

**Ways &  
Means Committee  
Special Meeting Minutes**

**DATE & TIME:** March 4, 2021 – 5:00  
**LOCATION:** Powered by Zoom Meeting by dialing 1-646-558-8656, Meeting ID 913 7402 0410  
**PRESIDING OFFICER:** John Gavaris, Chairman  
**LEGISLATIVE STAFF:** Natalie Kelder, Amber Feaster, and Jay Mahler  
**PRESENT:** Legislators Kenneth J. Ronk, Jr. (arrived at 5:12 PM); Lynn Archer, Heidi Haynes, John Parete, and Eve Walter; and Legislative Chairman David B. Donaldson  
**ABSENT:** Legislators Tracey Bartels; and Mary Beth Maio  
**QUORUM PRESENT:** Yes  
**OTHER ATTENDEES:** Legislator Cahill; Legislative Counsel, Chris Ragucci; Minority Counsel, Nick Pascale; County Clerk, Nina Postupack; Deputy County Executive John Milgrim; Comptroller March Gallagher; Deputy Comptroller Alicia DeMarco; Patricia Doxsey, Daily Freeman; Tom Kadgen, League of Women Voters; Conor Gillis, New York State Association of REALTORS, Inc.; Karen Gilbane, Halter Associates Realty; Amy Forste, Coldwell Banker Village Green Realty; Catherine Lenz, Our Ulster County Real Estate Agents; Christina Ahouse, Our Ulster County Real Estate Agents

- **Chairman Gavaris called the meeting to order at 5:01 PM**

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Comptroller Gallagher introduced Alicia DeMarco, Deputy Comptroller. Committee members welcomed Ms. DeMarco back.

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**Motion No. 1: To discuss Resolution No. 7** – Requesting The New York State Legislature Introduce, And The Governor Sign, An Amendment To Article 31 Of The New York State Tax Law To Permit The County Of Ulster To Adopt A Local Law To Impose, Collect And Retain A Tax On Real Estate Transfers

**Resolution Summary:** This Resolution requests that the New York State Legislature and Governor pass legislation amending Article 31 of the New York State Tax Law, adding subdivision “H”, permitting the County of Ulster to adopt and amend a local law imposing in the County of Ulster a tax on each conveyance of real property or interest therein when the consideration exceeds \$500.00, at the rate of \$0.50 for each \$500.00 or fractional part thereof.

**Motion Made By:** Legislator Gavaris  
**Motion Seconded By:** Legislator Donaldson

**Discussion:** