

TOWN OF NEW PALTZ AND VILLAGE OF NEW PALTZ

JOINT CONSOLIDATION AGREEMENT

The Joint Consolidation Agreement (the “Agreement”), dated as of _____, 2026 is entered into by and between

THE VILLAGE OF NEW PALTZ (“the Village”), a municipal corporation located in Ulster County, New York having its principal office at Village Hall, 25 Plattekill Avenue, New Paltz, New York 12561, and

THE TOWN OF NEW PALTZ (“the Town”) a municipal corporation located in Ulster County of Ulster, in the State of New York, having its principal office at 52 Clearwater Road, P.O. Box 550, New Paltz, New York 12561.

WITNESSETH

WHEREAS, the Village of New Paltz and Town of New Paltz have been studying and considering government re-organization scenarios for several decades and the New NY Government Reorganization and Citizen Empowerment Act (2009) currently provides a viable path to consolidation; and

WHEREAS, the Village of New Paltz and Town of New Paltz already have many existing partnerships and are already sharing many services (e.g., police, ambulance, justice court, dog control, assessment); and

WHEREAS, the Village Board of Trustees of the Village of New Paltz and the Town Board of the Town of New Paltz have determined it desirable and in the public interest to consolidate the Town and Village governments; and

WHEREAS, in order to undertake the process in conformance with New York State statutes, the Village and Town agreed to undertake a board-initiated consolidation process as put forth in NYS General Municipal Law Article 17-A (GML Article 17-A); and

WHEREAS, GML Article 17-A, known as the New “NY Government Reorganization and Citizen Empowerment Act” authorizes the consolidation of a town and a village located wholly within the town into a consolidated town government; and

WHEREAS, the proposed consolidation will provide greater administrative and operational efficiency by streamlining operations; and such efficiencies can be leveraged to create savings and/or to address existing service gaps, expand services, and build capacity; and

WHEREAS, the proposed unification addresses concerns about workload and adequate representation of Village residents on consolidated Town boards and committees, including but not limited to continuing existing Village-only boards as new Town boards; and

WHEREAS, the New York State Citizen Empowerment Tax Credit (CETC), created to encourage local governments to re-organize through GML Article 17-A, is now a well-established New York State funding stream that has reliably empowered more than 20 municipalities to reorganize since 2011; and

WHEREAS, the CETC provides an annual payment equal to 15 percent of the combined Town and Village real property tax levies in the year prior to consolidation, up to a statutory maximum of \$1,000,000; and New Paltz's combined levies qualify a consolidated Town of New Paltz for the maximum annual CETC award of \$1,000,000 annually; and

WHEREAS, the CETC requires that at least 70 percent of CETC funds be allocated toward tax reduction, and in New Paltz this equates to a baseline reduction in tax burden in both the Village and Town-Outside-Village; and

WHEREAS, a unified government would consolidate the budgetary process while spreading the property tax burden more evenly across the full town; and

WHEREAS, the proposed consolidation will allow for comprehensive planning wherein a single government could take a more unified, community-wide approach to land use, economic development, and long-term planning; and

WHEREAS, the Village of New Paltz and Town of New Paltz are committed to a consolidation process that retains all current non-elected Village and Town employees; and

WHEREAS, the proposed consolidated Town of New Paltz is prepared to provide uninterrupted delivery of services to all parts of the Town without cost increases or service diminishment; and

WHEREAS, the consolidation of a Village and Town is a significant policy decision and undertaking, and the Joint Consolidation Agreement is designed to provide a framework for a consolidated Town governance structure that supports a smooth transition and the continuation of existing services to which residents are accustomed; and

WHEREAS, this gradual and deliberate approach to the transition is in the best interests of residents and anticipates that future Town Boards and Town constituents will evaluate and consider additional policy opportunities and alternative governance models such as the creation of a fire district or the expansion of services, including spring refuse collection for residents outside the Village; and

WHEREAS, New York Law authorizes towns to establish service districts – administrative areas of the town under the control of the Town Board – to provide and contract for services, including, but not limited to, fire protection, water, sewer, and refuse; and

WHEREAS, the consolidated Town of New Paltz can establish service districts under this authority to ensure service continuity for former Village residents; and

WHEREAS, a goal of the proposed consolidation is to build on the shared identity and the strengths of all residents of New Paltz while acknowledging and celebrating that the Village and Town-Outside-Village

have their own particular histories and residents have their own attachments to place; and

WHEREAS, the proposed consolidation will create a simpler government by establishing a single governing body while giving residents trying to navigate local services one clear point of accountability; and

WHEREAS, consolidation would eliminate existing distinctions in governance and ensure that all Town residents have a shared voice in decisions affecting planning, land use, and the future development of the community; and

WHEREAS, the statutory process of consolidation, when initiated by the governing bodies of the participating local government entities, begins with a resolution endorsing a proposed joint consolidation agreement for consideration of the voters of both the Village and the area of the Town outside the Village; and

WHEREAS, on June 1, 2026, the governing body of the Town of New Paltz and the governing body of the Village of New Paltz voted to endorse this Proposed Joint Consolidation Agreement; and

WHEREAS, on July 7, July 15, and July 29, 2026, official public hearings on the Proposed Joint Consolidation Agreement were held; and

WHEREAS, on August 5, 2026, the governing body of the Town of New Paltz and the governing body of the Village of New Paltz voted to approve the final version of the Joint Consolidation Agreement and both governing bodies enacted a resolution calling for a referendum on the proposed consolidation of the Town of New Paltz and the Village of New Paltz.

NOW THEREFORE, the Town and Village agree as follows:

1. **Definitions.**¹ As used in this Agreement, the following terms shall have the meanings indicated:
 - a. **Municipalities** shall mean the Town of New Paltz, New York and the Village of New Paltz, New York.
 - b. **Interim Period** shall mean the period beginning with the certification of the results of the vote of referendum occurring on November 3, 2026 and ending on the date of consolidation, January 1, 2028.
 - c. **Transition Period** shall mean the period beginning with the effective date of consolidation and ending two years after the date of consolidation.

¹ Any word or phrase used in this Agreement not otherwise defined herein shall have the meaning ascribed to it in GML § 750.

- d. **Hybrid Zoning Law** shall mean a transitional zoning law that incorporates selected former Village zoning districts, use regulations, and bulk standards of the Village into the zoning code of the consolidated Town.
 - e. **Former Village Area and Hamlet and Hamlet of New Paltz** shall mean the geographic area comprising the former Village immediately prior to consolidation.
 - f. **Consolidated Town** shall mean the Town of New Paltz resulting from consolidation proceedings conducted pursuant to Article 17-A of General Municipal Law.
 - g. **Land Use Laws** shall mean all zoning, subdivision, site plan, special permit, variance, land development, and related local laws, ordinances, and regulations governing the use and development of land.
2. **Municipalities to be consolidated** (GML Article 17-A § 752 2(a)) are the Town of New Paltz, located in Ulster County, New York and the Village of New Paltz, the boundaries of which are located wholly within the Town of New Paltz, located in Ulster County, New York.
 3. **Name of the proposed consolidated local government** (GML Article 17-A § 752 2(b)). The consolidation of the Municipalities shall result in the Town of New Paltz as the surviving governmental entity with the Village of New Paltz being absorbed into the Town of New Paltz. Upon the effective date of consolidation, the Village of New Paltz and the Town of New Paltz shall be treated and considered for all purposes as one local government entity, under the name of the Town of New Paltz on the terms of this joint consolidation agreement as may be amended from time to time.
 4. **Rights, duties, and obligations of the proposed consolidated local government entity** (GML Article 17-A § 752 2(c)). A town is a municipal corporation comprising the inhabitants within its boundaries and formed for the purpose of exercising such powers and discharging such duties of local government and administration of public affairs as have been, or, may be conferred or imposed upon it by law. The consolidated Town entity shall retain all the rights, duties, and obligations it currently holds, and assume all rights, duties, and obligations currently held by the Village, except where inconsistent with or superseded by State Law.²
 - a. **Consolidated Town Services and Service Delivery.** Both the Town and Village possess various rights, duties, and obligations afforded to and imposed on them by the State Constitution, State statutes, and local laws and codes. It is the intent of this Agreement for the Town to maintain all duties and obligations for the delivery of services to the residents of the consolidated Town of New Paltz currently provided by both the Town and Village.
 - i. Several Town Departments, Offices, and functional units are currently responsible for service delivery Town-wide, and there is intended to be no change in their rights, duties, and obligations. It is anticipated that they will continue to deliver services Town-wide in

² Pursuant to GML § 765(5), this Agreement is “subordinate in all respects to the contract rights of all holders of any securities or obligations” of the Town and Village outstanding as of the effective date of consolidation. Nothing in this Agreement shall be construed to impair the contract rights of any such holders, consistent with the obligations imposed by GML § 765(5) and the Contracts Clauses of the United States and New York Constitutions.

substantially the same manner as they currently provide. These Departments, Offices, functional units and administrative units include:

1. Town Justice Court
 2. Animal Control
 3. Parks and Recreation Services and Programs
 4. Community Education
 5. Police Department
 6. Assessment
 7. Community Center
 8. Transfer Station
 9. Youth Center
 10. All existing Town special districts including Sewer District #1, Sewer District #5, Sewer District #6, Water District #1, Water District #2, Water District #3, Water District #4, Water District #5, Fire Protection District, Stormwater District #1, Stormwater District #2, Stormwater District #3 and Stormwater District #4.
- ii. The Town will work to update existing joint Village and Town plans and committees, such as the Joint Village-Town Emergency Preparedness Plan during the Interim Period to reflect the organization and operation of the consolidated Town for an effective date the same as the date of consolidation.
- iii. Several Town Departments, Offices, and functional units are currently responsible for delivery of services that have similarities to those of the Village, but will need to integrate, potentially expand, and add new functions to Town operations to service the area and population of the current Village to be known as the Hamlet of New Paltz. These Departments, Offices, and functional units include:
1. The Office of the Town Clerk is intended to assume the administrative functions and service delivery obligations of the current Village Clerk's role and absorb staff from the Village Clerk/Treasurer's staff. The expanded functions include, but are not limited to permitting and licensing, Freedom of Information Law ("FOIL") compliance and records management responsibilities.
 2. The Office of the Town Comptroller is intended to assume expanded financial functions and service delivery obligations resulting from the absorption of the full complement of Village functions by the Town. The Office of the Comptroller will assume additional staff from the Village Clerk/Treasurer's office. The expanded services of the Office include, but are not limited to, expanded human resources and civil service, purchasing, budgeting, financial planning and analysis, treasury, accounting, accounts payable and receivable, debt management, invoicing, fee and fine collections (such as water and sewer fees, parking fees and fines), grant administration, and financial reporting responsibilities.
 3. The Town Department of Building, Planning, and Zoning is anticipated to be split into two departments: (1) the Department of Planning; and (2) the Department of Building and Code Enforcement in order to integrate the employees, functions, and service delivery obligations of the current Village and Town Planning and Building Departments. The new Department of Planning is intended to assume the functions and service delivery obligations associated with planning and zoning including, but not

limited to, short and long range planning, site plan reviews, special use permits, subdivision reviews, facilitating the development and implementation of the Comprehensive Planning process and document, policy recommendations on zoning and other land use codes, community development, grants writing and management and professional support to the Planning Board, Zoning Board of Appeals, the Historic Preservation Board and all other boards, committees, and commissions as assigned by the Town Board. The new Department of Building and Code Enforcement is intended to assume the code administration and enforcement functions provided by the current Village Planning and Building Department and the Town Department of Planning, Zoning and Code Enforcement including the administration and enforcement of the New York State Uniform Fire Prevention and Building Code, the New York State Energy Conservation Construction Code and the integrated Village and Town local laws, codes, rules and regulations of the consolidated Town including but not limited to zoning and all the current laws, codes, rules and regulations under the authority of the Village and Town Departments.

4. The Town Highway Department, including its current Highway and Building and Grounds Divisions, shall continue to provide all the current services provided by the Department and shall have the capacity to provide services on a town-wide basis. A new Sewer, Water and Town Center Services Division shall be included and comprised of the absorbed Village Public Works employees. The expanded Town Highway Department will provide the full range of services provided by the current Town Highway Department and the current Village Public Works Department. The new Sewer, Water, and Town Center Services Division will assume the functions and service delivery obligations of the current Village Department of Public Works associated with sewer, water, and other services provided within the current Village to be known as the Hamlet of New Paltz. These services include, but are not limited to, operation and maintenance of the current Village drinking water system, sanitary and storm sewer systems, parking meter maintenance, streets and streetscape summer and winter maintenance, organics collection, and Hamlet beautification.
5. As authorized by Town Law Article 11 §184.1, the Town anticipates contracting with the New Paltz Fire Department, Inc., a not-for-profit fire corporation organized under section 1402 of the Not-For-Profit Corporation Law, to provide fire protection services to the current New Paltz Fire Protection District serving the area outside the Village of New Paltz and to the area currently known as the Village of New Paltz through a new Hamlet Fire Protection District to be created by the Town of New Paltz.

b. Creation of Special Districts

- i. **Creation of Hamlet Water District and Hamlet Sewer District.** The Municipalities have agreed that:
 1. Upon consolidation, the Town will continue to provide water and sewer services through its existing Water and Sewer Districts in the area currently outside the Village.
 2. Upon consolidation the water and sewer services provided by the Village will be provided by the newly created Hamlet Water District and Hamlet Sewer District upon the terms, conditions, and rates established specifically for those Districts.

3. During the Interim Period, the Town shall take the necessary legal and programmatic steps to create the Hamlet Water District and the Hamlet Sewer District in a timeframe necessary for the districts to be operational by the date of consolidation. This shall include causing Map, Plan and Report documents to be prepared as required by New York State Town Law.
4. It is in the best interests of the residents of the Village and Town that a process be initiated to evaluate the consolidation of its water and sewer districts over time. The Municipalities further agree to seek such grant and other funding as may be available to accomplish this objective.

ii. **Creation of Hamlet Fire Protection District.** The municipalities agree that:

1. The Town will continue to provide fire protection services to the area outside the current Village through the New Paltz Fire Protection District.
2. Towns in New York State are not authorized to operate fire departments. Upon consolidation, to ensure continuity of fire protection services in the area currently known as the Village, the Town will provide services through a newly created Hamlet Fire Protection District which would be an administrative unit of Town government. The Town intends to contract with the New Paltz Fire Department, Inc., a not-for-profit fire corporation organized under section 1402 of the Not-For-Profit Corporation Law, for the provision of services as are currently provided to the area currently known as the Village and to the area of the Town outside the Village through the new Hamlet Fire Protection District and the existing New Paltz Fire Protection District..
3. The agreement provides for the creation of the Hamlet Fire Protection District as it is the most straight forward option at this time with the potential for additional efficiencies in the future. Should the community consider a policy decision to create a Fire District to serve the New Paltz community rather than the Fire Protection District governance model, this policy decision remains an option; however, it should be decided separately post consolidation. A fire district is an independent local jurisdiction with its own elected board and authority to raise taxes and issue debt as an alternative to the creation of a fire protection district.
4. During the Interim Period, the Town shall take the legal and programmatic steps necessary to create the Hamlet Fire Protection District in a timeframe necessary for the Fire Protection District to be operational by the date of consolidation. This includes but is not limited to causing the Map, Plan and Report document to be prepared.

iii. **Creation of Hamlet Refuse District**

1. Given the higher percentage of rental properties and the rental turnover associated with college students, the Village provides a spring clean-up program for residential bulk refuse once per year. The Village and Town agree that it is critical to the health and safety of the residents of the consolidated Town that a Hamlet Refuse District be established to provide and charge the properties in the area of the former Village for this service.
2. During the Interim Period, the Town shall take the legal and programmatic steps necessary to create the Hamlet Refuse District in a timeframe necessary for the district

to be operational by the date of consolidation. This includes causing the Map, Plan and Report document to be prepared.

- c. **Interim Planning Process.** In the event of approval at referendum, it is incumbent upon the Town and Village to begin the process of planning for the consolidation and the transfer of rights, duties, and obligations as early as possible in order to facilitate a smooth transition of government. The Municipalities agree to establish an Interim Joint Governance Committee to guide the transition, meeting no less than monthly during calendar year 2027. This committee shall include representatives of both the Town and Village and include at a minimum the Town Supervisor, the Village Mayor, one member of the Town Board, one member of the Village Board of Trustees, the Town Comptroller and the Village Clerk/Treasurer. The Interim Joint Governance Committee's role will be to coordinate and guide the planning, prioritization, implementation and timing of the integration steps and actions outlined in this Agreement as authorized by the Village Board of Trustees and the Town Board. The Interim Joint Governance Committee will establish subject matter workgroups consisting of elected officials, representatives of Village and Town departments, boards and commissions and other subject matter experts to accomplish this goal. Workgroups will include, but not be limited to, a facilities integration workgroup and others as identified by the Interim Joint Governance Committee. Should the Town determine the need for any of these workgroups post consolidation, the Town Board will extend them as temporary advisory workgroups through the Transition Period comprised of Town elected officials, representatives of Town departments, members of boards and commissions and subject matter experts.
 - d. The Town agrees to address Interim Period resource needs in the 2027 Town budget necessary to carry out the Interim Period actions detailed in this Joint Consolidation Agreement. One-time resources needed to carry out Transition Period actions detailed in the Joint Consolidation Agreement will be provided for in the 2028 and 2029 Town Budgets. The Interim and Transition Period one-time costs are presented together in Exhibit C.1.1.
5. **Territorial boundaries of the proposed consolidated government** (GML Article 17-A § 752 2(d)). The boundaries of the proposed consolidated Town of New Paltz shall be the same boundaries as the current Town of New Paltz boundaries and the territorial boundaries of the Village of New Paltz will no longer exist. See **Exhibit A: Town of New Paltz Territorial Boundaries Map**.
6. **Type/Class of the proposed consolidated local government** (GML Article 17-A § 752 2(e)). The consolidated Town of New Paltz shall be a town of the first class as defined in New York Town Law § 10.
7. **Proposed Consolidated Governmental Organization** (GML Article 17-A § 752 2(f)).
- a. **Consolidated Town Governmental Structure.** The Municipalities have included a proposed departmental organization structure for the consolidated Town in **Exhibit B: Proposed Consolidated Town of New Paltz Organizational Structure** which is incorporated as part of this Consolidation Agreement.

b. **Elected Officials**

- i. **Officials.** The existing elected positions will be continued post-consolidation, with any consideration of reorganizing to occur at a later date. The terms of the Village Trustees shall end upon the effective date of consolidation.
- ii. **Transition Plan and schedule of elections.** The Town elected officials in office at the time of the consolidation will fulfil the entirety of their respective terms. Successor elected officials for such elected positions shall thereafter be elected at the time, in the manner and for the terms provided by the general law affecting towns of the first class, subject to the provisions of Chapter 741 of the Laws of 2023 as outlined below. Such schedule shall be changed subject to changes in New York State Election Law or other legal scheduling requirements.
 1. The next election of Town Clerk shall occur on the date of general election in 2027, followed by an election occurring on the date of general election in 2030, and every four years thereafter.
 2. The next election of two (2) Town Board Members shall occur on the date of general election in 2027, followed by an election occurring on the date of general election in 2030, and every four years thereafter.
 3. The next election of one (1) Town Justice shall occur on the date of general election in 2027, and every four years thereafter.
 4. The next election of Town Supervisor shall occur on the date of general election in 2028, and every four years thereafter.
 5. The next election of Town Highway Superintendent shall occur on the date of general election in 2028, and every four years thereafter.
 6. The next election of two (2) Town Board Members shall occur on the date of general election in 2028, and every four years thereafter.
 7. The next election of one (1) Town Justice shall occur on the date of general election in 2028, and every four years thereafter.

c. **Employees of the Village and Town.** The Municipalities agree that the consolidation does not create a “new” Town but is a consolidated Town in which the Town of New Paltz absorbs the Village of New Paltz. The Municipalities agree that it is in the best interests of the consolidated Town of New Paltz that all Town employees employed by the Town immediately preceding consolidation remain as Town employees and that all Village employees employed by the Village immediately preceding consolidation shall be transferred to the consolidated Town government and become Town employees. It will be critical for continuity of government that the knowledge, experience and historical service of the Village and Town employees be incorporated into the consolidated Town.

