Reynolds Scott-Childress, D-Ward 3, Nina Dawson, D-Ward 4, and Steven Schabot, D-Ward 8.

Minority Leader Deborah Brown, R-Ward 9, and Alderwoman Maryann Mills, D-Ward 7, declined to say how they would vote at Tuesday's meeting. Brown, however, was the one who proposed the less-restrictive amendment, which was supported by Mills.

Alderman Tony Davis, D-Ward 6, has recused himself from voting on the firearms law due to his employment with the Kingston school district. The district's Board of Education has adopted a resolution in opposition to an indoor shooting range proposed for a building on Prince Street in Midtown, just a few blocks from Kingston High School.

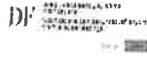
The proposed shooting range, to be called Safeshoot, is what prompted the effort to amend the 1978 law. The applicant for the range is Dr. Adam Soyer, who used to have his medical practice in the Prince Street building.

Kingston Mayor Steve Noble, who favors the more restrictive firearms proposal, will hold a public hearing on whichever version is adopted by the council before deciding whether to sign it into law or veto it.

Following Monday's meeting, Carey said he originally supported the less-restrictive proposal because much of the language in the Rochester version is included in state and federal laws. He said, though, that it makes more sense to have all that language in one law.

"And it is a little more restrictive, which seems to be what the public wants," Carey said.





LOCAL BUSINESS
Kingston agency gives parking lot to Kingstonian developers



[Faint, illegible text]

[Faint, illegible text]

143 units 200 pap/c.

Bauer APPRAISAL
6/17

Attachment 5

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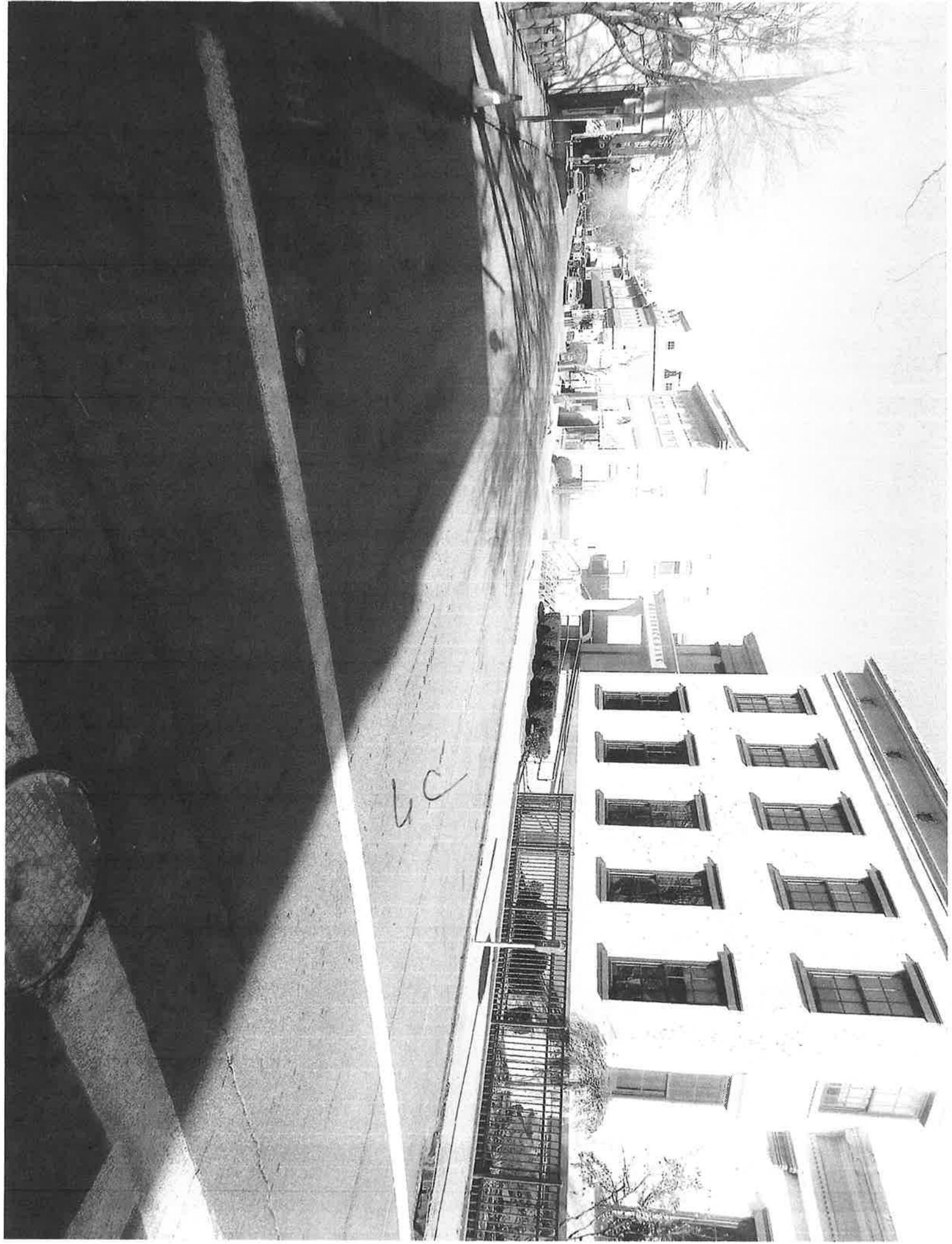
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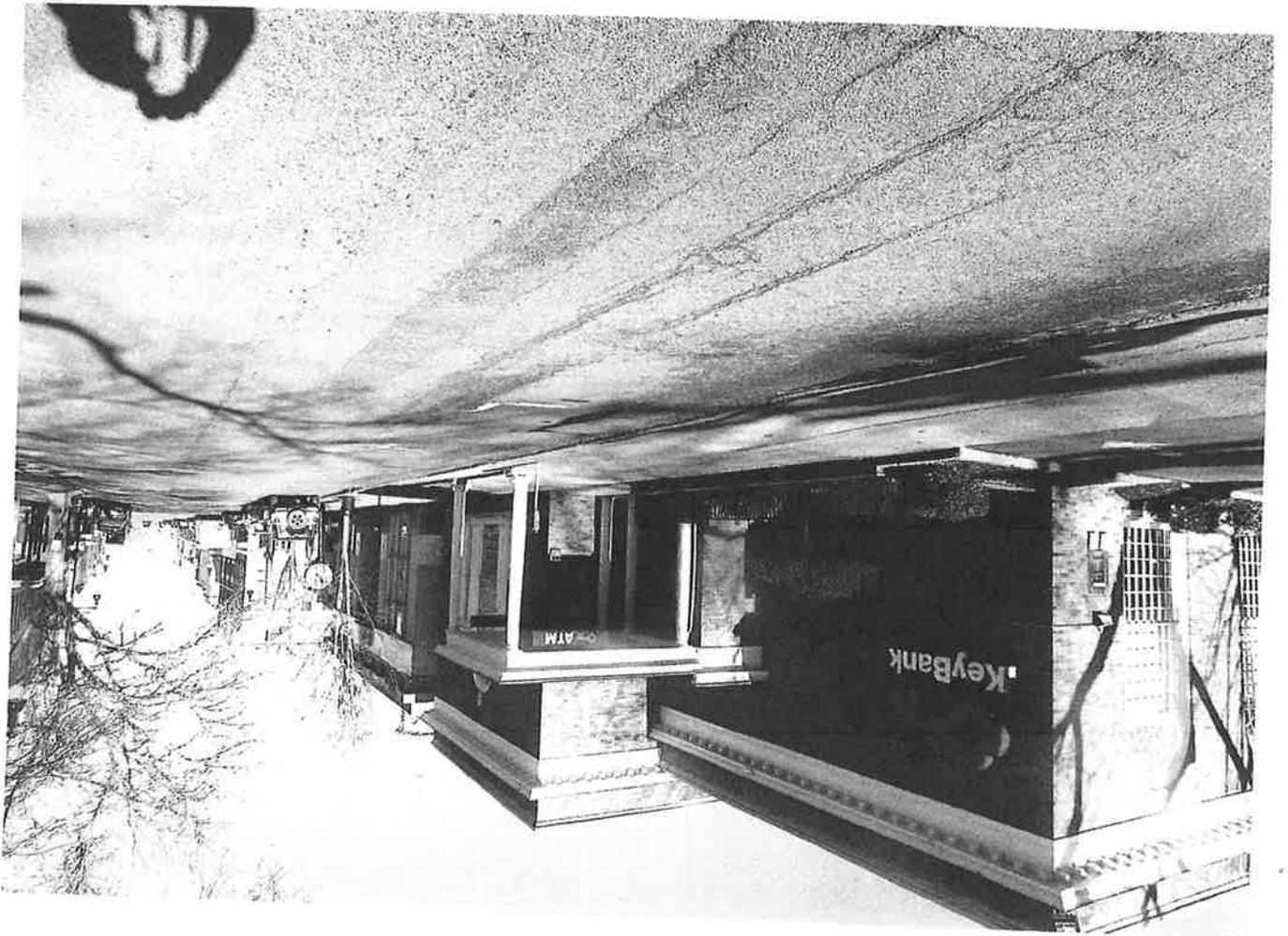
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If the Kingstonian, is assessed at \$19 million, at the present city non homestead tax rate the property taxes for the city of Kingston, would be \$296,590. So if you believe them and their sales tax increase theory, at 8% to generate \$296,590, you would have to have new taxable sales of \$3,707,375. But wait, the city only gets 11%, so in reality, you have to have \$33,366,375. (that's 33 million+) to generate \$2,669,590 in sales tax revenue at 8%. Of which the city would get 11% or \$293,625, (rounded off). But wait further the state gets 50% of the 8% or 4% off the top. So in essence you have to have new taxable sales of \$66,732,750 to generate the lost city real property taxes of \$293,590 rounded. The school is out of the picture, but the county probably comes out on the plus side. Based on 300 residents each would have to spend \$222,442 in taxable sales per year, or \$18,536 per month and they have not paid their rent or other normal monthly expenses. There are a few footnotes, if you can tell me how much in taxable sales 8-9 thousand sq ft of retail space can generate per year, (a professional office would generate very little) plus the 32 room hotel room rates and occupancy, those amounts could perhaps be shaved of the \$18,536 per month per resident. Keep in mind a husband and wife would have to spend \$37,072 per month.

