



**Seneca Army Depot
Lease-to-Own Agreement Fact Sheet
Jan. 5, 2017**

- Property taxes on the approximately 7,000-acre former Seneca Army Depot have not been collected in more than seven decades due to public ownership of the land.
- A one-to-two year lease-to-own and payment-in-lieu-of-taxes (PILOT) agreement with Earl Martin and Deer Haven Park would enable payments to be made to Seneca County, the towns of Romulus and Varick, and the Romulus and South Seneca school districts for the first time in more than 75 years.
- With the agreement, \$50,000 in payments to municipalities and school districts would be made right away, benefitting taxpayers this year. Without it, payments could be delayed more than a year or more as taxpayers wait for the deal to close.
- Under terms of the agreement, Earl Martin's \$900,000 bid price would be paid to the Seneca County IDA upfront and reinvested in economic development throughout the community.
- The IDA made it clear that a bid for the entire Depot property was desired from the beginning, when the Invitation for Bids was first issued in late 2015. Partial bidders were given fair warning and were urged to partner with others to form a bid for the whole Depot.
- The prospect of tax relief and/or financial assistance for bidders has been part of the process since the beginning. This was due in part to the property's extremely high assessment of \$28 million.
- The vast majority of stakeholders believe the Depot's assessment should be reduced considerably, especially given the top per-acre bid of \$610 per acre for the Depot's prime farmland.

- It's important to remember that Earl Martin's bid was selected unanimously on its merits.

- As a reminder, Earl Martin's plan includes:
 - Significant business development and job creation through Martin's existing industrial business, Seneca Iron Works, and anticipated new businesses. This includes a projected total investment of \$13 million with potentially more than 200 new jobs being created over a 10-year period. It also includes less reliance on Chinese suppliers, with the expectation of bringing many of those opportunities to Seneca County.
 - Payments to municipalities and schools, making it an economic asset to Seneca County, the towns of Varick and Romulus, and the Romulus and South Seneca school districts.
 - Development of approximately 20 farms and homesteads with an approximate investment of \$6 million.
 - Willingness to have a much-desired east-west road through the Depot; he indicated the potential for two such roads.
 - Plans for wildlife preservation, specifically for the Depot's white deer herd, and a willingness to work with Seneca White Deer, Inc., and/or other organizations.
 - Emphasis on the local tourism industry: both eco-tourism and Amish/Mennonite-related tourism.
 - Current uses of land would remain, including business leases and use of the police and fire training facilities.
 - Potential plans for solar energy to power developments on site.

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