

# *Village of Highland Falls Interim Dissolution Study*

## *Public Meeting #2*



## **Village of Highland Falls Board of Trustees**

Joseph D'Onofrio, Mayor

Brian Aylward, Trustee

James DiSalvo, Trustee

Melanie Guerrero, Trustee

Gary Phillips, Trustee

## **Laberge Group**

Benjamin H. Syden, AICP, Vice President

Kathleen Rooney, Local Government Specialist

# Overview of Presentation

- How did we get here?
- The Interim Dissolution Study Process
- What is the Interim Dissolution Study?
- Does it make “sense” or “cents”?
- How will Village Governance change?
- Will my services change?
- Citizen Empowerment Tax Credit
- Potential Post Dissolution Fiscal Impacts
- Next Steps
- Public Comments

# Meeting Decorum

- Please sign up to speak
- Speakers will be selected in order from the sign-in sheet
- Questions/Comments will be received at the end of the presentation
- Each person who signed in will have 3 minutes to speak

# How Did We Get Here?

## Process Prior to Referendum

### Citizen-Initiated Reorganization

- [July 2, 2021](#) Petition filed calling for a Referendum on Dissolution of the Village.
- [July 9, 2021](#) the Village Clerks reviewed and certified petition. The petition contained 346 valid signatures; the required 10%.
- [August 9, 2021](#) the Village Board met to enact a resolution calling for a Referendum on the proposed Dissolution.
- **No further action is required of the Village Board until after the referendum.**

The Village chose to provide information prior to the referendum.

- [September 9, 2021](#) Public Informational Meeting #1.
- [October 18, 2021](#) Public Informational Meeting # 2.
- [November 8, 2021](#) the Referendum on Dissolution of the Village of Highland Falls.

# How Did We Get Here? Referendum Vote

The voters will be asked one question:

“Should the Village of Highland Falls dissolve?  
“Yes” or “No.”

A “Yes” vote is a vote to dissolve the Village  
and is not a vote to study to the issue.

# How Did We Get Here?

## Process Post Referendum

### After the Referendum

- If vote is “NO,” Dissolution will not take effect.
  - Dissolution process may not be initiated again for 4 more years from the date of dissolution.

# How Did We Get Here?

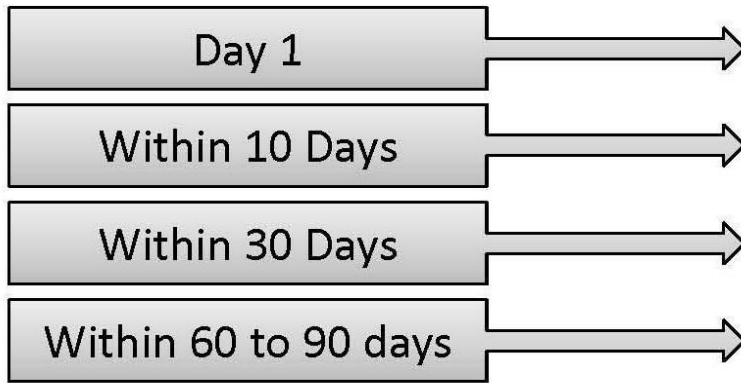
## Process Post Referendum

If the vote is “Yes”, the Village Board shall:

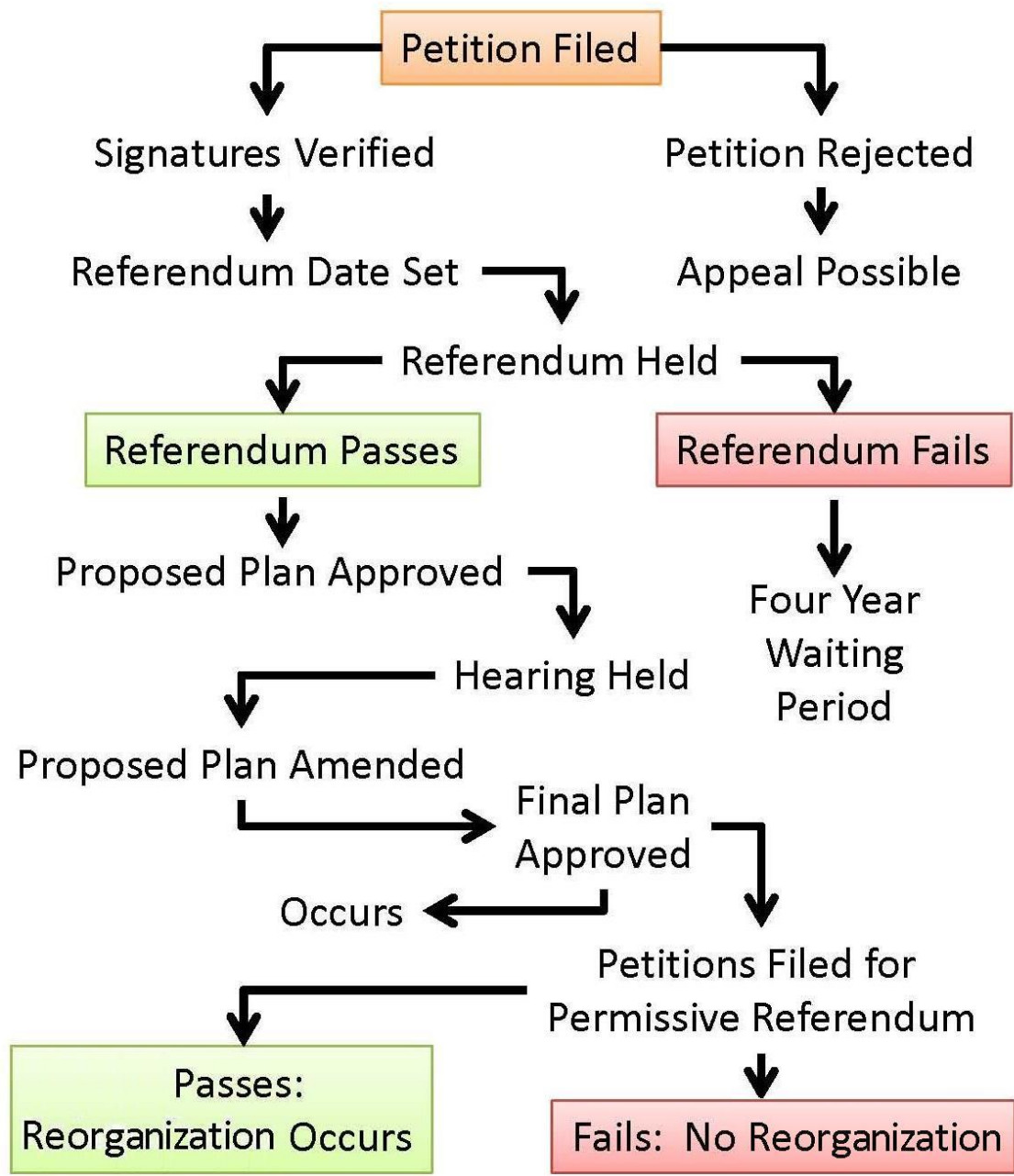
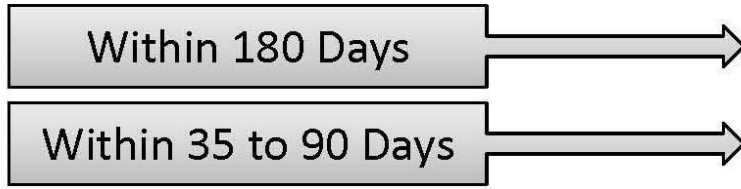
- Meet within 30 days to create a committee & set schedule.
- Approve a Dissolution Plan in 180 days or less.
- Hold one or more public hearings following the approval of the Dissolution Plan (35-90 days after).
- **Finalize & adopt** the Dissolution Plan based on hearing(s) within 60 days
- The Final Dissolution Plan is subject to 45 Day Permissive Referendum  
(**Petition signed by 25% of the electorate**).  
**THERE IS NOT A GUARANTEED SECOND VOTE.**



# Voter-Initiated



Within 30 Days, Board Must Meet



# What is an Interim Dissolution Study?

- Educate and inform the public of the dissolution process and potential outcomes.
- Present and summarize:
  - Existing services, shared services and property taxes.
  - Post dissolution governance, services and service delivery options.
  - Potential post dissolution conditions.
  - Potential fiscal impact to both Village and Town residents.
  - Impact on Village codes, rules and regulations.
- Interim Dissolution Study information will be shared through public meetings, pamphlets, and [www.labergegroup.com/HighlandFalls](http://www.labergegroup.com/HighlandFalls)

# Interim Dissolution Study

## Public Information: Prior to Referendum

- September 9, 2021 Public Informational Meeting #1.
- Interim Dissolution Study developed.
- October 18, 2021 Public Informational Meeting #2.
- Website established: [www.labergegroup.com/HighlandFalls](http://www.labergegroup.com/HighlandFalls).
- FAQs on Website and updated weekly.
- Links to the Study and this presentation will be available at [www.labergegroup.com/HighlandFalls](http://www.labergegroup.com/HighlandFalls).
- This website is accessible from the Village website.

# Overview of the Interim Dissolution Study Process

## Interviews, Data Collection & Summary of Existing Conditions

- Interviewed elected officials, department heads and staff.
- Collected existing reports and data.
- Summarized current operations, organization, workload, and service levels.
- Inventoried Village real and personal properties.
- Evaluated staffing and related costs required to perform services.
- Summarized municipal laws and land use regulations.
- Enumerated current shared services and inter-municipal efficiencies.

# Preliminary test for the voter: Does it make “sense” or “cents”?

**Governance:** How will the proposed dissolution impact the decision making related to Village services?

**Fiscal Impact:** Will the proposed dissolution reduce the current Village’s costs now or in the future?

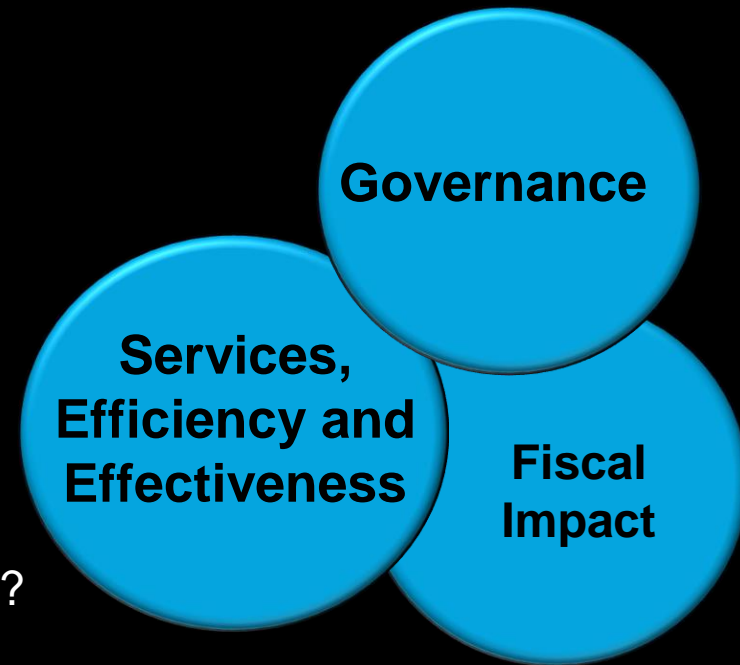
**Services, Efficiency and Effectiveness:**  
Will the proposed dissolution:

Continue/discontinue various Village services?

Improve the current delivery of Village services?

Deliver services more efficiently?

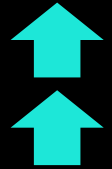
Allow local governments to deliver needed services that are qualitatively improved?



# Preliminary test for the voter: Balancing Community Values vs. Cost Savings



**COST  
SERVICES**



**COST  
SERVICES**



**COST  
SERVICES**



**COST  
SERVICES**



# Potential Post Dissolution Governance

## Representation and Governance

- Dissolution would result in the elimination of existing Village governance structures, including the Village Mayor and the Board of Trustees who are elected exclusively by, and who represent and set policy for, the area currently known as the Village.
- All decisions that were formerly made by the Village Board of Trustees would become the responsibility of the Town Board that represents the entire Town.

## Village Residents May Have a **SMALLER VOICE**

- Currently Village residents have sole input into Village decisions. (100%)
- Upon dissolution, the Town Board, elected on a town-wide basis would make all decisions.
- Village voters make up 58% of the Town-wide electorate – potential dilution of Village representation and of Village priorities.

# Potential Post Dissolution Service Impacts

## POLICE SERVICES

### The Village currently provides:

- 24/7 coverage, 2 officers per shift 7 days/week
- 1 Chief (vacant), 2 sergeants and 5 full time and 9 part-time officers
- Detective Services - conducts investigations and makes arrests

### The Town currently provides:

- 24/7 coverage provided by part-time officers
- Part time Chief and Deputy Chief
- 1 Officer on duty from 7:00 p.m. – 3:00 p.m.
- 1 Officer on duty from 3:00 p.m. – 11:00 p.m., plus 1 officer from 5:00 p.m. – 1:00 a.m. or 6:00 p.m. – 2:00 a.m.
- 1 Officer on duty from 11:00 p.m. – 7:00 p.m.
- No detective functions; transfer cases to NYS or Orange County Sheriff



# Potential Post Dissolution Service Impacts

## POLICE SERVICES

### Preliminary model under consideration by the Town:

- 24/7 coverage to be provided by **all part-time officers.**
- Chief and Deputy – part time.
- 2 officers town-wide on duty 7:00 a.m. – 3:00 p.m.
- 3 officers town-wide on duty 3:00 p.m. – 11 p.m. and 11:00 p.m. – 7:00 p.m.
- 1 officer on an 8 hour shift that covers part of the 3:00 p.m. – 11:00 p.m. and 11:00 p.m. – 7:00 a.m. shifts
- 1 officer to be in supervisory role 3:00 p.m. – 11 p.m. & 11:00 p.m. – 7:00 p.m.
- The Chief/Deputy Chief would provide supervision 7:00 a.m. – 3:00 p.m.
- There would be **no detective function.**
- Estimated 16 additional part-time officers.
- **No opportunity for 8 full time Village Officers.**
- **Plus ½ clerk** – Convert part time clerk to full time.

# Potential Post Dissolution Service Impacts

## POLICE SERVICES, CONT.

### To Be Determined

- Weekend day shift supervision.
- Zones or Town-wide Patrol & Level of Village patrol coverage.
- Impact of loss of local detective function.

# Potential Post Dissolution Service Impacts

## EMERGENCY DISPATCH

### Current Village Services

- 3 full time and 5 part time dispatchers.
- 1 Dispatcher – 24/7; 2 Dispatchers during Events and/or Incidents.
- Responsibilities:
  - 24/7 call taking and dispatch services.
  - Monitor public safety cameras.
  - Monitor Village license plate readers.
  - Handle walk-in resident and visitor requests for service.
  - Address non-emergency service requests.
  - Provide administrative support.

### Preliminary Town Plan - Post Dissolution

- Utilize Orange County Dispatch (same as Town currently dispatches).
- **Elimination of local dispatch services.**

# Potential Post Dissolution Service Impacts

## WATER SERVICES

### Current Village Water Service

- Village controls water supply, water treatment plant and water distribution
- The Village Water fund is self-sufficient with user fees.
- 2 Water Treatment Operations.
- Village sells water to Town for Town Water Districts #1 and #2.

### Post-Dissolution-Preliminary Preferred Model

- Create a Village Water District and Charge User Fees.
- Assume control of the Village water supply and assets.
- Operate with the same staffing model as Village – certified and experienced – no duplication and no savings.
- Town may evaluate long term strategies such as contracting out and/or merging Water Districts.

### Other Considerations

- Control of water supply – expanded users, ownership, impact on Village residents.
- Future Rates for Village users.

# Potential Post Dissolution Service Impacts

## SEWER SERVICES

### Current Village Services

- Village services provided to majority of Village residents.
- Sewer fund is self-sufficient with user fees – no property tax.
- User fees – methodology based on water usage.

### Current Town Services

- Smaller Operation with a separate plan that serves a subset of the Town.

### Post Dissolution – Preliminary Preferred Town Plan

- Town assumes control of Village assets.
- Establish a Village Sewer District and charge user fees.
- Operate the plant with same Village staffing model – no savings.

### Considerations

- Future use of current assets.
- User rates: Village and Town have different methodologies.

# Potential Post Dissolution Service Impacts

## PUBLIC WORKS

### Village Operations

- Maintenance of streets, snow and ice control, parks, street sweeping, storm sewer system maintenance, streetscape and tree management, and support for special events.
- Staffing: 2 Public Works Maintenance Workers, 3 Laborers, 1 Mechanic and contract for park mowing.

### Post Dissolution – Preliminary Town Plan:

- Town and Village - Similar services but little to no duplication identified.
- Village has 10.42 center lane miles and Town has 8.23 center lane miles of roads/streets.
- Staffing Needs: **All 6 full time Village positions**  
**Plus** 1 Foreman  
**Plus** ½ Clerk
- Facility Needs.
- Equipment and Vehicle Needs.

# Potential Post Dissolution Service Impacts

## FIRE SERVICE

### Current Village Fire Department

- Service delivered by Village & Highland Falls Volunteer Fire Department Inc.
- Village owns all of the equipment.
- Village provides funding to support operations, covers workers comp, LOSAP, etc.
- Volunteer Department owns the Fire House and leases space to the Village.

### Post Dissolution

- Towns, by law, cannot operate fire departments.
- 3 Main Options.
  - Highland Falls Fire District (**Town Preferred Option**).
  - Town-wide Fire District.
  - Highland Falls Fire Protection District.
- Highland Falls Fire District - separate government entity with its own elected board, ability to levy taxes, incur debt, enter into contracts, etc.
- Village can transfer vehicles and engines to the new District OR sell assets and the new District will have to buy new equipment.

Note: Local officials noted that the current fire house and major apparatus need upgrades and/or replacement whether or not the Village electorate choses to dissolve.

# Potential Post Dissolution Service Impacts

## ADMINISTRATION, FISCAL, AND LEGAL & ENGINEERING SERVICES

### Current Village Central Services

- **Staff:** 1 Village Clerk, 1 part-time Treasurer, 1 Deputy Clerk/Treasurer, 2 account clerks.
- Contract Village Engineer and Contract Village Attorney.

### Post-Dissolution

- Increased administrative functions.
- Expanded and more complex budget and fiscal management.
- Capital planning and financing.
- Larger and expanded human resource functions.
- Records retention and management.
- Major increases in water and sewer billings.
- Increased legal and engineering services.



# Potential Post Dissolution Service Impacts

## ADMINISTRATION, FISCAL, AND LEGAL & ENGINEERING SERVICES

### Post-Dissolution

- Economies of scale: 1 government operation with 1 policy making body support, 1 financial system, 1 budget, etc. Long term potential for asset and equipment efficiencies.
- Preliminary model includes:
  - 1 position in Town Clerk: records management.
  - 2 positions in Comptroller's Office: Human Resources, Budget, Financial Operations, water and sewer billings, strategic fiscal planning, banking.
  - Increased Legal and Engineering Services.

# Potential Post Dissolution Service Impacts

## LAND USE

### Current Village and Town

- Joint Planning Board and Zoning Board of Appeals.
- Shared Code Enforcement/Building Inspector Staff.
- Different zoning laws, rules and regulations.

### Post Dissolution

- Per Article 17-A, Village Codes/laws remain in place up to 2 years— except that the Town may repeal, amend and incorporate them into Town Code within the 2 years— and are considered repealed after 2 years.
- Respect and preserve the [urban/rural diversity](#) of Village and Fort Montgomery
- [Hybrid Town Code model](#) as an interim option: Incorporate critical sections of the Village Code into Town Code so that administering one code.
- Prepare [updated Comprehensive Plan](#) with the Village included and then amend Town Code accordingly.
- [Membership of the Planning Board and ZBA](#) The current alternating Town and Village appointment process would cease and the Town Board would make appointments.

# Potential Post Dissolution Service Impacts

## Village Parks

- Transfer Village Parks to the Town for continued operation of the public parks.

## Village Streetlights

- There was a consensus to continue the illumination of Village streetlights. The service would be funded by a tax levy paid by the taxpayers of the former Village through a special lighting district.

## Village Codes, Rules and Regulations

- Per Article 17-A, Village Codes/laws remain in place up to 2 years; however, the Town may repeal, amend and incorporate them into Town Code within the 2 years. Any Village Codes remaining are considered repealed after 2 years.
- Village has a number of unique quality of life codes that would be worthy of consideration for inclusion in the Town Code. Examples include:
  - Speed Limits on certain streets
  - Fair Housing Conditions

## DISPOSITION OF ASSETS AND DEBT

### Village Assets at the Time of Dissolution

- Fund Balance
- Sale of Assets (Property, Equipment and Vehicles)

### Outstanding Indebtedness and Liabilities

- Bonds and Bond Anticipation Notes
- Retiree Health Insurance
- Compensated Balances
- Any other outstanding liability at the time of dissolution

### Disposition of Liabilities

- **Use Village Assets as an offset to liabilities**
- Creation of a **Legacy District** to charge the property taxpayers of the former Village of Highland Falls for outstanding liabilities net of asset offsets

## VILLAGE PROPERTIES

Village Of Highland Falls Village Owned Properties					
Property Address	S/B/L	Description	Class	Full Value*	Preliminary Dispositon Plan
303 Main St	104-3-17.1	Village Hall	652	\$1,183,800	Sell Property
26 Havens Rd.	105-5-2	DPW Facilities	651	\$ 173,900	Sell Property
27 Havens Rd.	105-5-3	DPW Facilities	650	\$ 370,800	Sell Property
15 Drew Ave	103-16-26	Senior Center	534	\$ 246,700	Sell Property
US Hwy 9W	101-1-1	Water Reservoir	822	\$2,991,700	Transfer to Town for Water District
95 Rose Dr.	109-3-11.1	Sewer Plant	853	\$1,786,100	Transfer to Town for Sewer District
44 Webb Lane	104-6-8.1	Sewer Plant	853	\$ 4,300	Transfer to Town for Sewer District
Main St	103-15-5	Parking Lot	653	\$ 167,600	Transfer to Town for Parking
2 Center St.	103-21-2	Center Street Park	963	\$ 54,200	Transfer to Town for Parks
Main St and Mill St	104-5-11.2	Veteran's Park	331	\$ 127,200	Transfer to Town for Parks
Roe Park	105-2-15	Roe Park	963	\$ 94,800	Transfer to Town for Parks
31 Roe Ave	105-3-1	Roes Park	963	\$ 410,400	Transfer to Town for Parks
* Full Value calculated using 2020 Assessed Value and the Equalization Rate					
Source: 2020 Town Assessment Roles					

# Village Bonds & BANS (5/31/20)

Village of Highland Falls					
Village Bond and BAN Liabilities					
	Maturity Date	Debt Outstanding 5/21/20	Est. Debt Outstanding 12/31/23	Funds Impacted	Proposed Disposition
2019 Refinancing	5/31/2035	\$2,140,000	\$1,705,000	General and Water	Asset Sale, Legacy Fund & Water Fund
2012 Refinancing	5/1/2035	\$1,460,000	\$970,000	General and Water	Asset Sale & Legacy fund
2016 Issue	3/2/2025	\$140,000	\$50,000	General Fund	Asset Sale
EFC - Sewer Pumps	10/15/2032	\$370,000	\$270,000	Sewer Fund	Sewer Fund
New Debt		\$0	Unknown'	Unknown	Unknown
<b>Outstanding Debt Service</b>		<b>\$4,110,000</b>	<b>\$2,995,000</b>		
BAN 2015		\$150,000	\$0	General	N/A
BAN 2019 - \$185,000 <sup>2</sup>		\$185,000	\$46,250	General	Fund Balance
BAN Streets - \$400,000 <sup>3</sup>		\$0	\$240,000	General	Fund Balance
BAN - Highway Equip- \$420,000 <sup>4</sup>		\$0	\$252,000	General	Sale of Assets
<b>Outstanding BANS</b>		<b>\$335,000</b>	<b>\$538,250</b>		
1. A bond of \$3.4M was authorized for water infrastructure <u>but</u> at the time of this study had not been issued & grant funds are being sought to fund the project.					
2. The Village Treasurer indicated BAN will be paid down at \$46,250 per year.					
3. The Village Treasurer indicated BAN will be paid down at \$80K per year starting in 2022/2023.					
4. The Village Treasurer indicated BAN will be paid down at \$84K per year starting in 2022/2023.					
<b>Note: If the Village is dissolved, all outstanding debt remaining at the date of dissolution, will be paid overtime by the Village Legacy District.</b>					

## LEGACY MODEL ASSUMPTIONS:

- Pay out BANS and final payment(s) of the 2016 issue
- Pay out miscellaneous liabilities such as: Compensated Vacation Balances
- Remaining Liabilities:
  - Outstanding Bonds (2019 and the 2012 Refinancing and EFC Issue)
    - To be paid by the Legacy Fund until paid off (est. 2035)
  - Retiree Health Insurance
    - Assumed current annual payment PLUS 2 additional retirees
  - Unknown
- LEGACY FUND
  - Establish Escrow Account for Remaining Assets to Offset Annual Liabilities
  - Model Estimate: \$472K/year net annual liability
  - The annual payment will change overtime

# Fiscal Impact

## Village of Highland Falls Homeowner Estimated Property Tax Bill Impact

Home Full Value = \$250,000	Assessed Value	Current Village and Town Taxes	Post Dissolution Tax Bill (No CETC)	Post Dissolution Total Taxes (70% CETC)	Post Dissolution Total Taxes (100% CETC)	Estimated Savings	Estimated Savings Per Day
Approximate Assessed Value	\$232,500						
Current Village Property Tax		\$2,443					
Current Town Property Tax		<u>\$1,214</u>					
Current Property Village & Town Tax		\$3,657					
Post Dissolution - NO CETC			\$3,021			\$636	\$1.74
Post Dissolution - 70% of CETC				\$ 2,718		\$938	\$2.57
Post Dissolution - 100% of CETC					\$2,589	\$1,068	\$2.92

**Note:** The dissolution of the Village has no impact on County or School District tax rates and therefore County and School District taxes are not included in the calculation of estimated savings.



## POTENTIAL POST DISSOLUTION FISCAL IMPACTS

### Citizen Empowerment Tax Credit (CETC)

- Annual Payment to the Town

### Potential Net Cost Savings from Dissolution

- Strong shared services and “Division of Labor” exist between and Village and Town which limits opportunities related to economies of scale; however, economies of scale were identified in central services.
- Primary cost reductions identified reflect the preliminary potential Town plan:
  - Eliminate emergency dispatch
  - Provide police coverage with less officers and only the use of a part-time officer police force.

### Property Tax Shift

- Post dissolution, Village tax rates go down in part because there is a shift of tax levy from the Village tax base to the Town-wide tax base. This shift is greater than the levy shift from the Town outside the Village tax base to the Town-wide tax base. This results in Town outside Village taxpayers' rates going up.

# What is the Citizen Empowerment Tax Credit?

- Incentive provided by New York State to promote dissolution or consolidation.
- CETC = 15% of the combined property tax levy at the time of local governmental Dissolution. (no special districts)
- Town will receive the CETC post dissolution.
  - **70% must** be used towards the reduction of the tax levy.
  - **30% may** be used for further tax reduction or other expenses determined by the Town Board.

Village of Highland Falls and the Town of Highlands		
Estimated Citizens Empowerment Tax Credit		
Maximum CETC for Tax Reduction	100%	\$960,375
Minimum CETC for Tax Reduction	70%	\$672,262
Maximum CETC for Capital Projects	30%	\$288,112
<i>*CETC is contingent upon annual New York State appropriations and is not a guarantee.</i>		
<i>Calculations based on 2021/2022 Village Levy and 2021 Town Tax Levy. The final CETC is based on the municipal budgets in the year prior to dissolution.</i>		

## POTENTIAL NET COST SAVINGS FROM DISSOLUTION

### Cost Reductions

- Reduced Police staffing: 1 Chief and less officers.
- Elimination of Dispatch staff: 3 full time and 5 part-time officers.
- Reduced employee benefits - all part-time officers.
- Mayor and Board of Trustee Cost Elimination.
- Less Central Administration staff: 1 full time, one less part-time.
- Reduced Operations Costs: Computer/Technical Assistance, Dues.
- Liquidation of Assets Resulting in Partial Offset of Debt Service.

### Increased Costs

- Public Works: Plus 1 Foreman and ½ clerk; salary differentials.
- Fire District: Plus fiscal, legal and operations support.
- Increased legacy costs: Assumption of PLUS 2 Retirees Health Insurance Premiums.
- Loss of Utility Gross Receipts Tax (Town not eligible)
- New Town Debt Service.

**Estimated Net Cost Savings \$476,000.**

## TAX LEVY SHIFTS

### **Village Services Shifting to the Town – Tax Levy Shifts from Village Tax Base to Town-wide Tax Base**

- These costs include: Police, public works, central services, etc.

### **Town outside Village (TOV) Costs – Levy Shifts to Town-wide Tax Base**

- Costs for highway and other miscellaneous costs – Levy shifts from the Town outside Village to Town-wide.

## NO TAX LEVY SHIFT

### **Village Costs – Specific to Village – Levy Remain on Village Tax Base**

- Fire District, Lighting District and Legacy District tax levies remain on the Village tax base using special districts.

### **Current Town-wide Costs (currently include the Village) – No Change**

- Costs for recreation/parks, ambulance, tax assessor, dog control, etc. are provided Town-wide including to Village residents & remain on the Town-wide Tax Base.

- Special Districts established to continue Village Services:

Fire

Water

Sewer

Lighting



New districts would be established so that residents of the Village area receive services specific to the Village. Districts provide a mechanism to charge **ONLY** the beneficiaries of the service (former Village).

- Legacy District established to fund long term Village liabilities

## Village Tax Levy Shifts

### Estimated Post Dissolution Property Tax Levy Shift from Village

	Total Levy Shift	To Town A and D Fund	To Fire District	To Legacy District	To Lighting District
<b>Current Village Levy</b>	\$ 3,175,960				
<b>Levy Shift to Town</b>	\$ 2,698,961	\$ 1,761,741	\$ 379,310	\$ 472,911	\$ 85,000

*Impact based on service models assumed in this study; illustrative only.*

**Town outside Village Levy Shift to  
Town-wide Tax Base  
\$621,442 Shift**

## Estimated Property Tax Rate Impact Village Property Taxpayer

	Current	Model - Post Dissolution			
Village	Current Rate/\$1,000	No CETC Rate/\$1,000	70% CETC Rate/\$1,000	100% CETC Rate/\$1,000	Change in Rate
Village	\$10.51	\$0.00	\$0.00	\$0.00	
Village Legacy	\$0.00	\$1.60	\$1.60	\$1.60	
Highland Falls Fire District	\$0.00	\$1.28	\$1.28	\$1.28	
Village Lighting District	\$0.00	\$0.29	\$0.29	\$0.29	
Village Water	\$0.00	\$0.00	\$0.00	\$0.00	
Village Sewer	\$0.00	\$0.00	\$0.00	\$0.00	
Town General & Highway	\$5.04	\$9.64	\$8.34	\$7.79	
Town-wide Ambulance	\$0.18	\$0.18	\$0.18	\$0.18	
<b>Total No CETC</b>	<b>\$15.73</b>	<b>\$12.99</b>			<b>-17.4%</b>
<b>Total 70% CETC</b>	<b>\$15.73</b>		<b>\$11.69</b>		<b>-25.7%</b>
<b>Total 100% CETC</b>	<b>\$15.73</b>			<b>\$11.14</b>	<b>-29.2%</b>