AA achmt 7

The Price Kingston pays to ignore Fire Safety

Wayne Platte present chairman of the Planning Board, retired Deputy Fire Chief and one time chairman of the Building Dept lives at 245 Pearl St. in uptown Kingston. AS background in 2008 the property was owned by LaSalle Bank and assessed at \$325,000. IN 2008 LaSalle sold the property on foreclosure to an LLC I/N/O BJJM Pearl St llc consisting of Brad Jordan and John Murphy for \$242,000 and the assessment was lowered to \$296,000. A year later 2009 Platte bought the property from the Jordan owned LLC for \$268,000 and the assessment was further lowered for him to \$268,000. Platte was then additionally appointed Chairman of the Board of Assessment Review a year later and the assessment was even further lowered to \$244,000. Over the next years while he was chairman, it was lowered even further to a low of \$215,000 in the year 2015. Today 2022 the assessment now stands at \$254,000 increasing slightly since 2019,.the year of the proposed Kingstonian, but still is \$14,000 less than the purchase price 12 years earlier in 2009. All this in spite of according to some “the hottest market in Real Estate History” ?? At the same time a property down the street at 183 Pearl St recently sold for \$510,000 and the assessment has increased \$104,000 to \$397,000 or 33% more than a year earlier In addition to a Kingstonian PILOT how much does this unequal lower assessment cost the taxpayers??

Attachment 8

Assessment vs Size of Parcel
Sq. Ft.

NAME	FMV VALUE	LAND VALUE	LAND ACRE	ASS LV PER ACRE	RP SQFT	RP AV	ASSF VALUE	ASSSF FMV
HERZ	400M	175M	.55A	318M	33,295	225M	6.75	12.00
CLIN	623M	203M	.71A	285M	27,575	420M	15.25	22.60
DOWN	512M	33M	.20A	165M	14,800	479M	32.36	34.60
FOXH	411M	73M	.67A	109M	11,265	338M	30.00	36.48
62TENB	441M	62M	.44A	140M	13,704	379M	27.66	32.18
84TENB	309M	85M	.86A	99M	7556	224M	29.64	40.89
108STR	704M	208M	1.08A	192M	22,600	496M	21.95	31.15
8NFRT	989M	127M	.29A	438M	18,083	862M	47.66	54.69
Park G	804M	287M	1.4A	205M	54,300	517M	9.52	14.80

The Assessment was Presented to

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 RECEIVED BY *WJ*
 DATE *1-5-22*
 TIME *1-14-22*

Attachment 9

TIME

DATE

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