

Project selection

American Recycling

- **The nature of the proposed project (manufacturing, commercial, civic).**
- **The nature of the property before the project begins (vacant land, vacant buildings).**

The applicant is American Recycling Management, LLC. Having a corporate address of 172-33 Douglas Ave., Jamaica, N.Y. American Recycling is proposing to purchase 117 acres of vacant land to construct a trucking terminal to carry recycled goods from Jamaica to facilities in upstate N.Y.
- **The economic Condition of the area at the time of the application.**

The land is located in the Town of Schoharie, Schoharie County, N.Y. The business is in the Town of Schoharie that consists mainly of farm and agriculturally related enterprises along with small retail shops, county government, educational schools as well as small manufacturing businesses. The unemployment rate for Schoharie County as a whole was 3.8% in September, 2019. Commuters, those people working outside the area, amounted to 40.5% (county wide average) of the folks working, indicating a lack of local jobs. Median household income for the Town was estimated at \$58,514.00 based on a 2017 American Community Survey.
- **The extent to which a project will create or retain permanent, private sector jobs.**

The Project is intended to create 22 full time jobs.
- **The estimated value of tax exemption to be provided.**

The estimated value of the tax exemptions are as follows:

 - Mortgage recording tax \$9,000.00*
 - Sales tax building \$39,000.00*
 - Sales tax equipment \$200,000.00*
 - Real estate tax exemption \$241,660.00*
- **The impact of the project and the proposed tax exemptions on affected tax jurisdictions.**

There will be a positive impact of the project regarding the tax exemptions. This is because the base amount of taxes will continue to be paid and the increased value (investment) is what will be exempt. Therefore, there will be no reduction in revenue and after 5 years there will be additional revenue by virtue of the projects investment and additional assessed value. An estimated property tax revenue of \$163,000 is expected to occur over the life of the PILOT; with additional revenue in the years after the PILOT continuing.
- **The impact of the proposed project on existing and proposed businesses and economic development projects in the County.**

American Recycling's initial impact on existing businesses and other economic development projects in the County is neutral as it is a non-competitor to other businesses. The business would have the potential of being a local source of waste disposal transpiration thereby adding a potential service to area businesses.

- **The amount of private sector investment generated or likely to be generated by the proposed project.**

The amount of investment in the project is estimated at \$3,958,400.00. This includes \$200,000.00 for the land purchase, \$1,000,000.00 for a new building, \$2,508,400.00 for machinery and equipment, \$56,000.00 for architecture fees and \$200,000.00 for utilities, roads and site work.

- **The likelihood of accomplishing the proposed project in a timely fashion.**

The likelihood of accomplishing the proposed project in a timely fashion is good. The project appears to be receiving Town approvals in November, 2019 and should allow the company to start construction in late fall, 2019 or spring, 2020.

The effect on the environment is negligible. A SEQR was performed by the Town of Schoharie and will have the public hearing on November 19 2019. The short form has been completed and the project will disturb 7 acres of land and has small to no impacts on the site; which currently is farmland and forests.

The amount of additional revenue to the Towns during the course of the PILOT breaks out as follows: Current revenue to the Town and School totals \$3,399.13. For the first 5 years of the PILOT this revenue would not decrease nor increase. From years 6 thru 10 the amount of revenue on the increase value due to the project is estimated to be \$130,126. Neither the initial payments nor the PILOT payments assume any inflation factors.

The extent to which the proposed project will provide a benefit not otherwise available with Schoharie County is jobs in the transportation industry along with increasing the taxable value of a property.

The project's benefit cost ratio. If the project creates 10 FTE jobs the benefit to cost ratio is 22 to 1. If the company is successful in the creation of 22 jobs the ratio is 50 to 1.