- i. **Civil Service and Transfer of Function.** The Municipalities agree that New York State Civil Service Law §70 (2), commonly referred to as “Transfer of Function”, provides that upon the transfer of functions from one civil division of the state to another civil division of the state, provisions shall be made for the transfer of all Village appointed employees, to the consolidated Town government. The Municipalities agree to abide by the provisions of Civil Service Law §70 (2) including but not limited to:

1. The Village of New Paltz, upon an affirmative vote to consolidate, will adopt a law, rule, order or other action directing such a transfer of function along with a copy of the executed Joint Consolidation Agreement within thirty days of the affirmative vote to the Town of New Paltz and the Ulster County Civil Service Office; and not less than twenty days prior to the effective date of such transfer, the Village Mayor shall certify to the Town Supervisor and Town Board a list of the names and titles of all Village employees and shall cause copies of such certified list to be publicly and conspicuously posted in the offices of Village government along with copies of New York State Civil Service Law §70 (2); and undertake any and all related actions necessary to effectuate the transition of all Village employees of the Village to the Town pursuant to New York State Civil Service Law §70 (2).
 2. Village employees so transferred shall be transferred without further examination or qualification and shall retain their respective civil service classifications and status.
 3. For the purpose of determining the employees holding permanent appointments in competitive class positions to be transferred, such employees shall be selected within each grade of each class of positions in the order of their original appointment, with due regard to the right of preference in retention of disabled and non-disabled veterans.
 4. All Village employees so transferred shall be subject to the rules of the Ulster County Civil Service and New York State Civil Service Commissions.
 5. All Village employees transferred shall be entitled to full seniority credit for all purposes for service rendered prior to such transfer from the Village of New Paltz.
 6. Except where such transferred employees are entitled as referenced above, pursuant to a special law or a rule adopted pursuant to law, to credit upon transfer for their unused vacation or annual leave and sick leave, the Town will adopt provisions governing vacation or annual leave and sick leave after giving due consideration to the similarities and differences between the provisions governing vacation or annual leave and sick leave in the respective jurisdictions from which and to which transfer is made, allow employees transferred hereunder credit for all or part of the unused vacation or annual leave and sick leave standing to their credit at the time of transfer, as may be determined equitable, but not in excess of the maximum accumulation permitted in the jurisdiction to which transfer is made. Unused vacation or annual leave not credited by the Town will be compensated for the balance accrued as a Village employee.
 7. The Town will work with Ulster County Civil Service during the interim period, to have the necessary titles established and the positions created for the re-organized Town government and onboard the Village employees effective January 1, 2028.
- ii. **No Adverse Impact on Employees and Harmonization of Compensation and Benefits**
1. The Municipalities agree that their best efforts should be made so that all Town employees and transitioned Village employees in impacted titles and/or departments and hired by the Town on or before January 1, 2028 experience no adverse impact on compensation, benefits and other terms of employment and that resulting wage scales and benefits are harmonized in fairness to both Town and transitioned Village employees in departments or titles impacted by consolidation.
 2. The Town agrees to make its best effort to ensure that all Town employees and transitioned Village employees in impacted titles and/or departments and hired by the

Town on or before January 1, 2028 experience no adverse impact on compensation, benefits, and other terms of employment. Furthermore, the Town agrees to make its best effort to harmonize Village and Town compensation levels and fringe benefit packages, addressing both the benefits and the eligibility criteria for the benefits for employees in impacted departments and/or titles hired by the Town on or before January 1, 2028, to the extent permitted by law.

- iii. **Collective Bargaining:** The Municipalities agree that it is the intent to collaborate and negotiate in good faith with impacted employees and their collective bargaining units.
 - 1. The Town agrees to work with the collective bargaining units representing covered employees to honor applicable collective bargaining obligations and to negotiate in good faith the collective bargaining agreement terms and amendments necessary to safeguard the employee compensation and benefits in a manner that harmonizes compensation scales and benefit terms for the Village and Town employees in impacted departments and/or titles that are employed by the Town on or before January 1, 2028.
 - 2. The Town agrees to initiate these discussions and negotiations in the Interim Period in order to engage with labor representatives early in the process to address employee concerns and potential conflicts in a proactive manner.
- iv. **Residency:** The Town agrees to waive the Town residency requirement for employees transferring from the Village as part of the consolidation.
- v. **Position Alignment:** The Municipalities agree that the consolidated Town needs all Town and Village employees and agree to work with Ulster County Civil Service and collective bargaining units to integrate the Village and Town staff and align such matters as titles, position classifications and job specifications during the Interim Period to assure for a smooth transfer of all Village employees and to ensure the continued delivery of quality services in a cost-effective manner.
- vi. **Communication:** The Municipalities agree that proactive communication is crucial to alleviate employee concerns and agree to make their best effort to communicate proactively with employees.
- vii. **Interim Period Cross Departmental Planning:** The Municipalities agree to establish cross departmental teams in the impacted departments to foster collaboration and facilitate ease of transition.
- viii. **Transfer of Village Employees.** The Town and Village agree to take the steps necessary to ensure a seamless transfer of the Village employees. This includes but is not limited to completion of all mandatory Federal and New York State employment and civil service documents and the completion of other procedures related to payroll, benefits, retirement and Town employment. Employees will be provided with an orientation, copies of relevant Town policies and procedures and trainings as necessary. The Town agrees to work with the collective bargaining units representing covered employees to honor applicable collective bargaining obligations and to negotiate in good faith the collective bargaining agreement terms and amendments necessary to safeguard the employee compensation and benefits in a manner that harmonizes compensation scales and benefit terms for the Village and Town employees in impacted departments and/or titles that are employed by the Town on or before January 1, 2028.

- d. **Appointed Officials to Boards and Commissions (Non-Employees).** Town Appointed Officials (non-employees) serve on Town Boards and Commissions. The Boards and Commissions of the consolidated Town shall initially include the following:
- i. **Existing Town boards and commissions established and included in the Town Code** under the authority of the Town in existence on or before the date of consolidation shall continue.
 - 1. The existing Town boards to continue include but are not limited to:
 - a. Ethics Board
 - b. Board of Assessment Review
 - c. Historic Preservation
 - d. Planning Board
 - e. Environmental Conservation Board
 - f. Zoning Board of Appeals
 - g. Board of Police Commissioners
 - h. Industrial and Commercial Incentive Board
 - i. Clear Water and Open Space Protection Commission
 - j. Community Preservation Fund Advisory Board
 - 2. Members of Existing Town Boards
 - a. Members of Town boards and commissions existing prior to the date of consolidation shall remain members of the board or commission for as long as their respective terms continue.
 - b. Vacancies in the membership of such boards and commissions shall be filled in accordance with the law governing such board or commission at the time of the vacancy. During the Interim Period, the Town agrees, at the time of a board vacancy, to evaluate the makeup of the board and consider seeking candidates from the Village so that the board makeup reflects a broad representation of the consolidated Town government.
 - c. Village and Town agree, as seats become available on the Planning and Zoning Board of Appeals, the Town Board will appoint persons familiar with the former Village land use codes.
 - ii. **Existing Village boards and council.** The Town agrees to create and operationalize the following existing Village boards and council:
 - a. Housing Board to carry out the responsibilities of the current Village Housing Board including the administration of the Affordable Housing Program and the housing units created under the program. The Board will be composed of five members and the members of the Village Housing Board at the time of consolidation will be appointed by the Town to carry out the terms of their Village appointments.
 - b. Landlord-Tenant Relations Council with the same purpose and council size as outlined in the Village Code. The composition of the Council will continue to have three members representing landlord interests, three representing tenant interests and one impartial appointee. The members of the Landlord-Tenant Relations Council at the time of consolidation will be appointed by the Town to carry out the terms of their Village appointments.

- c. The Town shall create and operationalize a Design Review Board. The Board will assume the responsibilities of the Village's Design Review Board and will perform town-wide design review functions as defined by future Town Boards.
- iii. **Temporary Land Use Advisory Board.** The Town agrees to establish a Temporary Land Use Advisory Board whose members would be knowledgeable of Village land use codes, development frameworks, physical characteristics and pending applications in front of the Village Planning Board at the time of consolidation. The Advisory Board would offer non-binding recommendations to the Town Planning Board and Zoning Board of Appeals for their consideration during project reviews within the former Village.
- iv. **Additional Village, Town or Joint Village-Town advisory committees, workgroups and task forces** It is the intent of the Town to continue the advisory groups in existence on or before the date of consolidation including but not limited to: the Bicycle/Pedestrian Committee, the Climate Smart Task Force, the Public Access Television Committee, the Recreation Committee, and the Local Emergency Management Committee. Existing members will be appointed to carry out their terms. In addition, the Town will work with community and regional organizations to continue to have New Paltz representation on such boards as the Ulster County Housing Smart Community Initiative Workgroup through appointments to such boards.
- v. **Interim Period Plan**
 - 1. As soon as practical after an affirmative vote to consolidate, the Interim Joint Governance Committee will establish a workgroup and process to review and develop modifications to the codes necessary to integrate the purpose and processes of the boards and commissions, where necessary. This would include but not be limited to the Planning Board, the Zoning Board of Appeal, the Environmental Conservation Board and the Housing Board. Examples of proposed modifications include integration of the responsibilities of the current Village Shade Tree Commission and Environmental Policy Board into the Town Environmental Conservation Board and the integration of the Village Historic Preservation Board and Town Historic Preservation Boards purposes and process.
 - 2. During the Interim Period the Village and Town Planning staff and boards agree to establish processes by which the Town Planning Board shall be kept apprised of large projects before the Village Planning Board that will likely not be approved prior to consolidation.

8. **Fiscal Estimate of the Cost and Savings to be Realized from Consolidation** (GML Article 17-A § 752 2(g))

- a. **One-Time Transitional Costs.** The one-time transitional costs have a potential to be in the range of \$375,000 to \$400,000 which can be offset in part by the \$50,000 Local Government Citizens Re-Organization Empowerment Grant (CREG). Such costs include but are not limited to consultant/attorney costs to integrate Town and Village local laws, codes, ordinances, rules and regulations for the common administration and unified enforcements of such laws, costs associated with the creation of the four special districts including preparation of the Map, Plan and Report documents, preparation of sub-town level income surveys necessary for grant applications, interim

and transition period facilitation services and operational costs associated with the implementation of a consolidated Town. The Village and Town agree to work diligently to identify areas that can be performed in house in order to reduce external service costs. **Exhibit C.1: Transition Costs** annexed hereto provides a listing of the potential cost areas.

b. Impact of Consolidation on the Consolidated Town Levies and Tax Rates to Town Property Owners

Re-organization of local governments is a major undertaking. This Joint Consolidation Agreement does not contemplate dramatic change Day 1, but rather recommends a steady and seamless transition. Although there are many potential avenues for efficiency over time, only tangible cost savings were applied to the fiscal model.

The fiscal impact analysis of consolidation is a point-in-time-model. The analysis cannot contemplate future pressures or changes in policy direction. Actual decisions on spending and tax rates will be determined by future elected Town Boards. The fiscal model is based on historical spending of the Village and Town, the 2024/2025 Village Budget and the 2025 Town Budget along with the conditions outlined in this agreement and the fiscal assumptions outlined in **Exhibit C.2: Fiscal Analysis Assumptions**.

The fiscal model considered a number of factors including 1) the impact of the Citizens Empowerment Tax Credit; 2) the shift in Village costs from the smaller Village property tax base to the larger Town-wide property tax base; 3) the shift of the Town outside Village Highway Fund levy to the Town-wide tax base; 4) Village costs associated with the post consolidation special districts that will remain on Hamlet tax base; 5) the net cost savings resulting from streamlining central administrative services; and 6) revenue changes.

The fiscal model assumes the continuation of all Village and Town services at the same or similar costs. The model identified opportunities to streamline central administrative services that result in cost savings after netting out estimated revenue losses. The fiscal model assumed the elimination of the costs associated with the Village Board of Trustees and the Mayor's position, the reduction of one position through a planned retirement and other administrative and operational costs savings.

The CETC is a New York State annual payment to local governments that successfully re-organize. If the consolidation of the Village and Town occurs, the credit is expected to result in an additional \$1,000,000 in annual revenue for the consolidated Town of New Paltz. New York State requires that at least 70 percent of these funds be allocated toward tax reduction. Though the CETC is contingent on annual state funding, the state has consistently funded the credit and has reliably funded more than 20 municipalities since 2011.

It is recommended that the initial impact modeling calculation apply 70% of the CETC to tax reduction. Village and Town stakeholders recommend that part of the 30% CETC presents an opportunity to address initial workforce harmonization, possible infrastructure needs.

Tax Impact Analysis for Village Taxpayers

Village taxpayers currently pay both Village and Town taxes. Consolidation would mean the end of Village taxes and a shift of Village net costs for general services from a smaller Village tax base to the town-wide tax base that is more than three times the size. At the same time, there are costs for the area outside the Village that will also shift to the town-wide basis. The net impact results in a net savings to the Village property taxpayer. Water and sewer services in the area currently known as the Village will continue to be paid by user fees as is currently done through the Hamlet Water and Sewer Districts. Fire protection services in the Hamlet Fire Protection District will be paid by Hamlet property taxpayers based on the current cost distribution formula used to prorate costs between the Village and the Town-outside-Village taxpayers. This agreement also provides for the continuation of the unique refuse pick-up services provided to Village residents. These services will be paid for taxpayers of the Hamlet Refuse District that has boundaries the same as the area currently known as the Village.

If there were no CETC funds, the baseline tax impact for Village taxpayers is estimated to be a 7% to 9% *decrease* in the combined Village and Town tax rates. The CETC was created to incentivize re-organization. The figures below compare current combined Town-Village taxes to projected post-consolidation Town taxes, factoring in the CETC:

- If 70% of CETC is applied to offset taxes: an approximate 12% to 14% *decrease*
- If 100% of CETC is applied to offset taxes: an approximate 13% to 15% *decrease*

As stated above, it is recommended that the fiscal model assume that *70% of the CETC* is applied to offset property taxes with the balance available to meet other needs. Over time, it is anticipated that additional efficiencies and savings can be achieved to further offset property taxes.

Tax Impact Analysis for the Town-Outside-Village Taxpayers

For Town-outside-Village taxpayers, consolidation will mean taking on and paying for a share of the service responsibilities currently paid only by Village taxpayers and sharing Town-outside-Village costs such as highway services with Village taxpayers. The net impact is a greater shift of Village costs to the Town-outside-Village taxpayer than the shift of Town-outside-Village costs to the Village taxpayer.

If there were no CETC funds, the baseline tax impact for the Town outside Village taxpayer would be an estimated 1% to 3% *increase*. However, the CETC was specifically created in recognition that consolidation would likely result in a shift of Village costs to Town-outside- Village taxpayers, and in New Paltz the CETC revenue would more than offset this increase. Projected percentage decreases in Town taxes factoring in the CETC are:

- If 70% of CETC is applied to offset taxes: an approximate 2% to 4% *decrease*
- If 100% of CETC is applied to offset taxes: an approximate 4% to 6% *decrease*

As stated above, the model recommends using the estimated impact from the scenario using 70% of the application of CETC to offset property taxes. Over time, it is anticipated that additional efficiencies and savings can be achieved to further offset property taxes.

- c. **Interim Period Plan.** Implementation of the consolidation will require numerous action steps to realize the integration and associated efficiencies included in this Agreement as well as address matters not identified here in the same spirit set forth. The Municipalities agree to take the one-time administrative and financial actions necessary to ensure continuity of government operations, including but not limited to:
- i. Develop, authorize and execute Inter-municipal Agreements between the Town and the Village, as necessary, to facilitate the transition during the Interim Period.
 - ii. Submit the applications for the New York State Citizen Empowerment Tax Credit and Re-organization Grants.
 - iii. Identify and establish a phased approach to information and connectivity services changes necessary to accommodate the larger, re-organized Town government including e-mail system reconfiguration and roll out, system networking, phones, security, Town website and software.
 - iv. Streamline and organize Village records in accordance with the NYS Records Retention schedule in order to integrate these records into the Town records management program.
 - v. Make Village records available to Town officials as necessary to carry out business of the consolidated Town such as current contracts, purchase orders, employee records, financial, etc.
 - vi. Organize and provide copies of all Village agreements and contracts to the Town and identify those that may continue, need actions, or will be relevant post consolidation.
 - vii. Coordinate the designation of Town officials as signatory on Village bank accounts and other documents upon consolidation.
 - viii. Issue notifications and disclosures as required to Village debtholders, escrow agents, and regulatory agencies and boards.
 - ix. Establish a new Town chart of accounts necessary to accommodate the additional financial structures and functions being assumed by the Town.
 - x. Coordinate with the New York State Comptroller's Office on the recalibration of the Town's Property Tax Cap.
 - xi. Work cooperatively to prepare a proposed 2028 Town Budget that provides for the expanded services and staffing costs, the new special districts, and other elements as provided for in this agreement.
 - xii. Make necessary changes to Town property tax bills including the NYS requirement that the CETC be detailed on the tax bill. For each fiscal year following the effective date of the consolidation, a statement shall be placed on each property tax bill in substantially the following form: "Your property tax savings this year resulting from the State Citizen Empowerment Tax Credit received as the result of local government re-organization is \$_____."
 - xiii. Collect and review all current and historical Village and Town policies including workers' compensation for prior claims and the need for ongoing coverage for future losses. Insurers of both the Village and the Town will be promptly notified and coordination of coverage will

- be put in place to avoid reduced or voided coverage and to prevent coverage gaps by arranging tail or nose coverage where needed to cover all applicable statute of limitations periods.
- xiv. Coordinate transition of all grant and/or loan agreements, portal access, and other pertinent information to ensure timely claiming, reimbursement, and compliance with Federal and State agencies.
- xv. It is the intent of the Town and Village to resolve other matters not identified here in the same spirit set forth.
- d. **Transition Period:** The Town agrees to close out the Village financial operations, honor Village contracts, address accounts payable and receivable, and prepare and file all outstanding Village Federal and New York State financial and employer reports.

9. Specification of Town and Village Assets, Liabilities and Indebtedness (GML Article 17-A § 752 2(h) & (i)).

- a. The specification of assets, liabilities, and indebtedness included as required by section 752 of General Municipal Law was substantially undertaken on the basis of the most recently available Annual Comprehensive Financial Reports (ACFRs) of the Town dated December 31, 2024 and the Village dated May 31, 2025. It is understood by both parties that this specification of assets, liabilities, and indebtedness was evaluated at a given point in time and may change, in some cases materially, between the date(s) at which the assets and liabilities were evaluated and January 1, 2028, the proposed date of consolidation.
- b. Town assets, liabilities, and indebtedness consisting of cash and equivalents, receivables, and other current assets; real property, personal property, and other non-current assets; payables and other current liabilities; indebtedness, compensated absences, retiree health benefits, pension liabilities, existing settlements and claims, and other non-current liabilities are specified, valued in current money of the United States, and attached hereto as **Exhibit D.1: 2024 Town Balance Sheet**.
- c. Further details on Town assets, liabilities, and indebtedness are attached hereto as **Exhibits D.2 through D.6** as follows:
 - i. D.2 - Town Fund Balance Detail as of Fiscal Year End December 31, 2024
 - ii. D.3 - Town Capital Asset Detail as of Fiscal Year End December 31, 2024 with updated land values
 - iii. D.4 - Town Non-Current Liability Summary as of Fiscal Year End December 31, 2024
 - iv. D.5 - Town Debt Detail as of Fiscal Year End December 31, 2024
 - v. D.6 - Town Compensated Absence Liability Detail as of December 31, 2025
- d. Village assets, liabilities, and indebtedness consisting of cash and equivalents, receivables, and other current assets; real property, personal property, and other non-current assets; payables and other current liabilities; indebtedness, compensated absences, retiree health benefits, pension liabilities, existing settlements and claims, and other non-current liabilities are specified, valued in current money of the United States, and attached hereto as **Exhibit D.7: 2025 Village Balance Sheet**.
- e. Further details on Village assets, liabilities, and indebtedness are attached hereto as **Exhibits D.8 through D.12** as follows:
 - i. D.8 - Village Fund Balance Detail as of Fiscal Year End May 31, 2025

- ii. D.9- Village Capital Asset Detail as of Fiscal Year End May 31, 2025 with updated land values
- iii. D.10 - Village Non-Current Liability Summary as of Fiscal Year End May 31, 2025
- iv. D.11 - Village Debt Detail as of Fiscal Year End May 31, 2025
- v. D.12 - Village Compensated Absence Liability Detail as of May 31, 2025

10. Disposition of Assets, Liabilities and Indebtedness (GML Article 17-A § 752 2(j))

- a. **Approach to Disposition of Assets, Liabilities and Indebtedness.** The Municipalities agree that, given the strong financial position of both entities and cooperative manner in which the Town and Village currently operate, a streamlined approach toward financial consolidation is in the best interests of the residents.
 - i. A major component of the Town's assets and liabilities are held in the town-wide funds for town-wide purposes, in which case all Town taxpayers have already contributed to or are responsible for the assets and liabilities.
 - ii. The approach taken by this Agreement is to maintain the financial independence of the existing Town Special Districts with all assets and liabilities remaining with the special districts.
 - iii. The Village assets and liabilities associated with water and sewer will also maintain their independence by shifting the assets and liabilities to the Hamlet Special Water and Sewer Districts with boundaries the same as the current Village in which case individual district taxpayers are seeing no shift of their assets or liabilities.
 - iv. The Village's assets and liabilities held for fire protection will transfer to the Town as dedicated assets and liabilities held specific for fire services for purposes of the existing New Paltz Fire Protection District and the new Hamlet Fire Protection District.
 - v. The Town shall continue to operate all existing and future special districts in accordance with Article 12 of Town Law requiring that expenses of special districts shall be borne exclusively by those respective districts and the parcels therein.
 - vi. The Village general fund assets and liabilities will shift to the respective Town-wide General Fund or Town-wide Highway Fund.
 - vii. The Town-outside-Village General Fund (B) and Town-outside-Village Highway Fund (DB) will be transferred to the respective town-wide General Fund (A) and Highway Fund (D).
 - viii. The Municipalities agree that the net difference between the shift of net Village General Fund assets and liabilities to the respective town-wide funds as compared to the shift of the Town-Outside-Village net assets and liabilities to the town-wide funds would not be material on a combined tax levy approximating \$13 million.
- b. **Disposition of Town Current Net Assets (Fund Balances).** Town current assets after satisfaction of all current liabilities incurred and accrued through December 31, 2027 held as fund balance in each of the Town's several funds shall be disposed of as follows:
 - i. **Town-wide General (A) Fund.** All fund balances shall remain within the fund with their classification and for their purposes as of December 31, 2027 for the continued support of general government of the consolidated Town.

- ii. **Town-outside-Village General (B) Fund.** All fund balances shall be transferred to the Town-wide General (A) Fund with their classification and for their purposes as of December 31, 2027 for the continued support of general government of the consolidated Town.
 - iii. **Town Community Development (CD) Fund.** All fund balances shall remain segregated within the fund with their classification and for their purposes as of December 31, 2027 for the continued support of its designated purposes in the area outside the current Village boundaries.
 - iv. **Town Miscellaneous Special Revenue (CM) Fund.** All fund balances shall remain segregated within the fund with their classification and for their purposes as of December 31, 2027 for the continued support of its designated purposes in the area outside the current Village boundaries. The parties may create a new fund to segregate and account for the operations of the consolidated Town in the future.
 - v. **Town-wide Highway (DA) Fund.** All fund balances shall remain within the fund with their classification and for their purposes as of December 31, 2027 for the continued support of its designated purposes for the consolidated Town.
 - vi. **Town-outside-Village Highway (DB) Fund.** All fund balances shall be transferred to the Town-wide Highway (DA) Fund with their classification and for their purposes as of December 31, 2027 for the continued support of its designated purposes for the consolidated Town.
 - vii. **Town Capital (H) Fund.** All fund balances shall remain within the fund with their classification and for their purposes as of December 31, 2027 for the continued support of the capital program of the consolidated Town. Debt proceeds held by the Town shall continue to be restricted for the projects and purposes for which they were issued. The obligations of other Town Funds to service short-term indebtedness held by the Capital Fund shall be retained by those Funds with the following exception:
 - 1. The current obligation of the Town-outside-Village Highway (DB) Fund to service short-term indebtedness issued for its benefit outstanding as of December 31, 2027 shall transfer to the Town-wide Highway (DA) Fund.
 - viii. **Town Drainage Special District (SD) Funds.** All fund balances shall remain within the funds with their classification and for their purposes as of December 31, 2027 for the continued support of the operations of the respective special districts.
 - ix. **Town Fire Protection District (SF) Fund.** All fund balances shall remain within the fund with their classification and for their purposes as of December 31, 2027 for the continued support of the operations of the special district.
 - x. **Town Sewer Special District (SS) Funds.** All fund balances shall remain within the funds with their classification and for their purposes as of December 31, 2027 for the continued support of the operations of the respective special districts.
 - xi. **Town Water Special District (SW) Funds.** All fund balances shall remain within the funds with their classification and for their purposes as of December 31, 2027 for the continued support of the operations of the respective special districts.
- c. **Disposition of Town Non-Current Assets.** All non-current assets of the Town as of December 31, 2027, including but not limited to real and personal property, shall remain assets of the consolidated Town.

- d. **Disposition of Town Non-Current Liabilities.** All non-current liabilities of the Town, and associated fund allocation thereof, as of December 31, 2027, including but not limited to indebtedness, compensated absences, retiree health benefits, pension liabilities, and existing settlements and claims, shall remain liabilities of the consolidated Town and associated funds, with the following exceptions:
- i. Long-term indebtedness held by the Town Capital (H) Fund associated and the obligation to service rests with the Town-outside-Village Highway (DB) Fund outstanding as of December 31, 2027, shall become associated with and the obligation to service shall transfer to the Town-wide Highway (DA) Fund.
 - ii. Compensated absence liability associated with and allocated to the Town-outside-Village General (B) Fund outstanding as of December 31, 2027 shall become associated with and allocated to the Town-wide General (A) Fund.
 - iii. Compensated absence liability associated with and allocated to the Town-outside-Village Highway (DB) Fund outstanding as of December 31, 2027 shall become associated with and allocated to the Town-wide Highway (DA) Fund.
 - iv. In the event there are non-current liabilities of the Town as of December 31, 2027 not enumerated in this section above, the parties agree to negotiate the disposition thereof utilizing the general framework and spirit of the disposition of other non-current liabilities included herein.
- e. **Disposition of Village Current Net Assets (Fund Balances).** Village current assets after satisfaction of all current liabilities incurred and accrued through December 31, 2027 held as fund balance in each of the Village's several funds shall be disposed of as follows:
- i. **Village General (A) Fund.** All balances shall be transferred to the Town with their classification and for their purposes as of December 31, 2027 to be accounted for within the Town-wide General (A) and Town-wide Highway (DA) Funds as appropriate for the continued support of government of the consolidated Town, with the following exceptions
 1. Fund balances restricted for the purposes of acquisition of fire apparatus and other fire equipment shall be transferred to the Town with their classification and for their purposes as of December 31, 2027, to be accounted for separately within funds for support of the existing New Paltz Fire Protection District and the newly created Hamlet Fire Protection District.
 2. Fund balances restricted for the purposes of satisfying the length of service award program ("LOSAP") liability associated with the current Village volunteer firefighters shall be transferred to the Town with their classification and for their purposes as of December 31, 2027, to be accounted for separately within funds for support of the existing New Paltz Fire Protection District and the newly created Hamlet Fire Protection District.
 - ii. **Village Community Development (CD) Fund.** All fund balances shall be transferred to the Town with their classification and for their purposes as of December 31, 2027 to be segregated and accounted for separately within the Town Community Development (CD) Fund for the continued support of its designated purposes in the area within the current Village boundaries to be known as the Hamlet of New Paltz.

- iii. **Village Miscellaneous Special Revenue (CM) Fund.** All fund balances shall be transferred to the Town with their classification and for their purposes as of December 31, 2027 to be segregated and accounted for separately within the Town Miscellaneous Special Revenue (CM) Fund for the continued support of its designated purposes in the area within the current Village boundaries to be known as the Hamlet of New Paltz.
 - iv. **Village Water (FX) Fund.** All fund balances shall be transferred to the Town with their classification and for their purposes as of December 31, 2027, to be accounted for separately within a new fund for support of the newly created Hamlet Water District.
 - v. **Village Sewer (G) Fund.** All fund balances shall be transferred to the Town with their classification and for their purposes as of December 31, 2027, to be accounted for separately within a new fund for support of the newly created Hamlet Sewer District.
 - vi. **Village Capital (H) Fund.** All fund balances shall be transferred to the Town with their classification and for their purposes as of December 31, 2027 to be accounted for within the Town-wide Capital (H) Fund for the continued support of the capital program of the consolidated Town. Debt proceeds held by the current Village will continue to be restricted for the projects and purposes for which they were issued. The obligations of other Village Funds to service short-term indebtedness held by the Capital Fund shall be disposed as follows:
 - 1. The current obligation of the Village General (A) Fund to service short-term indebtedness issued for its benefit for the reconstruction of the Village Hall roof outstanding as of December 31, 2027 shall transfer to the Town-wide General (A) Fund.
 - 2. The current obligation of the Village General (A) Fund to service short-term indebtedness issued for its benefit for fire house construction outstanding as of December 31, 2027 shall transfer to funds associated with the existing New Paltz Fire Protection District and the newly created Hamlet Fire Protection District. This obligation has been retired in the intervening period since the issuance of the Village ACFR dated May 31, 2025.
 - 3. The current obligation of the Village Water (FX) Fund to service short-term indebtedness issued for its benefit outstanding as of December 31, 2027 shall transfer to the newly created Hamlet Water District Fund.
- f. **Disposition of Village Non-Current Assets.** All non-current assets of the Village as of December 31, 2027, including but not limited to real and personal property, shall become assets of the consolidated Town.
- g. **Disposition of Village Non-Current Liabilities.** All non-current liabilities of the Village, and associated fund allocation thereof, as of December 31, 2027, including but not limited to indebtedness, compensated absences, retiree health benefits, pension liabilities, and existing settlements and claims, shall be disposed as follows:
- i. Long-term indebtedness associated with and the obligation to currently service by the Village Water (FX) Fund outstanding as of December 31, 2027 shall be transferred to the consolidated Town to become associated with and the obligation to service shall rest with the newly created Hamlet Water District Fund.

- ii. Liabilities arising from legal judgements and claims outstanding as of December 31, 2027 shall be transferred to and become liabilities of the consolidated Town.
- iii. Compensated absence liability associated with and allocated to the Village General (A) Fund outstanding as of December 31, 2027 shall be transferred to the consolidated Town to become associated with and allocated to the Town-wide General (A) Fund.
- iv. Compensated absence liability associated with and allocated to the Village Water (FX) Fund outstanding as of December 31, 2027 shall be transferred to the consolidated Town to become associated with and allocated to the newly created Hamlet Water District Fund.
- v. Compensated absence liability associated with and allocated to the Village Sewer (G) Fund outstanding as of December 31, 2027 shall be transferred to the consolidated Town to become associated with and allocated to the newly created Hamlet Sewer District Fund.
- vi. Other Post Employment Benefit (OPEB) liabilities outstanding as of December 31, 2027 shall be transferred to and become liabilities of the consolidated Town.
- vii. Length of service award program (LOSAP) liabilities associated with the current Village volunteer firefighters outstanding as of December 31, 2027 shall be transferred to the consolidated Town to become allocated to funds associated with the existing New Paltz Fire Protection District and the newly created Hamlet Fire Protection District.
- viii. Net pension liabilities outstanding as of December 31, 2027 shall be transferred to and become liabilities of the consolidated Town.
- ix. In the event there are non-current liabilities of the Village as of December 31, 2027 not enumerated in this section above, the parties agree to negotiate the disposition thereof utilizing the general framework and spirit of the disposition of other non-current liabilities included herein.

h. Disposition Interim Plan. The Municipalities agree that the following actions will occur during the Interim Period:

- i. The Municipalities agree that during the Interim Period, each municipality must govern and make decisions, including decisions on the utilization of assets and possible need to incur debt. During the Interim Period, the Municipalities agree to keep each other informed of such decisions through the Joint Village Board of Trustees and Town Board meetings.
- ii. The Town Comptroller and Village Clerk/Treasurer will meet regularly to plan for and account for disposition of assets and liabilities as outlined above. These meetings are anticipated to prioritize many of the tasks enumerated in section 8.c of this Agreement.
- iii. The Town Comptroller will take actions necessary to effectuate the accounting of the assets and liabilities as agreed.

11. Common Administration and Uniform Enforcement of codes, local laws, ordinances, etc. (GML Article 17-A § 752 2(k)).

- a. The Municipalities recognize that **GML Article 17-A § 769. Effect on existing laws; transition period**, pertaining to the common administration and uniform enforcement of laws in the consolidated Town, provides that all local laws, ordinances, rules or regulations of the Village and of the Town governments, such as the Village Good Cause Eviction Law, in effect on the date of consolidation shall remain in full force and effect within the respective areas of Village, Town-

outside-the Village and Town-wide that existed prior to consolidation, insofar as the local laws, ordinances, rules or regulations are not repugnant to law, until repealed or amended.

- b. Interim Period:** The Municipalities agree to engage in a joint review process, under the guidance of the Interim Joint Governance Committee, of the Municipalities' codes, local laws, ordinances, rules and regulations. The purpose of the joint process is to identify and develop recommendations to resolve conflicts between the respective laws, ordinances, rules and regulations with respect to the common administration and unified enforcement and to make recommendations for necessary repeal of, amendment to or adoption of local laws, codes, ordinances, rules or regulations in order to accomplish a harmonization of Village and Town Codes.
- i. During the Interim Period, the Town and Village agree to identify the appropriate professionals, staff and other subject matter experts within their respective governments to jointly meet starting in January of 2027 to identify conflicting, duplicative, and obsolete local laws, codes, rules, and regulations and recommend a resolution to the issues found with the intent that, as soon as practical after the date of consolidation but not later than two years after the date of consolidation, all such issues are legislatively resolved.
 - ii. To facilitate this process during the Interim Period, the Town agrees to engage, as necessary, professional consultants or firms to facilitate and undertake this process.
 - iii. Actions requiring New York State approval, prior to amendment of Town local laws, code, ordinances, rules and regulations such as setting special speed limits within the former area of the Village, will be initiated during the Interim Period to ensure timely integration within the Transition Period.
 - iv. The Municipalities agree that it is the intent of the Town to:
 1. Work with the Village during the Interim Period, to develop a **hybrid Town Zoning Code** that integrates the critical aspects of Village zoning unique to the Village such as the Zoning Districts and bulk schedules into the Town Zoning Code while streamlining generalized sections to eliminate redundancy and inconsistencies including those related to administration and enforcement. The goal of the hybrid Town Zoning Law is to preserve continuity and predictability of zoning regulation within the area of the former Village and the area of Town outside the former Village. The Hybrid Town Zoning Law is an interim measure pending the development of a Town-wide Comprehensive Plan and a unified Zoning Code applicable throughout the consolidated Town.
 2. Amend the Town zoning code as necessary to result in a hybrid consolidated Town Zoning Code during the Interim Period with an effective date of January 1, 2028, or as soon as practical thereafter by adopting the Village Zoning Districts and Use Regulations as they exist in Chapter 212 of Village Code for regulation of the area to be known as the Hamlet of New Paltz and repealing the Village Zoning Code as soon as practical after the effective date of the hybrid Zoning Code.
 3. Amend the Town Subdivision Code as necessary to incorporate the unique features of the Village's Subdivision Code into a new town-wide subdivision review process and to address any additional inconsistencies in the administration and enforcement of the codes. The Town agrees to amend its Subdivision Code during the Interim Period, with an effective date of the later of January 1, 2028 or as soon as all subdivision requests with accepted applications by the Village are complete. When all Village subdivision

applications are through the administrative and enforcement review processes, the Village Subdivision Law shall be repealed by the consolidated Town.

- c. Transition Period:** To facilitate the process to develop unified codes, during the Transition period, the Town agrees to:
- i. Continue to ensure Town Board members, appropriate professionals, staff, other individuals with subject matter expertise, and consultants (as necessary), develop, in a timely fashion, all the remaining recommendations for the repeal, amendment and and/or adoption of local laws necessary to redress conflicts and otherwise ambiguities arising among the existing laws, ordinances, rules or regulations for the common administration and uniform governance of the consolidated Town government.
 - ii. Repeal, amend and/or adopt all such new local laws, codes, ordinances, rules or regulations within the timeframe necessary for an effective date within the Transition Period.
 - iii. Repeal obsolete and redundant Village administrative conduct of business local laws, ordinances, codes, rules and regulations as close to the date of consolidation as is practical. Such laws include but are not limited to taxation, meetings, procurement, officers and employees, continuity of government, ethics and terms of office.
 - iv. Ensure that all existing permits, approvals, variances, special permits, site plan approvals, and similar authorizations made lawfully prior to consolidation shall remain valid.
 - v. Continue the common administration and unified enforcement of town-wide local laws, codes, ordinances, rules and regulations conducted by, but not limited to, the town-wide Police department, dog control officer, Assessor, Town Clerk, and Board of Assessment review.
 - vi. Ensure unified department officials, boards, commissions, and any other review authority when acting on applications, shall apply the appropriate law applicable to the property based on its location within the Town area outside the former Village or within the former Village and the timing of the actions. Upon the effective date of unified laws, codes, ordinances, rules, and regulations, the Village laws, codes, ordinances, rules, and regulations are superseded and are no longer effective. The unified code would control.
 - vii. The Town will take reasonable measures to inform the public of code updates post consolidation such as guidance materials and contact information and will develop consistent communication by administrative and professional staff.

12. Effective date of the proposed consolidation (GML Article 17-A § 752 2(l))

The effective date of the proposed consolidation is January 1, 2028.

13. Time and place or places for the public hearing or hearings on such proposed joint consolidation agreement pursuant to section seven hundred fifty-four of this title. (GML Article 17-A § 752 2(m))

The scheduled dates, times and locations of the Joint Village and Town public hearings on the proposed Joint Consolidation Agreement are as follows:

Date	Time	Location
July 7, 2026	6 pm	New Paltz Middle School, 96 Main Street, New Paltz, New York, 12561
July 15, 2026	7 pm	New Paltz Village Hall, 25 Plattekill Ave., New Paltz, New York, 12561
July 29, 2026	7 pm	New Paltz Village Hall, 25 Plattekill Ave., New Paltz, New York, 12561

IN WITNESS WHEREOF, the parties have duly executed this agreement on the day and year first written above.

ATTEST:

VILLAGE OF NEW PALTZ

Village Clerk

Mayor

Date _____

(VILLAGE SEAL)

ATTEST:

TOWN OF NEW PALTZ

Town Clerk

Town Supervisor

Date: _____

(TOWN SEAL)

STATE OF NEW YORK)

ss.

COUNTY OF ULSTER)

On the ____ day of ____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared ALEXANDRIA WOJCIK, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)

ss.

COUNTY OF ULSTER)

On the ____ day of ____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared TIMOTHY E. ROGERS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

Approved as to form and content

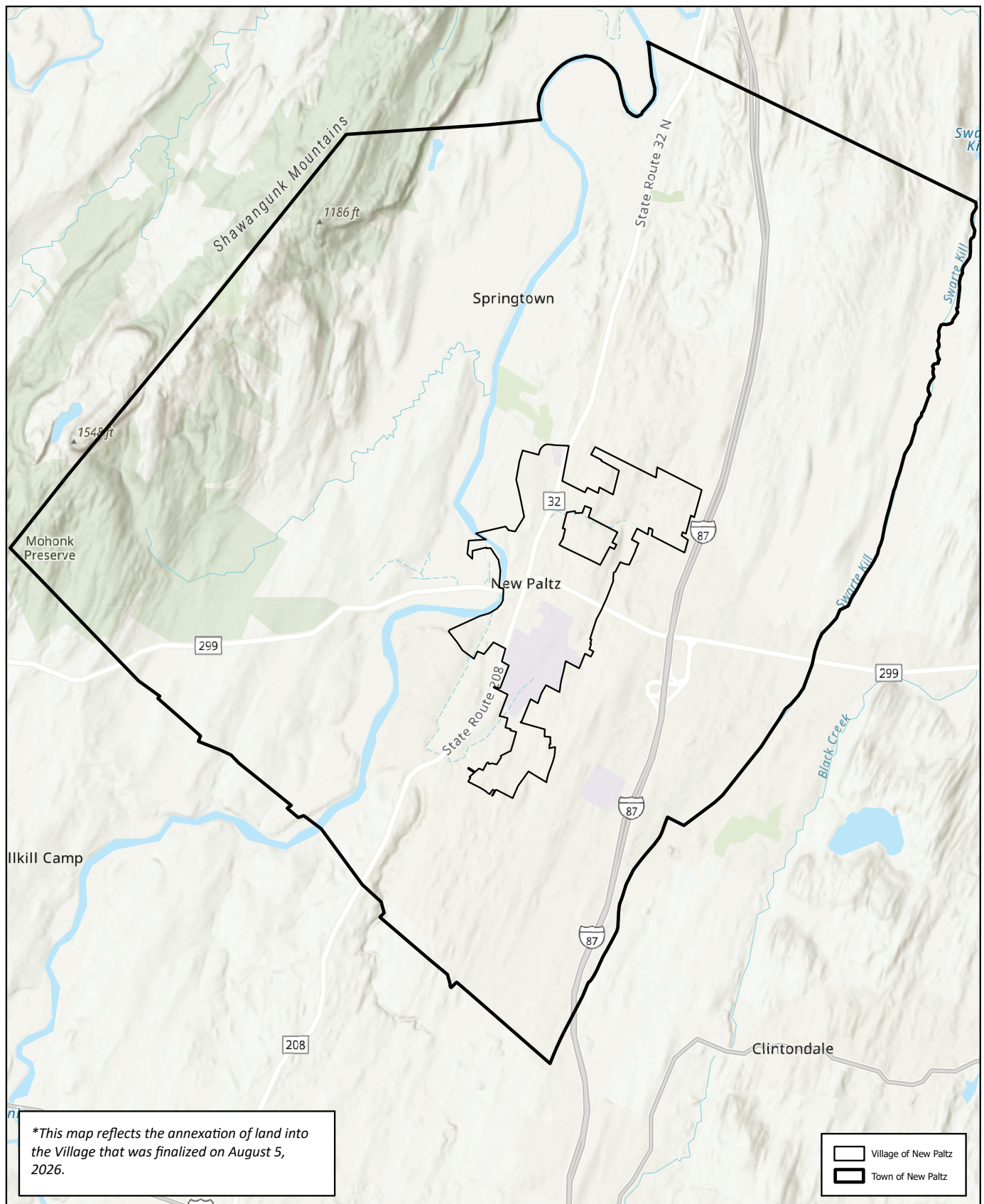
Village Attorney

Date

Town Attorney

Date

The foregoing Agreement was approved by the Board of Trustees of the Village of New Paltz on _____, 2026 and by the Town Board of the Town of New Paltz on _____, 2026.



TOWN OF NEW PALTZ CURRENT TOWN ORGANIZATIONAL STRUCTURE

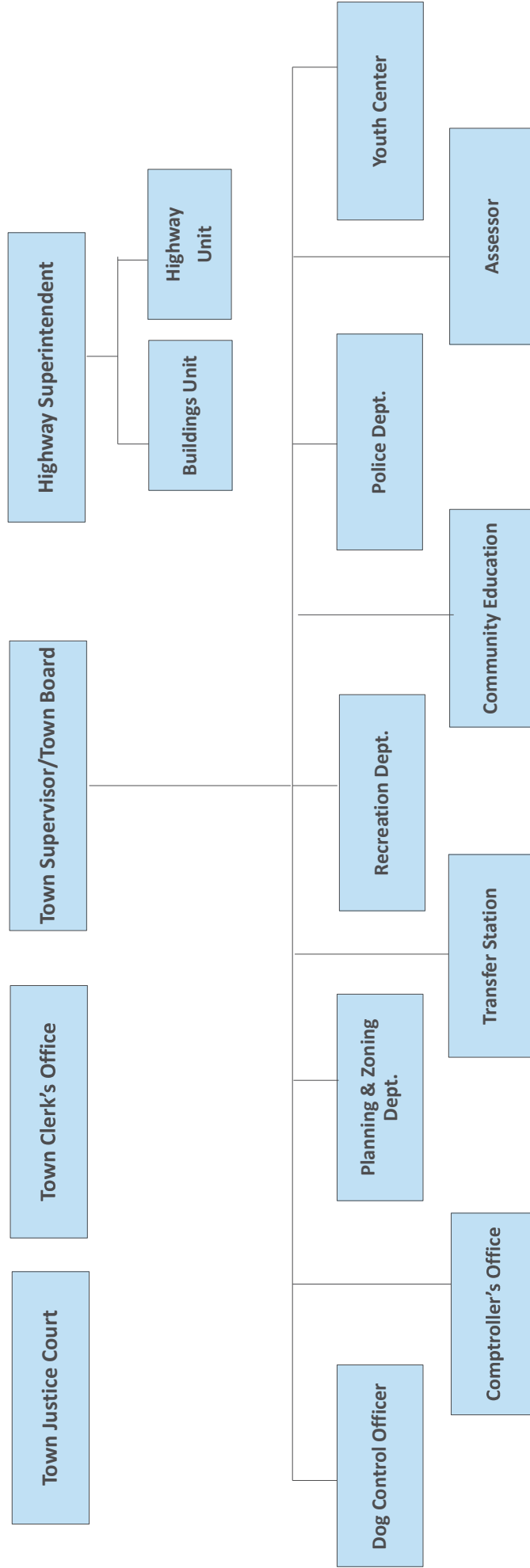


Exhibit B.1.1

TOWN OF NEW PALTZ
PROPOSED CONSOLIDATED TOWN ORGANIZATIONAL STRUCTURE

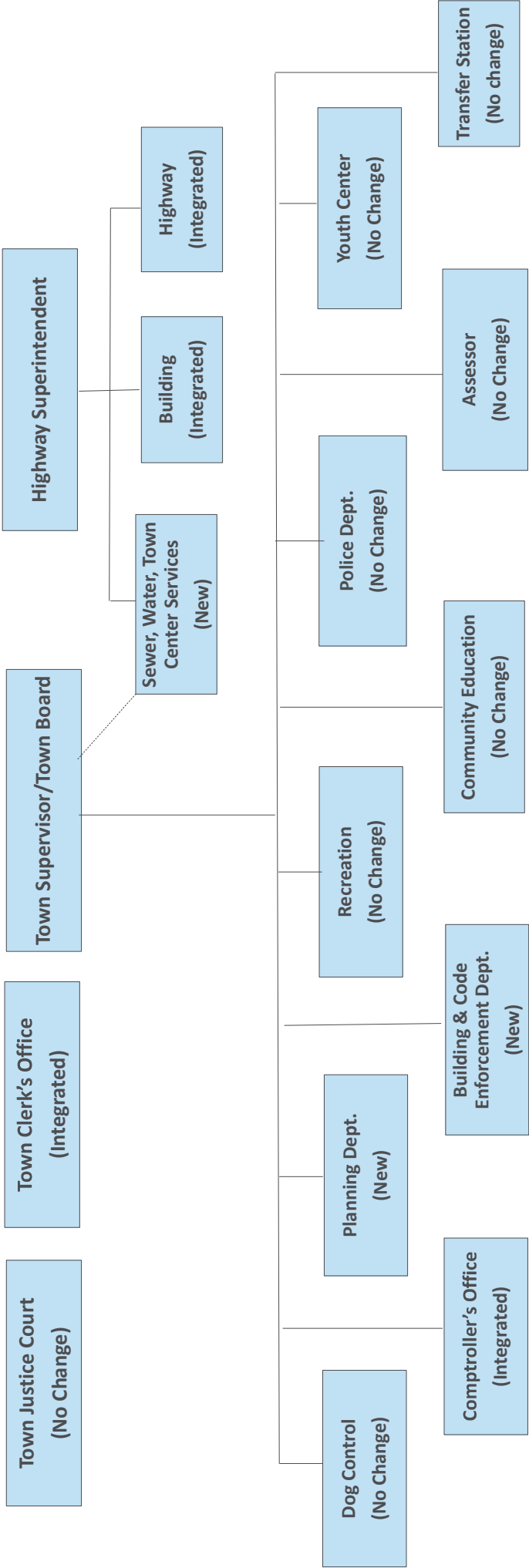
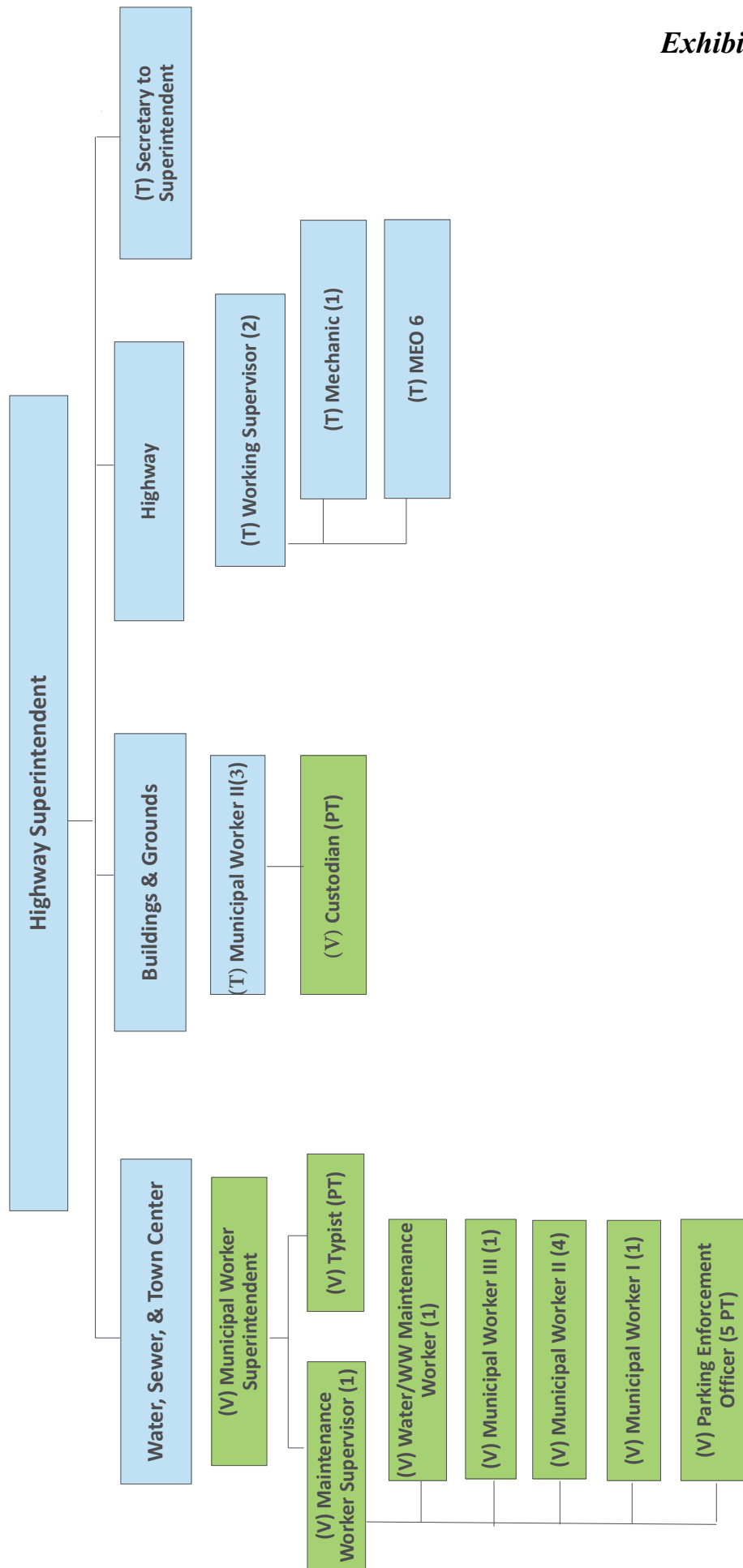
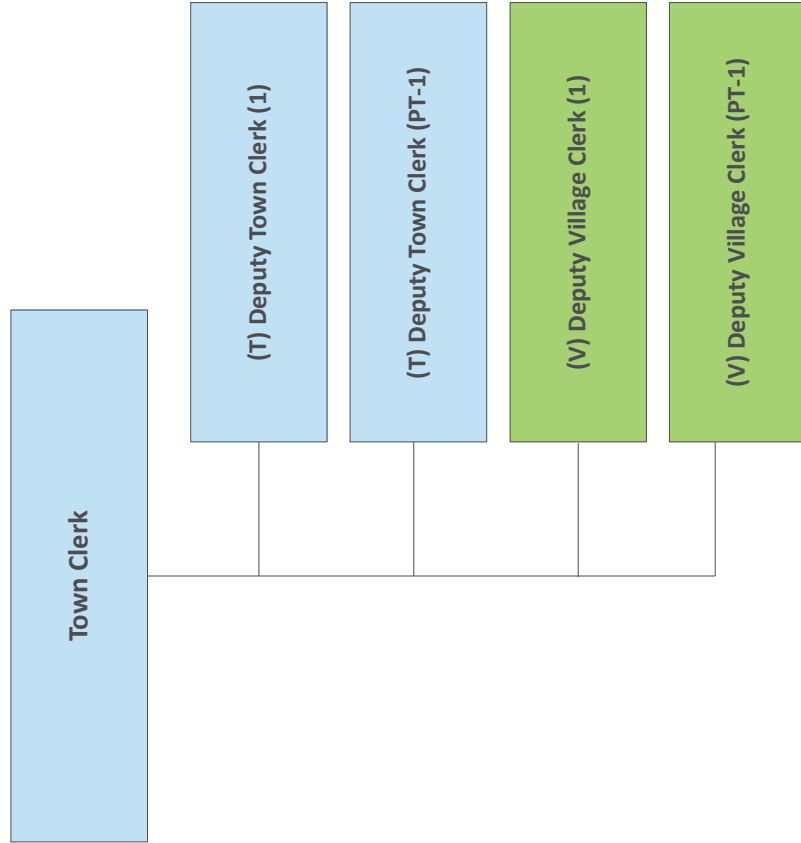


Exhibit B.1.2

**TOWN OF NEW PALTZ
PROPOSED CONSOLIDATED HIGHWAY DEPARTMENT ORGANIZATIONAL STRUCTURE**



**TOWN OF NEW PALTZ
PROPOSED CONSOLIDATED TOWN CLERK ORGANIZATIONAL STRUCTURE**



**TOWN OF NEW PALTZ
PROPOSED CONSOLIDATED TOWN COMPTROLLER ORGANIZATIONAL STRUCTURE**

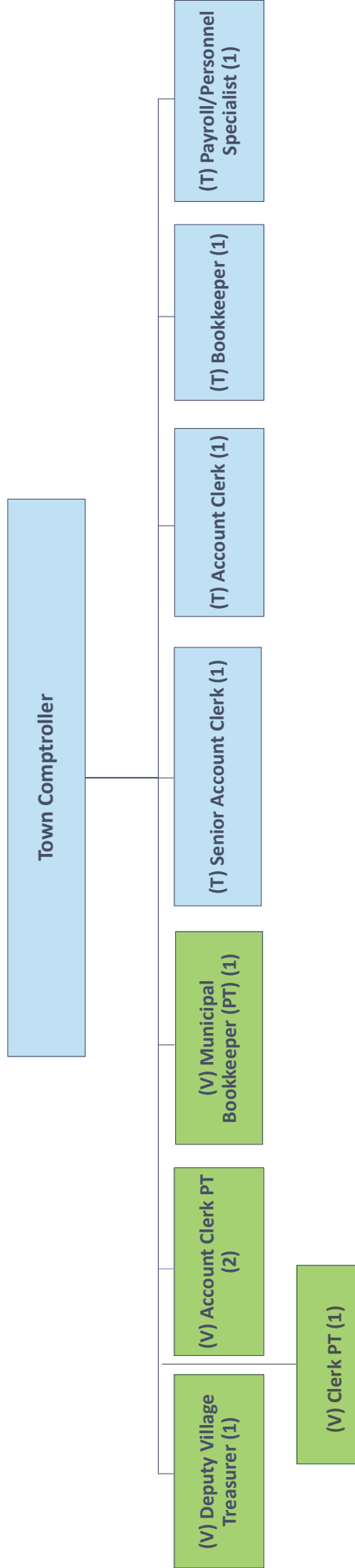
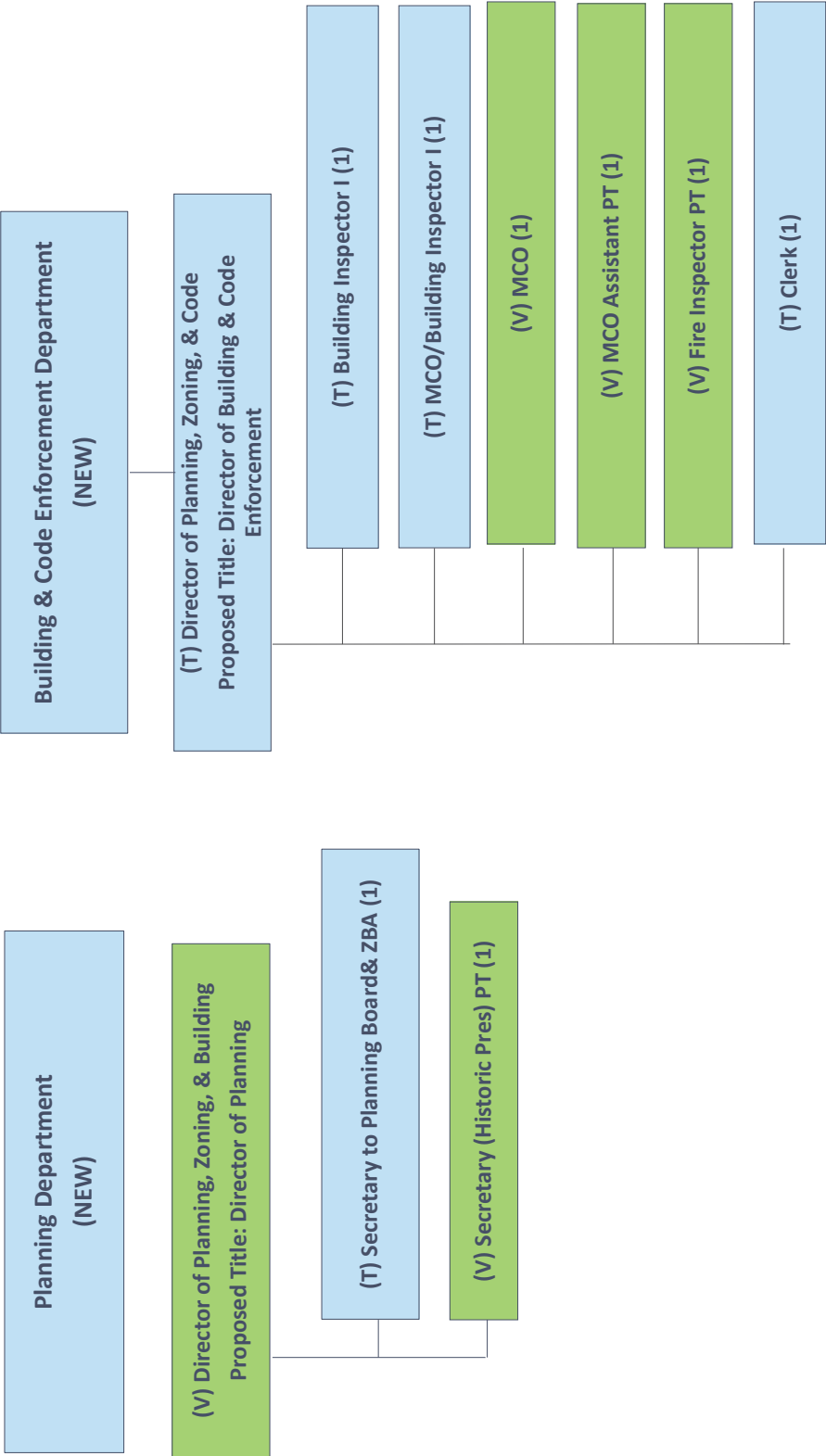
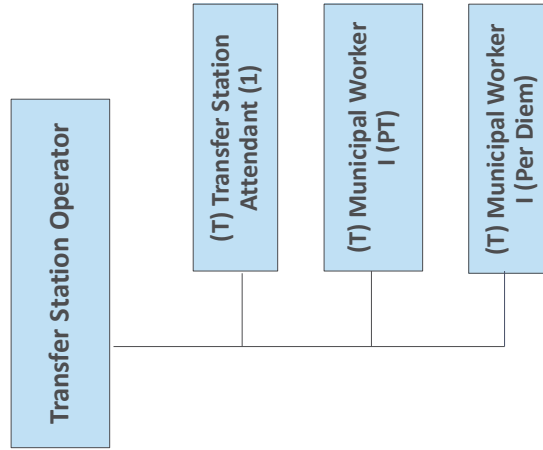


Exhibit B.1.5

TOWN OF NEW PALTZ
PROPOSED CONSOLIDATED PLANNING, ZONING & BUILDING ORGANIZATIONAL STRUCTURE



**TOWN OF NEW PALTZ
PROPOSED CONSOLIDATED TRANSFER STATION ORGANIZATIONAL STRUCTURE**



Village and Town of New Paltz Possible One-Time Interim and Transition Period Costs	
Category of Expense	Possible Cost
Map, Plan, Report Hamlet Water District	\$7,500
Map, Plan, Report Hamlet Sewer District	\$7,500
Map, Plan, Report Hamlet Refuse District	\$5,000
Map, Plan, Report Hamlet Fire Protection District	\$5,000
Legal: property transfers; CBA negotiations;	\$80,000
Consultant Services Transition Planning & Misc. Cos	\$40,000
Zoning Code Integration Consultant/Legal	\$35,000
Other Code Integration Consultant/Legal	\$65,000
Income survey	\$30,000
IT Services for systems, connectivity	\$50,000
Subtotal	\$325,000
Contingency at 15%	\$375,000
Contingency at 23%	\$400,000
<i>Note 1 The Village and Town agree that they will use as much in-house resources as possible to mitigate potential transitions costs.</i>	
<i>Note 2: The majority of the above costs would be borne by the Town in preparation for the consolidated Town.</i>	

EXHIBIT C.2

Proposed Consolidation of the Village of New Paltz and Town of New Paltz

Fiscal Analysis Assumptions

The post consolidation Town property tax levies and tax rates were modeled using the 2024/2025 Village Budget and the 2025 Town Budget as the base of the analysis along with a review of historical revenues and expenses and consideration of current material changes identified. The analysis represents the assumptions developed during the study process and the data available at the time of the study. This model is for purposes of estimating the impact of consolidation and is not an estimation of the actual tax levies or rates in the first year post consolidation.

The consolidated Town Budget fiscal model includes all Town appropriations, revenues and the property tax levy included in the 2025 Town Budget. The model consolidated budget then added to that the additional appropriations, revenues and net cost (levy) of the Village as defined in the fiscal analysis. **Table 1: Consolidated Town Budget** compares the proposed consolidated budget to the combined appropriations, revenues and tax levies from the 2025 Town Budget and the 24/25 Village Budget. As **Table 1** illustrates, there is a modest reduction in the combined levy, representing an approximate 1.2% reduction in levy. **Table 6: Summary of Fiscal Changes** outlines the projected appropriation and revenue changes resulting from consolidation.

Table 1: Consolidated Town Budget

Baseline Town and Village Budgets			
	Town 2025 Budget ¹	Village 24/25 Budget ²	Total
Appropriations	\$15,841,899	\$4,396,594	\$20,238,493
Less Revenue	(\$2,850,715)	(\$2,830,361)	(\$5,681,076)
Property Tax Levy	\$12,991,184	\$1,566,233	\$14,557,417
Proposed Consolidated Town Budget			
	Town	Village Carryover	Total
Appropriations	\$15,841,899	\$ 3,641,276	\$19,483,175
Less Revenue	(\$2,850,715)	(\$2,256,553)	(\$5,107,268)
Property Tax Levy	\$12,991,184	\$1,384,723	\$14,375,907
Property Tax Levy Change			
Levy Reduction			\$181,510
Percentage Change			1.25%
Note 1: The 2025 Town levies include the A, B, D, DB and Fire Protection District.			
Note 2: The 24/25 Village Levy is all in the A Fund. The Village Water and Sewer Funds are not funded by property taxes.			

Factors Impacting the Fiscal Model

- **Net cost reductions:** One of the primary goals of the Village and Town is to provide for a seamless transition of services. Over time work the consolidated Town will continuously assess and identify potential cost saving and efficiency strategies. As such the net cost reductions included in the Joint Consolidation Agreement are limited to administrative costs.
 - **Village and Town Service Costs:** This Agreement includes all services provided to the residents of the Village and the Town outside the Village. The consolidated Town fiscal model carried all service costs from both the Village and Town with no net cost reduction.
 - **Central Administration Costs:** The fiscal model includes modest cost reductions related to efficiency gains resulting from streamlining central administration operations. This includes the elimination of all costs associated with the Village Board of Trustees and all but \$1,000 of the Mayor's Office costs for the Tenant - Landlord Relations. Other central administration cost savings result from the streamlining of the administrative and fiscal functions including the elimination of one position through a planned retirement and reductions in contractual costs.
 - **Revenues:** General fund revenues including sales tax, departmental revenues, franchise fees, Consolidated Highway Improvement Program (CHIPS) and mortgage tax receipts are assumed to remain the same in the post consolidation model. The model used a level of Village CHIPS revenues equal to a corresponding level of expense. The model does not carry the gross utility receipts tax revenues as towns do not have the authority to impose the tax. While the Town and Village believe that the consolidation of the Village's Aid to Municipalities (AIM) allocation should be transferred to the Town, the consolidated Town fiscal model does not carry this revenue as the issue has not yet been determined. In addition, the model assumed a reduction in payment in lieu of taxes (PILOT) revenues for the Woodland Pond based on a post consolidation application of the current formula. It should be noted that the PILOT expires at the end of 2027.
- As **Table 2: Carry Over of Village Levy to the Consolidated Town** defines the Town funds and special districts to which the fiscal model transferred the carryover levy of \$1,384,723.

Table 2

Proposed Carry Over of Village Levy to the Consolidated Town						
	24/25 Village Modified Budget	Total Transfer	A Fund	D Fund	Fire	Refuse District
Total Expenditure	\$ 4,396,594	\$ 3,641,276	\$ 1,597,479	\$ 1,226,522	\$ 801,145	\$ 16,130
Total Non-Property Tax	\$ 2,666,361	\$ 2,092,553	\$ 1,338,500	\$ 333,452	\$ 420,601	\$ -
Appropriated Surplus	\$ 164,000	\$ 164,000	\$ 164,000	\$ -	\$ -	\$ -
Net Cost	\$ 1,566,233	\$ 1,384,723	\$ 94,979	\$ 893,070	\$ 380,544	\$ 16,130

- **Library, School District and County Property Taxes:** Consolidation does not impact library, school district or county property taxes and therefore they were not included in the fiscal analysis.
- **CETC Application for Tax Reduction:** The fiscal model presents the impact without the CETC, with 70% application of the CETC to offset taxes and with 100% of the CETC to offset property taxes. This Agreement recommends that for impact modeling the 70% CETC application be used. Village and Town stakeholders indicated that use of part of the 30% CETC could present an opportunity to address a number of community needs such as investment in the Town workforce and infrastructure.
- **Shift from the Village Property Tax Base to the Town-wide Tax Base:** Post consolidation, there will no longer be a Village government tax levy funded on the Village tax base. The majority of the Village net cost (tax levy) shifts to the Town-wide property tax base. The Village's 24/25 levy was paid for on a Taxable Assessed Value of \$ 318,829,598; whereas the town-wide tax base used in the 2025 Town budget was \$1,190,149,085. The Town-wide assessed value is more than 3.5 times that of the Village.
- **Town Tax Levy Shift from Town-outside Village to Town-wide:** The Village of New Paltz is the only village within the Town. Upon consolidation of the Village, there is no longer a town outside village general fund (B Fund) or town outside Village highway fund (DB Fund). Currently there is a town-outside village highway fund (DB Fund) levy of more than \$2M. This levy will shift to the town-wide tax base and as such, Village taxpayers will now share in this cost.
- **Fire Protection Services and Debt Service:** Fire protection services will continue to be provided by the not-for-profit New Paltz Fire Department on a town-wide basis. Unlike Villages, the Town cannot operate a fire department. As such, the Town will create a Hamlet Fire Protection District to fund the fire protection services of the properties within the area currently known as the Village. The cost for the Village's share will be paid for by the property taxpayers of the area with boundary the same as boundary of the area formerly known as the Village. The current sharing formula between Village and the area of the Town outside the Village for fire protection operating costs is based on proportional call volume and capital costs are shared equally (50%/50%). Post consolidation, this formula will remain the same.

The 2024/2025 Village budget included a \$990,000 debt service cost for the Fire House with offsetting revenues of \$595,000. The debt for the Fire House has since been retired. The consolidated Town fiscal model assumed the elimination of the Village's net 24/25 fire house debt service cost of \$395,000 and assumed an increase in non-fire house debt service or capital outlay costs of \$300,000 annually. In addition, the consolidated Town fiscal model anticipates a structural increase in annual operating costs for fire protection of approximately \$287,000. In summary, the consolidated Town fiscal model assumed an increase in fire service operating costs in the Hamlet Fire Protection District and shifted \$300,000 to the town-wide funds for additional capital outlay and/or debt service costs. The existing New Paltz Fire Protection District rate sufficiently funds the net impact of the increase in operating funds and the reduction in capital costs.

The appropriations related to the Fire Department in post consolidation model include the increased annual operating costs, the annual contribution to the LOSAP reserve and the increased annual contribution to the equipment reserve that are shared between the two protection districts based on the current formula.

- **Hamlet Refuse District Costs:** Post consolidation, the Town will tax property owners in the former Village of New Paltz for the net costs associated with the new Hamlet Refuse District to provide for the Annual Spring Cleanup and other related services provided to Village residents.
- **Hamlet Water District and Sewer District:** The Town will create a new Hamlet Water District and Hamlet Sewer District to serve the current users. The costs of the service will continue to be funded by user water and sewer rates. Consolidation is not anticipated to impact the water and sewer costs.

General Post Consolidation Assumptions

- The Village and Town employee salary and benefit costs are carried in the model. The exceptions include the costs associated with one position attrition anticipated from a planned retirement.
- Each Village budgeted line item was evaluated as to whether the expense or revenue would be a part of the consolidated Town budget, and the evaluation included a review of the level of appropriation or revenue to be carried. The costs were then spread to the relevant Town fund: General Fund (A), the Highway Fund (D), and the new Hamlet Fire Protection, Water, Sewer and Refuse Districts.
- The fiscal model assumed continuation of Village and Town costs needed to operate current Town and Village facilities. This includes the rental costs for the Town Hall trailers. Upon completion of the new Town Hall, the elimination of the rental trailer costs net of other facility operating costs is anticipated to result in cost savings that were not included in this fiscal model.
- The current allocation of Village public works staff time and the allocation of fiscal staff between the General, Water and Sewer funds was used in the fiscal model and applied accordingly to the allocation between the Town A and D funds, the new Hamlet Water, Sewer and Refuse Districts.

Calculation of the Post Consolidation Property Tax Rates

Using the modeled Village tax levy by fund to be carried over to the Town (Table 3 above), **Table 3: Consolidated Town Tax Rate Calculator**, summarizes the 2024-2025 Village property tax rate, the 2025 Town property tax rates and the modeled consolidated Town property tax rate estimates. As the Table shows, the Village levies were spread to the relevant funds and districts and the Town outside Village levies were transferred to the townwide levy.

The summary of the taxpayer impacts is depicted in **Table 4: Village Taxpayer Impact** and **Table 5: Town outside Village Taxpayer Impact**.

Table 3: Consolidated Town Tax Rate Calculator

Fiscal Model of Estimated Post Consolidation Impacts on Town of New Paltz Property Tax Rates										
	Taxable Assessed Value	2025 Town & 24-25 Village Tax Levies	Town Levy Shift from Town outside Village to Townwide	Consolidation Impact Levy Shift from Village	CETC Impact	Post consolidation Estimated Town Tax Levy	Post TAV	Current Village Tax Rate/\$1,000	Current Town Tax Rate/\$1,000 ⁶	Post Consolidation Town Tax Rates
Village Rate	\$318,829,598	\$1,566,233						\$4.91		\$0.0000
Town						8.339705609				
General Fund		\$ 9,925,493		\$ 94,979		0.349289014				
Highway Townwide		\$415,706		\$893,070						
Total Townwide NO CETC	\$1,190,149,085	\$10,341,199	\$2,019,125	\$ 988,049	\$0	\$13,348,373	\$1,190,149,085	N/A	\$8.6890	\$11.2157
Total Townwide 70% CETC	\$1,190,149,085	\$10,341,199	\$2,019,125	\$988,049	(\$700,000)	\$12,648,373	\$1,190,149,085	N/A	\$8.6890	\$10.6276
Total Townwide 100% CETC	\$1,190,149,085	\$10,341,199	\$2,019,125	\$988,049	(\$1,000,000)	\$12,348,373	\$1,190,149,085	N/A	\$8.6890	\$10.3755
Highway - Outside Village	\$868,960,753	\$2,019,125	\$0	\$0	0	\$0	\$0	N/A	\$2.3236	\$0.0000
Town outside Village Fire Protection	\$894,229,124	\$630,860	\$0			\$630,860			\$0.7055	\$0.7055
Hamlet Fire Protection District			\$0	\$380,544	0	\$380,544	\$328,394,486			\$1.1588
Hamlet Refuse District			\$0	\$16,130	0	\$ 16,130	\$318,829,598			\$0.0506
Total Post Consolidation Levy Pre-CETC		\$12,991,184		\$1,384,723		\$ 14,375,907				
Library	\$1,190,149,085	\$769,000	\$0	\$0	0	\$ 769,000	\$1,190,149,085		\$0.6461	\$0.6461
Note 1: This is a model impact only. The ultimate post consolidation policies and fiscal decisions rest with the Town of New Paltz Board.										
Note 2: The post consolidation conditions do not include one time transition or implementation costs.										
Note 3: The estimated appropriations and revenues have been allocated to the relevant Town Funds.										
Note 4: CETC funds are paid annually in perpetuity; subject to annual New York State appropriations.										
Note 5: The 2025 Town Budget and the 2024/2025 Village Budgets were used as the basis of the analysis; long with historical expenditure and revenue data. The exception is the net Village fire service costs which took into account retirement of the fire house debt and the future increases in equipment and contractual costs to better reflect actual costs.										
Note 6: The analysis does not include the Public Library Fund or existing Town special districts other than the Fire Protection District as they are not impacted by Consolidation.										
Note 7: Consolidation does not impact School District or County tax levies or rates.										
Note 8: The 24/25 town outside village Fire Protection District rate included the town share of the debt service on the fire house which has since been retired; however, there is an anticipated structural increase in equipment and contractual costs. This is likely to result in a net reduction in cost from the 24/25 budgeted level. This net cost changes is not related to consolidation, so the 24/25 rate was used for fiscal modeling purposes.										
Note 9: This fiscal model used the post consolidation conditions and assumptions outlined in the Proposed Consolidation Agreement.										

Table 4: Estimated Village Taxpayer Impact

Estimated Property Tax Rate Impact Village of New Paltz Property Taxpayer					
	Current	Model - Post Consolidation			
Village Taxpayer	Current Rate/ \$1,000	No CETC Rate/ \$1,000	70% CETC Rate/ \$1,000	100% CETC Rate/ \$1,000	Estimated Change in Rate
Village	\$4.91	\$0.00	\$0.00	\$0.00	
Town General & Highway	\$8.69	\$11.22	\$10.63	\$10.38	
Fire Protection District ¹	\$0.00	\$1.16	\$1.16	\$1.16	
Village Refuse District	\$0.00	\$0.05	\$0.05	\$0.05	
Total No CETC	\$13.60	\$12.43			7% - 9% Decrease
Total 70% CETC	\$13.60		\$11.84		12% - 14% Decrease
Total 100% CETC	\$13.60			\$11.59	13% - 15% Decrease
Note 1: The 2024/2025 Village levy included net costs of \$395,000 to fund the fire house debt service which has since been retired. However, there are anticipated cost increases for equipment and contractual costs of \$287,040 for a total cost of approximately \$800,000 that is shared between Village and Town outside Village property taxpayers based on the current allocation formula. The model also assumed an increase in the costs related to Village capital outlay needs other than fire now that the fire house project is completed. The combination of these two adjustments essentially equal the 24/25 fire service operating and capital costs.					
Note 2: The analysis does not include the Public Library Fund as it would not be impacted by consolidation					
Note 3: Consolidation does not impact school district or county property taxes.					

Table 5: Estimated Town outside Village Taxpayer Impact

Estimated Property Tax Rate Impact Town Outside Village Property Taxpayer					
	Current	Model - Post Consolidation			
Town-outside Village	Rate/ \$1,000	No CETC Rate/ \$1,000	70% CETC Rate/ \$1,000	100% CETC Rate/ \$1,000	Estimated Change in Rate
Town General & Highway	\$8.69	\$11.22	\$10.63	\$10.38	
TOV General & Highway	\$2.32	\$0.00	\$0.00	\$0.00	
TOV Fire Protection District operating costs only ¹	\$0.71	\$0.71	\$0.71	\$0.71	
Total No CETC	\$11.72	\$11.92			1% - 3% Increase
Total 70% CETC	\$11.72		\$11.33		2% - 4% Decrease
Total 100% CETC	\$11.72			\$11.08	4% - 6% Decrease
Note 1: The 2025 Town fire protection district tax rate was \$0.71/\$1,000 of TAV which included debt service costs for the Fire House. The fire house debt service has now been paid off; however, there are anticipated cost increases for equipment and contractual costs. The net result is likely a net reduction in costs; however, to be conservative, for the purpose of the fiscal model, the fire protection district rate is held constant as any reductions in net cost are not a result of consolidation. The current call volume formula for operating costs and a 50/50 share for capital costs remains in place.					
Note 2: The analysis does not include the Town Library District or other special districts as they are not impacted by consolidation.					
Note 3: Consolidation does not impact School District or County tax levies or rates.					

Table 6

Exhibit C.2.7

JCA Fiscal Analysis: Summary of Changes as a Result of Consolidation			
Non-Fire Related Spending Increases and Decreases			
Item	Description	Change: Increase (Decrease)	
Trustees	Village Board of Trustees no longer exists after consolidation.		(\$40,200)
Mayor	Village Mayor no longer exists after consolidation.		(\$65,665)
Treasurer	Most of the Treasurer's office is absorbed by the Town; this is the duplicative portion no longer needed and is a planned retirement.		(\$53,000)
Accounting (audit)	The model anticipates that the post consolidation audit costs will be less than the cost of separate Village and Town audits.		(\$29,500)
Tax Advertising	The Village's tax-advertising expense is eliminated.		(\$1,500)
Clerk	Nearly all of the Clerk's office transfers to the Town; this is the small duplicative remainder that is saved and is a planned retirement.		(\$9,000)
Attorney	Roughly half of the Village legal budget moves to the Town and half is no longer needed.		(\$33,700)
Central Printing and Processing	Printing and mailing costs are reduced.		(\$3,000)
IT Services	Data-processing / IT costs are reduced.		(\$11,900)
Special items	Costs increase because the fiscal model increases the contingency account carry over from \$20K to \$60K, in order to provide \$40K for potential salary harmonization.		\$27,539
Community Development	A \$25,000 contractual line is eliminated, while the grant-writer function transfers to the Town.		(\$25,000)
Employee benefits	Benefit costs tied to eliminated Village positions are saved; benefits for transferring staff move to the Town.		(\$70,587)
Net Change – Non-Fire Spending			(\$315,513)
Note: This is \$315,513 decrease in general spending			
Non-Fire Related Lost Revenues			
Item	Description	Change: Increase (Decrease)	
Woodland Pilot Reduction	The Village's share of the Woodland Pond PILOT payment is reduced.		(\$29,000)
Loss of Gross Utility Tax	Village utility tax is not carried over.		(\$48,000)
Loss of Village AIM (State Aid)	State aid the Village received that does not carry over to the Town.		(\$77,724)
Tax Advertising (fees)	Tax-advertising fee the Village charged is lost.		(\$300)
Snow Removal Services	Revenue from snow-removal services provided outside Village		(\$700)
Net Change – Non-Fire Revenues			(\$155,724)
Note: This is a net \$155,724 decrease in general non-tax revenue			
Fire-Related Spending Increases and Decreases			
Item	Description	Change: Increase (Decrease)	
Fire Contractual Operating Costs	The consolidated Town carries the Village's existing fire operating costs forward, plus an increase.		\$236,247
Fire Town Repay	A fire-related repayment in the Village budget that ends at consolidation		(\$36,051)
Debt Service (Fire House)	The Fire House debt has been paid off. The fiscal model, however, carries over \$300,000 (non-fire) for future debt service to the Town.		(\$690,000)
Fire Reserve	The fire reserve contribution rises from \$50,000 to \$100,000 under the Town. (Note: This contribution has already increased in current town and village budgets).		\$50,000
Net Change – Fire Spending			(\$439,804)
Note: This is net \$439,804 decrease in fire-related spending			
Fire-Related Lost Revenues			
Item	Description	Change: Increase (Decrease)	
Intergovernmental Revenues - Fire	Net reduction in fire payments from the TOV for fire protection (a \$175,916 increase for operating and the reduction of \$395,000 for fire house debt).		(\$218,084)
Interfund Transfer (Fire Excess)	A transfer of excess fire funds that was applied to the fire-house debt service that ends once that debt is retired.		(\$200,000)
Net Change – Fire Revenues			(\$418,084)
Note: This is \$418,084 decrease in non-tax fire-related revenue			
Summary			
Item		Consolidated Spending Change	Consolidated Revenue Change
Non-Fire		(\$315,513)	(\$155,724)
Fire		(\$439,804)	(\$418,084)
Total		(\$755,317)	(\$573,808)
Note: This is \$181,509 decrease in the overall tax levy			
Tax Levy Impact			

Exhibit D.1.1

EXHIBIT D.1 TOWN OF NEW PALTZ BALANCE SHEET FY Ending December 31, 2024	
Current Assets	Value (\$)
Cash	13,285,230
Restricted Cash	11,776,534
Receivables	188,335
Due from State & Federal	419,875
Due from Other Governments	1,840,273
Prepaid Expense	526,413
CURRENT ASSETS	28,036,660
Non-Current Assets	
Judgements & Claims	176,712
Right to Use Net Assets	157,565
Capital Net Assets	25,100,182
NON-CURRENT ASSETS	25,434,459
TOTAL ASSETS	53,471,119
Deferred Outflows	
OPEB Liability	6,577,833
Pensions	3,617,518
DEFERRED OUTFLOWS	10,195,351
Current Liabilities	
Payables	670,669
Accrued Liabilities	355,783
BAN Payable	13,816,738
Due to Other Governments	213,002
Escrow Deposits	146,316
Unearned Revenue	8,652
CURRENT LIABILITIES	15,211,160
Non-Current Liabilities	
Due Within One Year	
Serial Bonds	370,000
Unamortized Bond Premium	26,336
Installment Purchase Debt	29,040
Lease Liability	106,062
OPEB Liability	1,400,000
Due Beyond One Year	
Serial Bonds	6,770,000
Unamortized Bond Premium	388,456
Installment Purchase Debt	48,844
Lease Liability	51,503
Compensated Absences	709,501
OPEB Liability	30,387,144
Net Pension Liability	3,976,010
NON-CURRENT LIABILITIES	44,262,896
TOTAL LIABILITIES	59,474,056
Deferred Inflows	
Leases	340,000
OPEB Liability	13,032,074
Pensions	2,121,577
DEFERRED INFLOWS	15,493,651
NET POSITION	(11,301,237)

Source: Town of New Paltz 2024 Annual Comprehensive Financial Report (ACFR)

EXHIBIT D.2 TOWN OF NEW PALTZ FUND BALANCE DETAIL FY Ending December 31, 2024												
CLASSIFICATION / PURPOSE	A TW	H	B TOV	CD COMM	CM MISC	DA TW	DB TOV	SD	SF	SS	SW	TOTAL
NON-SPENDABLE FOR:												
Pre-Paid Expense	304,503	-	26,435	-	-	3,943	73,803	-	116,601	518	610	526,413
S/T NON-SPENDABLE	304,503	-	26,435	-	-	3,943	73,803	-	116,601	518	610	526,413
RESTRICTED FOR:												
Capital Reserve	-		38,174				32,758			289,392	305,470	665,794
Buildings & Grounds Equip	14,405											14,405
Seized Assets	101,886											101,886
Police Computers	2,095											2,095
Police Vehicles	12,752											12,752
Community Preservation	1,923,411											1,923,411
Bench Repair	800											800
Recycle/Refuse	125,423											125,423
Capital Projects	-	820,095										820,095
S/T RESTRICTED	2,180,772	820,095	38,174	-	-	-	32,758	-	-	289,392	305,470	3,666,661
ASSIGNED FOR:												
Subsequent Year Expense	300,000		401,455				100,000			15,685	3,708	820,848
Fund Purpose		178,534	885,926	70,304	86,143	41,763	1,361,739	131,239	226,024	293,366	518,497	3,793,535
S/T ASSIGNED	300,000	178,534	1,287,381	70,304	86,143	41,763	1,461,739	131,239	226,024	309,051	522,205	4,614,383
UNASSIGNED	6,913,273	(2,994,388)									(17,709)	3,901,176
TOTAL FUND BALANCE	9,698,548	(1,995,759)	1,351,990	70,304	86,143	45,706	1,568,300	131,239	342,625	598,961	810,576	12,708,633

Source: Town of New Paltz 2024 ACFR

Note 1 - Capital Fund deficits result from timing differentials between expenditures and the issuance of BANs and Bonds. As BANs are not considered revenues under GAAP and GASB standards, the timing of these transactions can result in accounting deficits at a given point in time.

Exhibit D.2.1

Exhibit D.3.1

EXHIBIT D.3 TOWN OF NEW PALTZ CAPITAL ASSET DETAIL FY Ending December 31, 2024^{1,2}			
ITEM	YR IN SVC	ASSET ID	VALUE
50 SUNSET RDG		86.2-1-6.100	893,103
10-100 CLEARWATER RD		78.2-3-6	753,621
200 MTN REST RD		78.3-1-7.100	370,000
NEW PALTZ		78.15-1-1.100	350,353
22 MULBERRY ST		86.26-2-2.100	313,621
59 N PUTT CORNERS RD		86.8-6-21	311,207
BROADHEAD AVE		86.33-1-13	302,069
PLAINS RD		86.1-3-19	285,000
1-3 VETERANS DR		86.26-2-1	196,552
MAIN ST		86.8-4-57	170,345
147 MTN REST RD		78.3-1-19	164,655
OLD MILL RD		86.8-6-6	163,448
22 N OHIOVILLE RD		87.9-1-24	115,991
25 PLATEKILL AVE		86.34-4-3	99,655
N OHIOVILLE RD		87.5-2-16	96,897
220 MAIN ST		86.42-4-4	60,000
S OHIOVILLE RD		87.9-3-18.100	52,414
PLUM RD		86.12-3-26	12,931
SPRINGTOWN RD		78.3-3-36	6,207
10 WARING LN		86.8-6-12	4,483
N OHIOVILLE RD		87.5-2-17	1,552
PLUTARCH RD		87.5-3-2.212	1,379
N OHIOVILLE RD		87.5-2-18	1,207
LAND SUB-TOTAL			4,726,690
DEP EXPANSION WATER #5		CIP	7,891,003
BUILDINGS & IMPROVEMENTS	2021	9920200327	4,893,012
HW DUBOIS DR BIKE & PEDESTRIAN		CIP	4,855,080
POLICE DEPARTMENT	2019	9920200276	1,213,124
N. PUTT CORNERS BUILDING	2021	9920200320	512,955
N PUTT CORNERS BUILDING IMPROVEMENT	2023	9920200211	345,205
COMMUNITY CENTER	2009	9920200275	273,833
BRIDGE PROJECT-REPLACEMENT	2021	9920200326	198,430
BATH HOUSE AT MORIELLO POOL	2007	9920200273	186,606
SITE IMPROVEMENTS	2019	9920200316	117,647
MORIELLO POOL	2007	9920200315	78,187
JAMAICA COTTAGE FULLY ASSEMBLED COTTAGE WITH ELECTRIC, 12' X 20" 4 SEASON	2024	2019000489	58,634
GREY'S WOODWORKS CLASSIC GARAGE, 24' X 24' PEWTER GRAY	2024	2019000487	49,187
OPEN PICNIC PAVILLION	2013	9920200284	48,358
RECYCLING OFFICE	2010	9920200260	26,441
INCLUDES BASINS FUEL TANKS BUILDING	2000	9920200257	24,052
TRIANGLE TUBE RADIANT HEAT BOILER REPLACEMENT	2023	9920200206	21,700
LOWE'S ROOF INSTALLATION YOUTH CENTER	2023	9920200203	20,430
WILLYGOAT PLAYGROUND SET	2023	2019000477	19,338
STORAGE/CONCESSION/REST ROOMS	2010	9920200277	16,526
PROPERTY IN THE OPEN FIELD 2	2011	9920200281	16,238

Exhibit D.3.2

EXHIBIT D.3 TOWN OF NEW PALTZ CAPITAL ASSET DETAIL FY Ending December 31, 2024^{1,2}			
ITEM	YR IN SVC	ASSET ID	VALUE
HAMPTON INN PUMP STATION 2	2014	2019000131	12,980
MISC. PROPERTY IN THE OPEN	2009	9920200279	12,446
MISC. PROPERTY IN THE OPEN FIELD 1	2009	9920200280	12,446
LOWE'S GAZEBO & TREADED FLOOR	2023	9920200204	10,544
LOLO LIFT SWIM LIFT	2023	9920200207	9,884
HOLLAND LANE/CHERRY HILL PUMP STATION 3	2010	2019000131	8,711
2400 SQUARE FEET SHED	2015	9920200203	8,631
RULE BREAKER COMMERCIAL CARPET CHARCOAL	2024	9920200300	7,862
PARACO FUEL TANK AND GENERATOR	2023	9920200208	7,465
SABRE HOLDING TANKS	2013	2019000279	6,655
SABRE HOLDING TANKS	2013	2019000285	6,655
LOWE'S FLOOR INSTALL	2023	9920200205	6,639
534 MAIN ST PUMP STATION 1	2010	2019000131	6,637
WATER FILTRATION SYSTEM	2021	2019000456	5,754
RECYCLING EQUIPMENT STORAGE	1994	9920200259	5,426
EQUIPMENT STORAGE BUILDING	2001	9920200268	4,660
RECYCLING CANOPY	1994	9920200261	4,191
SALT STORAGE	1978	9920200256	3,448
FIELD LLL DUGOUT	2012	9920200282	2,825
FIELD LLL DUGOUT	2012	9920200283	2,825
EQUIPMENT STORAGE BUILDING	2009	9920200278	2,293
GAZEBO	2012	9920200285	2,118
OPEN SHELTER	2000	9920200274	2,002
CONCESSION BUILDING	2006	9920200292	1,880
EQUIPMENT STORAGE	2005	9920200294	1,473
BOTTLE STORAGE BUILDING	2009	9920200262	1,113
EQUIPMENT STORAGE	2007	9920200293	1,047
EQUIPMENT STORAGE BLDG	2003	9920200253	986
EQUIPMENT STORAGE BUIDLING	2009	9920200296	983
PLAYSCAPE	2007	9920200176	780
BENCH, WOOD	2007	9920200170	663
FLAG POLE: APROX. 50 FT.	2007	9920200168	584
BASEBALL DUGOUT/MINOR FIELD	2006	9920200289	433
BASEBALL DUGOUT/MINOR FIELD	2006	9920200290	433
PUMPS, MOTORS, ELECTRIC EQUIPMENT	1978	9920200266	197
STORAGE BUILDING	1979	9920200265	70
SKATEPARK RAMP, QUATERPIPE	2008	9920200152	-
SKATEPARK RAMP, HALF PIPE	2008	9920200153	-
BACKSTOP, CHAIN LINK	2005	9920200186	-
BASEBALL DUGOUT/MAJOR FIELD	2004	9920200286	-
BASEBALL DUGOUT/MAJOR FIELD	2004	9920200287	-
GROUP OF FENCING	1990	9920200167	-
GROUP OF FENCING	1990	9920200189	-
HIGHWAY GARAGE/OFFICE	1971	9920200255	-
HIGHWAY GARAGE	1971	9920200258	-

Exhibit D.3.3

EXHIBIT D.3 TOWN OF NEW PALTZ CAPITAL ASSET DETAIL FY Ending December 31, 2024 ^{1,2}			
ITEM	YR IN SVC	ASSET ID	VALUE
JUSTICE COURT	1970	9920200254	-
SEWER DISTRICT LAB	1965	9920200263	-
DRYING BED BUILDING	1965	9920200264	-
YOUTH CENTER	1948	9920200267	-
BUILDINGS & IMPROVEMENTS SUB-TOTAL			21,029,725
VOLVO WHEELED HYDRAULIC EXCAVATOR/STEEL WRIST WITH COUPLER & GRIPPER	2024	2019000482	235,975
FORD POLICE CAR, 2023 EXPLORER #342	2024	2019000483	68,320
FORD POLICE CAR, 2023 EXPLORER #343	2024	2019000484	68,320
FREIGHTLINER TRUCK, 2020 M2 106 CONVENTIONAL CHASSIS	2020	2019000400	66,516
HYUNDAI 2022 EXCAVATOR	2022	2019000461	64,068
BOBCAT COMP UTILITY VEHICLE	2022	2019000467	63,285
FORD VEHICLE-2023	2023	2019000476	57,392
CASE TRACTOR, BACKHOE	2019	2019000370	53,582
DODGE RAM	2021	2019000454	52,081
CHEVROLET VAN, 2024 WHITE	2024	2019000488	51,266
DODGE RAM	2021	2019000455	47,068
FORD POLICE CAR, 2023 MACH E AWD #354	2024	2019000485	45,557
FORD POLICE CAR	2023	9920200212	44,278
KEIL VENTRAC FIELD MOWER	2022	2019000463	43,055
GENERAC GENERATOR	2015	2019000129	30,286
FORD POLICE VEHICLE	2022	2019000458	27,677
FLIP SCREEN LLC BACKHOE/SKID STEER FLIP SCREEN	2022	2019000459	26,339
JOHN DEERE MOWER ATTACHMENT	2022	2019000460	25,569
CHEVROLET VEHICLE-2023	2023	2019000472	25,104
FISHER FISHER 10'6" V BLADE MOUNT+ASSEMBLY	2023	2019000473	21,989
MACK MEDIUM DUMP	2016	9920200236	20,550
MACK MEDIUM DUMP	2016	9920200237	20,550
BOBCAT SKID STEER	2018	2019000262	19,511
STELLAR FLEX HOOKLIFT SYSTEM, 84-10	2024	2019000490	18,050
CASE ROLLER, PAVING	2018	2019000218	16,841
FORD POLICE CAR, 2017 ESCAPE #352	2024	2019000486	16,378
VENTRAC ROTOTILLER/MOWER	2024	2019000479	15,568
DODGE TRUCK, PICKUP CREW CAB 4X4	2020	2019000381	13,914
FORD 2013 TRUCK BED REPLACEMENT	2023	9920200210	13,744
SCAG RIDING MOWER, 38.5 HP KAWASAJI FX EFI	2024	2019000481	12,542
LIVESCAN EQUIPMENT	2020	9920200321	12,129
BALDOR PUMP, WATER	2013	2019000133	12,012
SCAG RIDING MOWER, 38.5 HP KAWASAJI FX EFI	2024	2019000480	11,949
LG LG 2 TON WALL UNIT IN SERVER ROOM	2023	2019000474	11,633
FORD SUV, 2020 ALL-WHEEL DRIVE	2020	2019000401	10,128
BRUSH CUTTER	2023	9920200209	9,736
POWER MIG MULTI-PROCESS WELDER, 360 MP	2024	2019000491	9,613
CAT/MORBARK WOOD CHIPPER	2014	2019000265	9,473
FORD POLICE VEHICLE, 2020	2020	9920200322	8,918
CAT TRACTOR, BACKHOE	2013	2019000231	8,898

Exhibit D.3.4

EXHIBIT D.3 TOWN OF NEW PALTZ CAPITAL ASSET DETAIL FY Ending December 31, 2024^{1,2}			
ITEM	YR IN SVC	ASSET ID	VALUE
FORD VAN, TRANSIT	2019	9920200252	8,708
DESITE ASM SCREENER, SOIL/COMPOST	2014	2019000277	7,686
DODGE LIGHT TRUCKS	2018	9920200250	5,950
WASTEEQUIP CONTAINER, ROLLOFF	2013	2019000280	5,544
WASTEEQUIP CONTAINER, ROLLOFF	2013	2019000282	5,544
CONTAINER, ROLLOFF	2013	2019000363	5,544
JCB SKID STEER	2013	2019000372	5,543
CHEVY LIGHT TRUCKS	2018	9920200245	5,351
KOHLER GENERATOR	2015	2019000131	5,174
WASTEEQUIP CONTAINER, ROLLOFF	2013	2019000281	5,000
WASTEEQUIP CONTAINER, ROLLOFF	2013	2019000283	5,000
RUDCO CONTAINER, ROLLOFF	2013	2019000361	5,000
RUDCO CONTAINER, ROLLOFF	2013	2019000362	5,000
RHINOTAB RADION, IN-CAR	2022	2019000462	4,875
FISHER SNOWPLOW W/ LED HEADLIGHTS & HAND CONTROLS	2020	2019000382	4,572
HIGHWAY BUCKET TRUCK	2020	9920200323	4,151
VISTA EVIDENCE LIBRARY BRACKET KIT	2020	2019000383	3,780
TENCO PLOW, ANGLED & CURVED HIGHWAY	2018	2019000236	3,697
WORN PLOW, ANGLED & CURVED HIGHWAY	2018	2019000237	3,697
WORN PLOW, ANGLED & CURVED HIGHWAY	2018	2019000238	3,697
BOBCAT ATTACHMENT, BLOWER	2018	2019000261	3,360
CHARGEPOINT STATION, EV CHARGING	2017	2019000117	3,252
INGERSOLL RAND COMPRESSOR, AIR	2018	2019000248	3,028
VISTA TRANSFER STATION ASSY FOR 8 CAMERAS/BASE KIT	2020	2019000396	2,936
COOPER TANK AND WELDING C CONTAINER, ROLLOFF	2007	2019000364	2,704
COOPER TANK AND WELDING C CONTAINER, ROLLOFF	2007	2019000365	2,704
DATAMASTER BREATHALYZER	2019	2019000351	2,600
JOHN DEERE UTV	2016	2019000208	2,422
PORTABLE SIGN, TRAFFIC	2019	9920200103	2,398
PLOW, ANGLED & CURVED HIGHWAY	2015	2019000228	2,254
INACCESSIBLE PLOW, ANGLED & CURVED HIGHWAY	2015	2019000229	2,254
INACCESSIBLE PLOW, HIGHWAY	2015	2019000230	2,254
FISHER SNOWPLOW, 7-10FT.	2015	2019000223	2,129
FISHER ATTACHMENT, SPREADER	2016	2019000207	2,043
WATCH GUARD CAMERA, CAR	2019	9920200032	2,000
WATCH GUARD CAMERA, CAR	2019	9920200110	2,000
WATCH GUARD CAMERA, CAR	2019	9920200104	2,000
WATCH GUARD CAMERA, CAR	2019	9920200107	2,000
WATCH GUARD CAMERA, CAR	2019	9920200105	2,000
WATCH GUARD CAMERA, CAR	2019	9920200109	2,000
FISHER SNOWPLOW, 7-10FT.	2015	2019000205	1,941
FISHER SNOWPLOW, 7-10FT.	2015	2019000222	1,941
BOSS SNOWPLOW, 7-10FT.	2015	2019000226	1,941
PLOW, ANGLED & CURVED HIGHWAY	2014	2019000241	1,795
DELL COMPUTER, LAPTOP	2023	2019000465	1,410

Exhibit D.3.5

EXHIBIT D.3 TOWN OF NEW PALTZ CAPITAL ASSET DETAIL FY Ending December 31, 2024^{1,2}			
ITEM	YR IN SVC	ASSET ID	VALUE
SMITH SPREADERS ATTACHMENT, SPREADER	2014	2019000227	1,346
FC PALADIN ATTACHMENT, SWEEPER	2014	2019000264	1,346
OTC LIFT, MOBILE COLUMN AUTOMOTIVE	2014	2019000253	1,334
OTC LIFT, MOBILE COLUMN AUTOMOTIVE	2014	2019000254	1,334
OTC LIFT, MOBILE COLUMN AUTOMOTIVE	2014	2019000255	1,334
OTC LIFT, MOBILE COLUMN AUTOMOTIVE	2014	2019000256	1,334
FISHER SNOWPLOW, 7-10FT.	2013	2019000224	1,260
FISHER SNOWPLOW, 7-10FT.	2013	2019000225	1,260
CAM TRAILERS	2013	9920200229	1,220
THE BOSS SNOW PLOW	2013	2019000377	1,149
HAULMARK TRAILERS	2013	9920200228	1,100
BEND PAK LIFT, 2 POST AUTOMOTIVE	2013	2019000246	1,058
FINN ATTACHMENT, STRAW/MULCH BLOWER	2012	2019000209	1,031
JENNY WASHER, POWER	2012	2019000242	849
DELL SERVER	2020	2019000442	297
FORD POLICE VEHICLE, 2018	2019	9920200317	-
FORD POLICE CRUISER	2018	9920200249	-
FORD POLICE CRUISER	2018	9920200251	-
CHEVY LIGHT TRUCKS	2017	9920200239	-
FORD POLICE CRUISER	2017	9920200243	-
FORD POLICE CRUISER	2017	9920200244	-
FORD POLICE CRUISER	2017	9920200246	-
DELL EMC SERVER	2017	2019000273	-
DELL SERVER	2017	2019000275	-
DELL SERVER	2017	2019000293	-
GMC LIGHT TRUCKS	2016	9920200238	-
CHEVY LIGHT TRUCKS	2016	9920200241	-
FORD POLICE CRUISER	2016	9920200248	-
LEASED-MAIN CONSOLE	2015	9920200064	-
LEASED-BACK UP CONSOLE	2015	9920200065	-
SAFRAN LIVESCAN	2015	2019000353	-
FORD POLICE CRUISER	2014	9920200242	-
DELL EMC ALTER BDR SERVER	2014	2019000274	-
FORD LIGHT TRUCKS	2013	9920200225	-
HARLEY DAVIDSON MOTORCYCLE	2013	9920200226	-
FORD MEDIUM DUMP	2013	9920200232	-
INTERNATIONAL DUMP TRUCK, HEAVY	2012	9920200221	-
INTERNATIONAL DUMP TRUCK, EXTRA HEAVY	2012	9920200222	-
INTERNATIONAL DUMP TRUCK, EXTRA HEAVY	2012	9920200223	-
DELL SERVER	2012	2019000301	-
BOSS SNOWPLOW, 7-10FT.	2010	2019000201	-
JOHN DEERE TRACTOR, ZERO TURN	2010	2019000202	-
JOHN DEERE TRACTOR, BACKHOE	2010	2019000206	-
FISHER SNOWPLOW, 7-10FT.	2010	2019000210	-
FISHER SNOWPLOW, 7-10FT.	2010	2019000216	-

Exhibit D.3.6

EXHIBIT D.3 TOWN OF NEW PALTZ CAPITAL ASSET DETAIL FY Ending December 31, 2024^{1,2}			
ITEM	YR IN SVC	ASSET ID	VALUE
FISHER SNOWPLOW, 7-10FT.	2010	2019000217	-
LEEBOY PAVER, SMALL BOX	2010	2019000219	-
INACCESSIBLE TANK, DIESEL	2009	9920200136	-
INACCESSIBLE TANK, DIESEL	2009	9920200158	-
FORD LIGHT TRUCKS	2008	9920200231	-
CHEVY MEDIUM DUMP	2008	9920200216	-
TARCO MANUFACTURING ATTACHMENT, SPREADER	2008	2019000211	-
TARCO MANUFACTURING ATTACHMENT, SPREADER	2008	2019000212	-
WORN PLOW, HIGHWAY	2008	2019000214	-
WORN PLOW, HIGHWAY	2008	2019000215	-
VOLVO MOBILE EQUIPMENT	2007	2019000235	-
BEND PAK LIFT, 4 POST AUTOMOTIVE	2007	2019000245	-
FORD MEDIUM TRUCKS	2006	9920200224	-
GRADALL, ANGUS PALM EXCAVATOR, GRADALL	2006	2019000232	-
STERLING DUMP TRUCK, EXTRA HEAVY	2006	9920200217	-
CHEVY LIGHT TRUCKS	2005	9920200212	-
GARAVENTA LIFT, ACCESSIBILITY, EXTERIOR	2005	2019000110	-
INTERNATIONAL DUMP TRUCK, HEAVY	2004	9920200209	-
CATERPILLAR MOBILE EQUIPMENT	2004	9920200211	-
INTERNATIONAL DUMP TRUCK, HEAVY	2004	9920200230	-
BENCH, COURT	2000	2019000107	-
NEW HOLLAND SMALL TRACTOR W/ LOADER	2000	2019000366	-
GMC LIGHT TRUCKS	1999	9920200220	-
FORD MOBILE EQUIPMENT	1997	9920200247	-
INTERNATIONAL TRUCK, HEAVY DUTY	1996	9920200214	-
AQUATIC DEVELOPMENT GROUP FILTER, SAND	1993	2019000132	-
PUREX TRITON FILTER, SAND	1993	2019000136	-
PENTAIR FILTER, SAND	1993	2019000137	-
MACHINERY & EQUIPMENT SUB-TOTAL			1,568,002
GRAND TOTAL			27,324,416

Source: CBIZ Fixed Asset Report Dated 12/31/2024 & Town of New Paltz 2025 Final Assessment Roll

Note 1: Land values updated to 2025 Final Assessment Roll Full Equalized Value (FEV)

Note 2: Construction in Progress (CIP) provided by Town of New Paltz

Exhibit D.4.1

EXHIBIT D.4 TOWN OF NEW PALTZ NON-CURRENT LIABILITIES FY Ending December 31, 2024	
Liability	Value
Serial Bonds	7,140,000
Unamortized Bond Premium	414,792
Installment Purchase Debt	77,884
Lease Liability	157,565
Compensated Absences	709,501
OPEB Liability	31,787,144
Net Pension Liability	3,976,010
TOTAL	44,262,896

Source: Town of New Paltz 2024 Annual Comprehensive Financial Report (ACFR)

Exhibit D.5.1

EXHIBIT D.5 TOWN OF NEW PALTZ DEBT DETAIL FY Ending December 31, 2024					
Fund	Fund Description	Serial Bonds	BANs	Installment Debt	Total
A	TW GENERAL	6,965,000	4,573,598	77,884	11,616,482
DB	TOV HIGHWAY	175,000	325,000		500,000
SS	SEWER		178,500		178,500
SW	WATER		8,744,640		8,744,640
ALL	TOTAL	7,140,000	13,821,738	77,884	21,039,622

Source: Town 2024 Annual Comprehensive Financial Report (ACFR)

Exhibit D.6.1

EXHIBIT D.6 TOWN OF NEW PALTZ COMPENSATED ABSENCE LIABILITY FY Ending December 31, 2025					
	A	B	DA	DB	
	GEN TW	GEN TOV	HWY TW	HWY TOV	TOTAL
General Government	73,820	3,308			77,128
Public Safety	596,190				596,190
Transportation			55,322	39,528	94,850
TOWN TOTAL	670,010	3,308	55,322	39,528	768,168

Source: Town Compensated Absence Report 12/31/2025

Exhibit D.7.1

EXHIBIT D.7 VILLAGE OF NEW PALTZ BALANCE SHEET FY Ending May 31, 2025	
Current Assets	Value (\$)
Cash & Equivalents	6,546,069
Investments	2,550,047
Receivables	412,305
Due from State & Federal	123,019
Due from Other Governments	419,430
CURRENT ASSETS	10,050,870
Non-Current Assets	
Capital Assets, Not Depreciated	11,689,369
Capital Assets, Net of Depreciation	20,282,496
NON-CURRENT ASSETS	31,971,865
TOTAL ASSETS	42,022,735
Deferred Outflows	
Pension Related	283,448
OPEB Related	1,614,641
DEFERRED OUTFLOWS	1,898,089
Current Liabilities	
Payables	562,891
Accrued Liabilities	210
Due to Retirement Systems	33,435
Deposits Payable	7,913
Bonds Payable	2,749
BANs Payable	8,255,000
Accrued Interest Payable	102,929
CURRENT LIABILITIES	8,965,127
Non-Current Liabilities	
Due Within One Year	
Serial Bonds	325,000
Judgements & Claims	7,100
Compensated Absences	13,000
OPEB Liability	195,941
Due Beyond One Year	
Serial Bonds	2,950,000
Judgements & Claims	64,212
Compensated Absences	114,988
OPEB Liability	4,682,920
Service Awards Payable	486,698
Net Pension Liability	645,304
NON-CURRENT LIABILITIES	9,485,163
TOTAL LIABILITIES	18,450,290
Deferred Inflows	
Pension Related	36,204
OPEB Related	5,508,540
DEFERRED INFLOWS	5,544,744
NET POSITION	19,925,790

Source: Village of New Paltz 2025 Annual Comprehensive Financial Report (ACFR)

EXHIBIT D.8							
VILLAGE OF NEW PALTZ FUND BALANCE DETAIL							
FY Ending May 31, 2025							
CLASSIFICATION / PURPOSE	A GENERAL	H CAPITAL ¹	CD COMM DEV	CM SPECIAL	FX WATER	G SEWER	TOTAL
RESTRICTED FOR:							
Recreation	10,636						10,636
Sidewalk Repair	84,676						84,676
Fire Apparatus	1,526,871						1,526,871
Highway Equipment	32,247						32,247
Water Supply System					83,557		83,557
Sanitary Sewer Treatment						83,925	83,925
Service Awards	486,698						486,698
Debt Service	57,933				65,606	37,648	161,187
Comm Development			606,297				606,297
Parkland				470,655			470,655
Trusts				63,850			63,850
S/T RESTRICTED	2,199,061	-	606,297	534,505	149,163	121,573	3,610,599
ASSIGNED FOR:							
Subsequent Year Expense	146,500				71,600		218,100
Fund Purpose					447,808	824,280	1,272,088
S/T ASSIGNED	146,500	-	-	-	519,408	824,280	1,490,188
UNASSIGNED							
	1,001,742	(4,916,811)					(3,915,069)
TOTAL FUND BALANCE	3,347,303	(4,916,811)	606,297	534,505	668,571	945,853	1,185,718

Source: Village of New Paltz 2025 ACFR

Note 1 - Capital Fund deficits result from timing differentials between expenditures and the issuance of BANs and Bonds. As BANs are not considered revenues under GAAP and GASB standards, the timing of these transactions can result in accounting deficits at a given point in time.

Exhibit D.9.1

EXHIBIT D.9 VILLAGE OF NEW PALTZ CAPITAL ASSET DETAIL FY Ending May 31, 2025 ¹			
ITEM	YR IN SVC	ASSET ID	VALUE
70 N Manheim Blvd		86.2-1-12.110	595,000
51 Huguenot St		86.25-1-13	439,655
Springtown Rd		86.25-1-14	409,310
25 Plattekill Ave		86.34-4-4	340,690
Plains Rd		86.41-1-26	229,655
Hasbrouck Park		86.42-5-1	206,724
22 Mulberry St		86.26-2-2-200	118,276
Plattekill Ave		86.34.4-1.110	91,897
Huguenot St		78.82-1-6	53,103
79 Henry W Dubois Dr		86.2-2-55.210	51,724
10 N Chestnut St		86.143-1-1	33,276
5 Broadhead Ave		86.26-2-34.120	31,034
39 Plains Rd		86.41-1-24.100	3,793
16 Cooper St		86.26-2-41	1,724
Church St		86.26-2-44	1,379
N Putt Corners Rd		86.8-6-45	1,379
Huguenot St		86.33-2-9	1,034
Bruce Ave		86.12-2-59.100	-
LAND SUB-TOTAL			2,609,655
Structure 01-005 New Fire House (2021-22-23); Year Built: 2020	2023	50030 *	7,063,435
Floating Digester and Cover steel H8130.2	2018	H813 *	609,569
Structure Water Water Tank - 2008; Year Built: 2008	2008	392 *	496,784
Structure Wastewater Plant Addition 2001; Year Built: 2001	2001	96 *	453,422
Structure Water Water Plant; Year Built: 1991	1991	112 *	347,875
Structure 2024-25 Sidewalk Project; Year Built: 2024	2025	50040 *	196,577
CULVERT Culvert Project 0; Year Built: 2018	2018	A8140 *	194,220
Structure Wastewater Plant - Sludge Dewatering Fac; Year Built: 1997	1997	97 *	112,104
HYDRANTS Replacement Hydrants F8320.2; Year Built: 2018	2018	F8320 *	71,337
2024-25 Rplacement Pumps carter pump 2 units	2025	50039 *	68,850
Structure Wastewater Plant Addition 1984; Year Built: 1984	1994	95 *	54,448
Fire House close out expenses (2025)	2025	2025-10 *	34,550
Floating Digester and Cover steel H8130.2	2019	H813 *	34,258
POOL Pool Improvements (2007) 1/2 Interest with New Paltz; Year Built: 2007	2007	373 *	27,937
Generator Kohler 100REOZJF	2015	448 *	27,787
Structure Wastewater Plant - Trickling Filter Encl; Year Built: 1997	1997	99 *	26,625
Heat Pump Air Systems - 2022 2nd floor Village Hall meeting rooms and offices			
Mitsubishi Muz-FS12na-	2021	50031 *	20,960
Heat Pump Air Systems - 2021 4 UNITS - BUILDING DEPT, TV ROOM, MEETING ROOMS 1			
AND 2 - FIRE HOUSE -	2021	50027 *	16,480
Structure Pump Station - Mountain Rest addition; Year Built: 1995	1995	104 *	16,400
Structure Pump Station - Mountain Rest addition; Year Built: 2000	2000	105 *	16,332
POOL Pool Improvements (2008) 1/2 Interest with New Paltz; Year Built: 2008	2007	390 *	12,775
Pole Barn Doors Replacement (2018-19) TM200 OHDS	2018	2019-015 *	11,403
Land Improvements Bathhouse; Year Built: 2006	2006	23A *	10,780
Boiler Replacement (2019) Weil Menlain 480 Oil	2019	2019-02 *	10,059
Gas Heater 2019 Gordon Ray OH Radiant Fixed BHET-11530A	2019	2019-04 *	9,289
Structure Wastewater Plant Storage; Year Built: 1993	1993	21 *	6,656
Solar Panels Public Works	2006	364 *	6,400
Bathroom Renovation Fire House	2005	361 *	6,087
Structure Pole Barn; Year Built: 2008	2008	383 *	2,306
Water Heater - 2021 50 GALLON HEAT PUMP - RUUD- PROUH50T2-RU375-30 - Q102162268	2021	50028 *	2,190
Structure Pole Barn; Year Built: 2008	2008	394 *	1,889
Flowmeter (2019) Honeywell	2019	2019-03 *	1,630

Exhibit D.9.2

EXHIBIT D.9 VILLAGE OF NEW PALTZ CAPITAL ASSET DETAIL FY Ending May 31, 2025¹			
ITEM	YR IN SVC	ASSET ID	VALUE
Windows Fire Department	2008	381 *	357
Windows Treasurer	2008	380 *	178
Boiler -2011 McLain with Beckett Burner	2011	415 *	-
Heat Pump 2011	2011	416 *	-
Boiler - Weil 2010 Weil McLain 448000 btu	2010	405 *	-
Programmable Logic Controller Micro Logic - 1018	2004	358 *	-
Landscaped Areas Reed Beds 4000 Sq Feet; Year Built: 2004	2004	360 *	-
Retaining Walls Fire Dept #1 Wurts Ave; Year Built: 2004	2004	359 *	-
Fuel Tank Dispenser - 1041; Year Built: 2003	2003	24 *	-
POOL Pool Renovation (2001) 1/2 Interest with New Paltz; Year Built: 2001	2001	31 *	-
Wheel Chair Lift	1998	145 *	-
Playground Equipment; Year Built: 1996	1996	28 *	-
Shade Structure Gazebo; Year Built: 1994	1994	27 *	-
Baseball Field; Year Built: 1990	1990	25 *	-
POOL Pavilion; Year Built: 1990	1990	23 *	-
Structure Hasbrouck Park Storage; Year Built: 1990	1990	22 *	-
Playground Equipment Play Set; Year Built: 1988	1988	32 *	-
Basketball Hoops Courts; Year Built: 1980	1980	26 *	-
Pool 1/2 Interest will New Paltz; Year Built: 1980	1980	30 *	-
Structure Village Hall/Fire House addition 1980; Year Built: 1970	1980	18 *	-
Structure Wastewater Plant - Tricking Filter; Year Built: 1979	1979	98 *	-
Structure Pump Station - N Chestnut St; Year Built: 1975	1975	92 *	-
Structure Village Hall/Fire House addition 1975; Year Built: 1975	1975	17 *	-
Structure Pump Station - Henry W Dubois Dr; Year Built: 1974	1974	91 *	-
Structure Wastewater Plant Addition 1973; Year Built: 1973	1973	94 *	-
Structure Public Works Addition 1971; Year Built: 1971	1971	20 *	-
Tennis Courts; Year Built: 1970	1970	29 *	-
Structure Pump Station - Mountain Rest; Year Built: 1970	1970	103 *	-
Structure Water Water Tank - 1968; Year Built: 1968	1968	113 *	-
Structure Pump Station - Hasbrouck Park; Year Built: 1965	1965	89 *	-
Structure Pump Station - Henry; Year Built: 1964	1964	90 *	-
Structure Public Works; Year Built: 1960	1960	19 *	-
Structure Wastewater Plant; Year Built: 1959	1959	93 *	-
Structure 01-001 Village Hall/Fire House; Year Built: 1951	1951	16 *	-
Structure Water Water Tank - 1951; Year Built: 1951	1951	114 *	-
BUILDINGS & IMPROVEMENTS SUB-TOTAL			9,971,949
Infrastructure Water Main Waterline Replacement (EFC) 2022-23; Year Built: 2022	2025	EFC-2 *	5,138,088
Infrastructure Water Transmission/Distribution USDA-DEP-2022-2024 additional expenses in 2024 -2025;; Year Built: 2020	2025	375-2022-2 *	1,863,473
Infrastructure Water Water Filtration USDA cip;; Year Built: 2018	2019	375c *	1,276,435
Infrastructure SEWER 2021 CDBG Sewer Line Replacements CIT 2021 CDBG Sewer Line Replacements-North chestnut Street, North;; Year Built: 2021	2025	50035 *	1,124,497
Infrastructure Water Water Transmission/Distribution USDA-DEP-2022-24 additional expenses in 2024 close out final\$ 475,8;; Year Built: 2020	2024	375c-close2024 *	1,090,634
Infrastructure Water Water Tank - Cherry Hill; Year Built: 2014	2014	437 *	1,059,632
Infrastructure SEWER 2022 CDBG Sewer Line Replacements CIT 2022 CDBG Sewer Line Replacements- So Chestnut, Harrington Str;; Year Built: 2022	2025	50037 *	867,450
Infrastructure Water Water Filtration USDA 2020 final 2021;; Year Built: 2018	2020	375c-2020-21 *	753,461
Infrastructure Water Transmission/Distribution USDA cip;; Year Built: 2007	2007	375 *	684,054
Infrastructure Water Transmission/Distribution USDA-DEP-2020;; Year Built: 2020	2020	375-2020 *	635,080
Infrastructure WATER NYC DEP Water Project 2021;; Year Built: 2020	2021	50029 *	408,008
Infrastructure Public Works Sidewalks; Year Built: 2004	2004	46 *	362,035

Exhibit D.9.3

EXHIBIT D.9 VILLAGE OF NEW PALTZ CAPITAL ASSET DETAIL FY Ending May 31, 2025¹			
ITEM	YR IN SVC	ASSET ID	VALUE
Infrastructure SEWER Sewer Rehab Improvements (2009);; Year Built: 2009	2009	407 *	357,077
Infrastructure MILLBROOK Millbrook Preserve Trail Bridge Project (2023+24) a7110.2 po 44100-44146;; Year Built: 2023	2023	19168 *	320,064
Infrastructure WALLKILL Wallkill Rail Trail Connector Project (2023-24) a7110.2 po 44767-44827-44945;; Year Built: 2024	2023	2024-01 *	256,655
Infrastructure Sewer Sewer Improvements (2007);; Year Built: 2007	2007	374 *	199,262
Infrastructure Water Water Filtration USDA 2020-21 final 2021 expenses;; Year Built: 2018	2021	375c-2020-21 *	158,880
Infrastructure Water Piping - Water Mains - Under Wallkill Ri; Year Built: 2001	2001	118 *	144,383
Infrastructure Water Reservoir #4 - 7,100,000 gal Expansion; Year Built: 1997	1997	110 *	133,684
Infrastructure Public Works Streetlights - Village Wide 2021; Year Built: 2021	2021	2022-01 *	127,336
Infrastructure SEWER Sewer Improvements (2014) Dec Consent;; Year Built: 2014	2014	439 *	124,645
Infrastructure SEWER Sewer Improvements (2008);; Year Built: 2008	2008	391 *	120,977
Infrastructure SEWER Sewer Rehab Improvements (2018-19) closing;; Year Built: 2010	2018	407b *	113,431
Infrastructure Waste Water Piping - Sanitary Sewer - Relocation - P; Year Built: 1998	1998	102 *	91,093
Infrastructure Public Works West Center Street Storm Sewer(2019);; Year Built: 2019	2019	2019 *	79,620
Infrastructure SEWER Sewer Rehab Improvements (2020-21) secondary clarifier rehab 9454 (ard);; Year Built: 2020	2020	50024 *	78,750
Infrastructure Drainage Drainage; Year Built: 2010	2010	404 *	66,883
Infrastructure Green Infrastructure- Corner of Elting and Mohawk vnp-221 42137,42066,42013;; Year Built: 2022	2022	2023-04 *	57,689
Infrastructure SEWER Sewer Rehab Improvements (2010);; Year Built: 2010	2010	407a *	56,519
Infrastructure SEWER Sewer Rehab Improvements (2020-21) installation secondary clarifier rehab 9454 (ard);; Year Built: 2020	2021	50025 *	49,245
Infrastructure Sewer Sewer Improvements (2006);; Year Built: 2006	2006	365 *	42,826
Infrastructure RAIL TRAIL Improvement Build Project (2009);; Year Built: 2009	2009	408 *	41,967
Infrastructure Water Piping - Water Mains - Pencil Hill Rd.; Year Built: 2003	2003	117 *	39,922
Infrastructure SEWER Cutter Grinder Muffin Monster (sewer) (2023);; Year Built: 2023	2023	50033 *	37,555
Infrastructure SEWER Sewer Rehab Improvements (2020-21) secondary clarifier rehab 9454 (ard) hercules drive mechanism;; Year Built: 2020	2020	50026 *	29,153
Infrastructure WALLKILL Wallkill Rail Trail Connector Project (2023-24) a7110.2 po 44767-44827-44945	2025	2025-09 *	29,018
Infrastructure SEWER Sewer Pump /Grinder RT 32 Pump Station (2024) 38120.2 po 44626 Also Hesbrouck Orchard station;; Year Built: 2024	2024	2024-07 *	16,411
Infrastructure Water Reservoir #4 - 7,100,000 gal Grouting; Year Built: 2002	2002	111 *	7,607
Infrastructure Drainage Drainage; Year Built: 2008	2008	393 *	7,516
Infrastructure Water Water Filtration USDA 2021-22 final 2022 expenses;; Year Built: 2018	2022	375-2021-22 *	7,127
Infrastructure DRAINAGE Drainage;; Year Built: 2014	2014	438 *	-
Infrastructure Public Works Retaining Wall - Plattekill Ave.; Year Built: 2001	2001	40 *	-
Infrastructure Waste Water Piping - Sanitary Sewer - 4.5 mi.; Year Built: 1980	1980	101 *	-
Infrastructure Water Piping - Water Mains - 9.17 mi.; Year Built: 1980	1980	116 *	-
Infrastructure Street Curbing - Asphalt; Year Built: 1970	1970	33 *	-
Infrastructure Street Curbing - Bluestone; Year Built: 1970	1970	34 *	-
Infrastructure Street Curbing - Concrete Blocks; Year Built: 1970	1970	36 *	-
Infrastructure Street Curbing - Concrete; Year Built: 1970	1970	35 *	-
Infrastructure Street Curbing - Fieldstone; Year Built: 1970	1970	37 *	-
Infrastructure Street Curbing - Rail Road Tie; Year Built: 1970	1970	38 *	-
Infrastructure Street Sidewalk - Asphalt; Year Built: 1970	1970	41 *	-

Exhibit D.9.4

EXHIBIT D.9 VILLAGE OF NEW PALTZ CAPITAL ASSET DETAIL FY Ending May 31, 2025 ¹			
ITEM	YR IN SVC	ASSET ID	VALUE
Infrastructure Street Sidewalk - Bluestone; Year Built: 1970	1970	42 *	-
Infrastructure Street Sidewalk - Brick; Year Built: 1970	1970	43 *	-
Infrastructure Street Sidewalk - Concrete Blocks; Year Built: 1970	1970	45 *	-
Infrastructure Street Sidewalk - Concrete; Year Built: 1970	1970	44 *	-
Infrastructure Street Street - Academy St. - 0.1 mi.; Year Built: 1970	1970	47 *	-
Infrastructure Street Street - Bounticouview Dr. - 0.17 mi.; Year Built: 1970	1970	48 *	-
Infrastructure Street Street - Broadhead Ave. - 0.21 mi.; Year Built: 1970	1970	49 *	-
Infrastructure Street Street - Center St. - 0.14 mi.; Year Built: 1970	1970	50 *	-
Infrastructure Street Street - Church St. - 0.42 mi.; Year Built: 1970	1970	51 *	-
Infrastructure Street Street - Colonial Dr. - 0.27 mi.; Year Built: 1970	1970	52 *	-
Infrastructure Street Street - Elting Ave. - 0.32 mi.; Year Built: 1970	1970	53 *	-
Infrastructure Street Street - Fair View Ave. - 0.11 mi.; Year Built: 1970	1970	54 *	-
Infrastructure Street Street - Grove St. - 0.15 mi.; Year Built: 1970	1970	55 *	-
Infrastructure Street Street - Harrington St. - 0.27 mi.; Year Built: 1970	1970	56 *	-
Infrastructure Street Street - Hasbrouck Ave. - 0.2 mi.; Year Built: 1970	1970	57 *	-
Infrastructure Street Street - Hasbrouck Pl. - 0.07 mi.; Year Built: 1970	1970	58 *	-
Infrastructure Street Street - Henry Ct. - 0.09 mi.; Year Built: 1970	1970	59 *	-
Infrastructure Street Street - Henry W. Dubois Dr. - 0.4 mi.; Year Built: 1970	1970	60 *	-
Infrastructure Street Street - Huguenot St. - 1.41 mi.; Year Built: 1970	1970	61 *	-
Infrastructure Street Street - Innis Ave. - 0.09 mi.; Year Built: 1970	1970	62 *	-
Infrastructure Street Street - John St. - 0.39 mi.; Year Built: 1970	1970	63 *	-
Infrastructure Street Street - Lincoln Pl. - 0.13 mi.; Year Built: 1970	1970	64 *	-
Infrastructure Street Street - Lookout Ave. - 0.13 mi.; Year Built: 1970	1970	65 *	-
Infrastructure Street Street - Maiden Lane - 0.06 mi.; Year Built: 1970	1970	66 *	-
Infrastructure Street Street - Millrock Rd. - 0.28 mi.; Year Built: 1970	1970	67 *	-
Infrastructure Street Street - Mohonk Ave. - 0.4 mi.; Year Built: 1970	1970	68 *	-
Infrastructure Street Street - Mulberry St. - 0.28 mi.; Year Built: 1970	1970	69 *	-
Infrastructure Street Street - N. Front St. - 0.12 mi.; Year Built: 1970	1970	70 *	-
Infrastructure Street Street - N. Manheim Blvd. - 0.28 mi.; Year Built: 1970	1970	71 *	-
Infrastructure Street Street - N. Oakwood Ter. - 0.27 mi.; Year Built: 1970	1970	72 *	-
Infrastructure Street Street - Oakwood Ct. - 0.02 mi.; Year Built: 1970	1970	73 *	-
Infrastructure Street Street - Old Kingston Rd. - 0.25 mi.; Year Built: 1970	1970	74 *	-
Infrastructure Street Street - Orchard Lane - 0.15 mi.; Year Built: 1970	1970	75 *	-
Infrastructure Street Street - Pencil Hill - 0.12 mi.; Year Built: 1970	1970	76 *	-
Infrastructure Street Street - Plattekill Ave. - 0.52 mi.; Year Built: 1970	1970	77 *	-
Infrastructure Street Street - Prospect St. - 0.28 mi.; Year Built: 1970	1970	78 *	-
Infrastructure Street Street - Ridge Rd. - 0.07 mi.; Year Built: 1970	1970	79 *	-
Infrastructure Street Street - Rt. 299 - 0.25 mi.; Year Built: 1970	1970	80 *	-
Infrastructure Street Street - S. Oakwood Ter. - 0.18 mi.; Year Built: 1970	1970	81 *	-
Infrastructure Street Street - Slate St. - 0.05 mi.; Year Built: 1970	1970	82 *	-
Infrastructure Street Street - Southside Ave. - 0.23 mi.; Year Built: 1970	1970	83 *	-
Infrastructure Street Street - Sunset Ridge - 0.04 mi.; Year Built: 1970	1970	84 *	-
Infrastructure Street Street - Tricor Ave. - 0.33 mi.; Year Built: 1970	1970	85 *	-
Infrastructure Street Street - W. Center St. - 0.12 mi.; Year Built: 1970	1970	86 *	-
Infrastructure Street Street - Water St. - 0.65 mi.; Year Built: 1970	1970	87 *	-
Infrastructure Street Street - Wurts Ave. - 0.12 mi.; Year Built: 1970	1970	88 *	-
Infrastructure Waste Water Piping - Storm Sewer; Year Built: 1970	1970	39 *	-
Infrastructure Water Reservoir #1 - 1,000,000 gal; Year Built: 1950	1950	106 *	-
Infrastructure Water Reservoir #2 - 300,000 gal; Year Built: 1950	1950	107 *	-
Infrastructure Water Reservoir #3 - 400,000 gal; Year Built: 1950	1950	108 *	-
Infrastructure Water Reservoir #4 - 7,100,000 gal; Year Built: 1950	1950	109 *	-
Infrastructure Waste Water Piping - Sanitary Sewer - 10.5 mi.; Year Built: 1930	1930	100 *	-
Infrastructure Water Piping - Water Mains - 17.03 mi.; Year Built: 1930	1930	115 *	-
INFRASTRUCTURE SUB-TOTAL			18,058,142

Exhibit D.9.5

EXHIBIT D.9 VILLAGE OF NEW PALTZ CAPITAL ASSET DETAIL FY Ending May 31, 2025 ¹			
ITEM	YR IN SVC	ASSET ID	VALUE
Pumper Truck Seagrave Maruder II Stainless Steel Custom	2019	2020-6 * 1F9EN28T3JCST2032	408,361
Truck Western Star 47x 4 x 2 Hook Lift 2024	2024	2025-06 * 5KKABPFE8SLVY2178	268,809
Fire Truck Seagrave Marander	2017	458 * 1F9EB28T6GCST2043	224,338
Fire Truck E-One 100' Tower Ladder	2014	443b *	223,988
Plow Truck Mack MD 742 hook lift, plow, salt spreader, body 2025	2024	2025-07 * 1M2MDBAA8SSO75377	196,397
Sewer Truck Kenworth T370 2018 with Jetting system and Vacuum	2017	2018 * 2nkhjh8x1m220074	128,192
Dump Truck Kenworth T370 2017	2019	2019-2 * 2NKHJ8X6HM175289	111,600
Fire Truck Ford F550 Super Duty with extra rescue body, lights and paint	2024	2025-5 * 1FD0W5HT8REE66135	107,219
Excavator 308 cr	2022	2022-05 * CAT00308AGG805446	88,900
Plow/Dump Truck Kenworth T370	2018	2019-08 * 2NKHJJ8X6HM175289	55,755
Mixer Mechanism Repair	2018	464 *	47,733
Plow Truck Western Star 4700SB viking plow	2020	2021-2 * 5KKHADV8LPLX2369	38,281
Pavement Roller Sakai SW354 - 47 " Drum (Kubota Engine)	2023	2023-04 * 1sw73-30606	37,642
Skid Loader Bobcat S76T4 Steer	2021	2021-04 *	32,468
Truck SUV Chevrolet Tahoe SSV Command Vehicle Fire	2021	2021-03 * 1gnskledxmr464325	28,535
Carbon Cylinders Scott 30 Min Carbon 25 x	2023	2023-02 *	28,448
Trailer Felling Ft-45-2lp drill series 2022 For Cat 308	2022	2022-06 * 5FTCF3624N1008390	16,896
Sewer Plant BAN For Digester Lid	2018	465 *	15,920
Truck Ford F350 Cab XL Dump 2015	2015	445 * 1FDRF3H60FEC46635	15,073
Fuel Tank	2014	436 *	13,825
Compressor Atlas Copco Oil Screw Injected	2024	2025-11 *	12,870
Truck Chevrolet Tahoe SUV Fire Chief 2019	2019	2020-1 * 1GNSKFECXKR392029	12,366
Pump Station RBC	2008	376 *	11,700
Truck With Plow Ford f350 2018 Fisher 9ft	2017	CHIPS18 * 1FT7X2B62JEB62532	10,790
Carbon Cylinders and Masks Scott 30 Min Carbon 7x	2023	2023-01 *	9,957
Truck With Plow Ford F250 2017 Fisher 9ft	2017	CHIPS2 * 1FTX2B60HEE30987	9,930
SCAG Mower Kawasaki SCZII61V38FXEFI 61' 38.5 HP	2024	2024-05 * V5902913	8,145
Dump Body Replacement Dura DB0969514SS For Truck #706	2024	2024-06 * 030216	7,757
Generator Generac 25 KW industrial Diesel	2018	2019-09 * 3003652632	7,000
Vacuum LCT600 Trailer Mounted 2017	2017	463 *	5,235
Misc Backhoe parts Ray Top 800 lb Hammer w/wan	2015	447 *	5,233
Aluminium Flat Bed Dura Mag 8ft Alum Flat Bed for Truck 3702	2023	2023-03 * 032925	4,136
Parking Machine Strada Rapide PAL Cashless Solar	2021	2021-02 *	3,754
Pipe Locator Vivax 810 F8340.2 G8120	2024	2024-03 * 21301190557	2,941
Riding Mower Ferris IS800 61" Zero Turn	2019	2019-14 * 5901745	2,800
Fire Hose and Couplings HI TECH VARIOUS various colors and sizes	2021	2021 *	2,653
Uplift Equipment Lights and kits Fire commander vehicle 2019	2019	2019-11 *	2,287
Fire Hoses and Couplings Mega Flow 5 and 3 "	2019	2019-12 *	2,218
Fork Set GEM WA200-WA270 For Forklift	2020	2020-2 * 0519-13042-2--3	1,980
Variable Frequency Drive ABB NEMA12 Mt Rest Pump Station	2019	2020-3 * ACS550-U1-178A-2	1,868
Fan Blow Hard Dual Power	2018	2019-05 * BH20hp	1,348
Computer Dell Optiplex	2025	2025-04 * J47N6X3	1,283
Portable Water Tank Folda HPR	2019	2019-13 * FOL-SSTFD-3000-HI	1,240
Repeater Kenwood 450MH2	2016	456 *	1,008
Laptop Dell Latitude 13 inch i5 core	2024	2025-01 *	960
Laptop Dell Latitude 13 inch i5 core	2024	2025-02 *	960
Laptop Dell Latitude 13 inch i5 core	2025	2025-03 * 11R5R74	949
Parking Meter APM 2x Post Office	2008	337b *	942
Camera FLIR Thermal K55 w/ Truck Charger	2016	452 *	557
Ventilation Fan Blowhard 24x24x10	2016	453 *	349
Trash Pumps with generator	2016	450 *	335
Post Driver Rhino	2016	455 *	280
Torch Plasma Cutter 875	2016	454 *	247
Correlator 2019 Lc 2500 723	2019	2019-06 *	-

Exhibit D.9.6

EXHIBIT D.9 VILLAGE OF NEW PALTZ CAPITAL ASSET DETAIL FY Ending May 31, 2025 ¹			
ITEM	YR IN SVC	ASSET ID	VALUE
Jar Tester PB Programmable with 6 Round Beakers	2019	2020-4 * 7790-900	-
Receiver Kit Badger Trimble Tablet 10 and recieve 2 pieces	2019	2020-5 * 100080/100890	-
Air Pack Scott Pak/facemask/shoulder Strap	2017	460 *	-
Camera with 3 screens	2017	459 *	-
Carbon Cyl Scott 30 min	2017	462 *	-
Carbon Cyl Scott 60	2017	461 *	-
Camera FLIR Thermal k2 with 2 batteries	2016	451 *	-
Grinder Cutter sewer Muffin Monster CDD2410-XDS 2015	2015	449 *	-
Mower Snapper 29	2015	444 *	-
Skid Pack John Deere Gator	2015	447b *	-
Snowblower 30 1730HD	2015	443 *	-
Truck Ford F350 Cab XL Dump 2015	2015	431 * 1FDRF3H6XFEA83119	-
Line Striper	2014	433 *	-
Trash/Recycle Systems Big Belly solar	2014	442 *	-
Water Leak Detector LD 12	2014	435 *	-
Magnetic Locater	2014	426 *	-
Pump 8fdhc	2014	434 *	-
Bobcat UTV Bobcat UTV 3400 Gas 2014	2014	441 *	-
Gator John Deere 2007-2008 Cross Country	2014	443a *	-
Sander Fisher 1.8 cu yd	2014	430 *	-
Vaccum Scag 29 HP	2014	432 *	-
Computer Dell	2013	428 *	-
Printer HP 44 inch	2013	427 *	-
Chain Saw Power Grit Ducite	2013	425 *	-
Fire Hose 1600 ft 5 inch	2012	421 *	-
Other	2012	2012 *	-
Pipe and Cable Locator Metro	2012	424 *	-
Hydro Swivel Unit for 1995 E-One Ladder	2012	422 *	-
Mower Snapper	2012	423 *	-
Truck Chevrolet Tahoe SUV 2012	2012	420 * 1GNSK2E0XCR310297	-
Computer Dell	2011	417 *	-
Grinder Upgrades Muffin Monster	2011	409 *	-
Truck with Plow Ford Fisher F-250 8 FT	2011	418 * 1FTBF2B65CEA59606	-
Laptop Toughbook	2010	402 *	-
Mobile Gear Pak	2010	403 *	-
Rescue Sled with Cover	2010	400 *	-
Washer Hard Mount	2010	401 *	-
Fire Truck FERRARA 43-15 PUMPER INFERNO	2010	406 * 1F94047289H140685	-
Cutters Rescue 2009	2009	388 *	-
Generator Light/Hose	2009	385 *	-
Hydrlic Pump	2009	386 *	-
Rescue Ram Telescopic	2009	370b *	-
Rescue Ram Twin Piston	2009	369 *	-
Hose 5" 100 ft	2009	396 *	-
Sewer Pump	2009	399 *	-
Pressure Valve	2009	398 *	-
Pump Station Upgrades	2009	384 *	-
Boat Rescue	2009	395 *	-
Motor Electric 15 HP	2009	397 *	-
Spreaders Rescue	2009	387 *	-
Camera Thermal	2008	378 *	-
Air Compressor	2008	382 *	-
Parking Meter Parkeon Multi Space	2008	377 *	-
Backhoe Loader Roy Swinger w Coupler and Installation Kit 2008	2008	379 *	-

Exhibit D.9.7

EXHIBIT D.9 VILLAGE OF NEW PALTZ CAPITAL ASSET DETAIL FY Ending May 31, 2025 ¹			
ITEM	YR IN SVC	ASSET ID	VALUE
Truck Ford F250 PU	2008	371 * 1FTNF21538EC31418	-
Sewer Treatment Generator	2006	370 *	-
Fire Truck ALF Eagle Pumper	2006	366 * 4Z3AAACK46RV80446	-
Backhoe NE HO B95SGD	2006	372 * 323262	-
Mower Zero Turn 2006	2006	369 *	-
Variable Frequency Drive 100 HP	2005	363 *	-
Truck Ford 2005	2005	367 *	-
Sewer Camera 2004	2004	154 *	-
Spreader 2004 for GM Dump Truck 1GDJV34K1500891	2004	362 *	-
Plow 8	2004	193 *	-
Truck Dodge Ram 3500 Brush Brush Truck 2003	2004	131 * 3D7MU496C93G832262	-
Camera Thermal Imaging E-43-11	2003	230 *	-
Camera Bullard Thermal imaging T-43-15	2003	203 *	-
Rescue Tool Set Powerhawk E-43-16	2002	345 *	-
Sweeper Applied Riding 414RS 2002	2002	176 *	-
Sweeper Frieghtliner 2002	2002	127 *	-
File Server	2001	140 *	-
Gas Monitor Biosystems PHD+	2001	242 *	-
Air Bags Hurst Set of 6	2000	228 *	-
Fire Truck Frieghtliner Pumper 1999	2000	132 *	-
Plow 11'	2000	190 *	-
Chipper Vermeer B01230A 1999	1999	181 * n15178x11002725	-
Spreader Monroe 1998	1998	202 *	-
Plow 11'	1997	189 *	-
Fire Truck Frieghtliner Tanker	1996	133 * 1FV6JLCB3TL603781	-
Loader Melroe Skid Steer 1995	1996	184 * 51282006881	-
Snowblower Attachment	1996	198 *	-
Roller Ingersol Rand ROL 1995	1995	168 * 61825SGC	-
Spreader Fox 1995	1995	175 *	-
Spreader Hinker	1995	200 *	-
Spreader Hinker	1995	201 *	-
Trailer Hudson HD12	1995	128 * 10HDD1204S1011179	-
Snowblower John Deere Walk Behind	1994	196 *	-
Snowblower John Deere Walk Behind	1994	197 *	-
Truck International 4600 Sewer Flusher	1993	126 * 1HTSAZRN1PH531585	-
Water Meter Turbidimeter	1991	355 *	-
Leaf Vaccum	1991	183 *	-
Snowblower Attachment	1990	199 *	-
Plow 11'	1990	174 *	-
Truck International Dump	1990	122 * 1HTSETVR4LH250370	-
Tractor John Deere Loader 544E LDR 1989	1989	185 * DW544ED526510	-
Tractor John Deere 316	1988	178 *	-
Tractor John Deere 750	1986	179 * CH0750S011179	-
Cascade System	1984	231 *	-
Plow 11'	1984	173 *	-
Sign Maker Scotchlife Val-2	1982	172 * 1254	-
Fire Hose Washer Circul-Air Roto Jet	1980	241 *	-
Water Main Tapping Machine	1980	180 *	-
MACHINERY & EQUIPMENT SUB TOTAL			2,224,458
GRAND TOTAL			32,864,204

Source: Associated Valuation Services, Inc Fixed Asset Report Dated 5/31/2025 & Town of New Paltz 2025 Final Assessment Roll

EXHIBIT D.10 VILLAGE OF NEW PALTZ NON-CURRENT LIABILITIES FY Ending May 31, 2025	
Liability	Value
Serial Bonds	3,275,000
Judgements & Claims	71,312
Compensated Absences	127,988
OPEB Liability	4,878,861
Service Awards Payable	486,698
Net Pension Liability	645,304
TOTAL	9,485,163

Source: Village of New Paltz 2025 Annual Comprehensive Financial Report (ACFR)

Exhibit D.11.1

EXHIBIT D.11 VILLAGE OF NEW PALTZ DEBT DETAIL FY Ending May 31, 2025					
Fund	Fund Description	Serial Bonds	BANs	Installment Debt	Total
A	GENERAL		1,500,000		1,500,000
FX	WATER	3,275,000	6,755,000		10,030,000
ALL	TOTAL	3,275,000	8,255,000	-	11,530,000

Source: Village 2025 Annual Comprehensive Financial Report (ACFR)

Exhibit D.12.1

EXHIBIT D.12 VILLAGE OF NEW PALTZ COMPENSATED ABSENCE LIABILITY				
	A GENERAL	FX WATER	G SEWER	TOTAL
General Government	32,868			32,868
Public Safety	4,305			4,305
Transportation	45,408			45,408
Home & Community		22,704	22,704	45,408
VILLAGE TOTAL	82,580	22,704	22,704	127,988

Source: Village Compensated Absence Report 5/31/2025