*Note 1: The analysis does not include the Town Water or Sewer Districts*

*Note 2: The 2021 County Tax Rate of \$3.80/\$1,000 and the 2020/2021 School District Tax Rate of \$22.01/\$1,000 are not included in this analysis because they would not be impacted by dissolution of the Village.*

Town Outside Village Property Taxpayer					
	Current	Model - Post Dissolution			
Town-outside Village	Current Rate/\$1,000	No CETC Rate/\$1,000	70% CETC Rate/\$1,000	100% CETC Rate/\$1,000	Change in Rate
Town General & Highway	\$5.04	\$9.64	\$8.34	\$7.79	
TOV General & Highway	\$2.81	\$0.00	\$0.00	\$0.00	
Town-wide Ambulance	\$0.18	\$0.18	\$0.18	\$0.18	
Fort Montgomery FD	\$1.96	\$1.96	\$1.96	\$1.96	
Fort Montgomery Lighting	\$0.18	\$0.18	\$0.18	\$0.18	
<b>Total No CETC</b>	<b>\$10.17</b>	<b>\$11.97</b>			<b>17.7%</b>
<b>Total 70% CETC</b>	<b>\$10.17</b>		<b>\$10.67</b>		<b>4.9%</b>
<b>Total 100% CETC</b>	<b>\$10.17</b>			<b>\$10.11</b>	<b>-0.6%</b>

*Note 1: The analysis does not include the Town Water or Sewer Districts*

*Note 2: The 2021 **County Tax Rate** of \$3.80/\$1,000 and the **2020/2021 School District Tax Rate** of \$22.01/\$1,000 are not included in this analysis because they would not be impacted by dissolution of the Village.*



# Fiscal Impact

Assuming NO CETC application the recurring projected impact is:

- Village taxpayers would experience a property tax Decrease of 17.4%
- Town outside Village taxpayers would experience a tax Increase of 17.7%

Assuming application of 70% of the CETC the recurring projected impact is:

- Village taxpayers would experience a property tax Decrease of 25.7%%
- Town outside Village taxpayers would experience a property tax Increase of 4.9%

Assuming application of 100% of the CETC, the recurring projected impact is:

- Village property taxpayers would experience a property tax Decrease of 29.2%
- Town outside Village taxpayers would experience a tax Decrease of 0.6%

## TRANSITION AND IMPLEMENTATION COSTS

### Anticipated Costs (\$225,000 - \$275,000):

- Legal and consultant services to facilitate the transition and implementation.
- Temporary fiscal services to close out Village finances and prepare and submit all required Federal and New York State filings and reports.
- Map, plan and reports for district formation (water, sewer, lighting, and fire).
- Comprehensive Plan Update including the Village.
- Integration of Zoning/Land Use Regulations.
- Merging or incorporating Village and Town laws into a single code.
- Development of a full audit of the Town, Village and special districts.
- Start up costs such as equipment, software and hardware.

### Funding Sources

- The Citizens Reorganization Empowerment Grant (**CREG**) provides 90% of \$50,000 to assist local governments with planning and implementation activities related to Dissolution of government. (Funding in 2021/2022 NYS budget but not yet available.)
- Town may use **up to 30% of the CETC.**

# Overview of the Proposed Dissolution Process: Referendum

The referendum vote shall be:

November 8, 2021  
(12:00 p.m. – 9:00 p.m.)

**The Senior Center  
15 Drew Avenue  
Highland Falls**

The question will appear on the ballot as follows:

“Shall the Incorporated Village of Highland Falls  
be dissolved?” “Yes” or “No”

# For More Information...

**Website:** [www.labergegroup.com/HighlandFalls](http://www.labergegroup.com/HighlandFalls)

**The Interim Dissolution Study and the Power Point Presentation  
Frequently Asked Questions (FAQs)  
Background Material**

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# PUBLIC COMMENT

## TAXABLE ASSESSED VALUE (TAV)

**TOWN WIDE TAV \$517.3 MILLION**

**VILLAGE TAV**  
**\$296.1 MILLION**  
**57.2%**

**TOWN OUTSIDE  
VILLAGE TAV**  
**\$221.2 MILLION**  
**42.8%**

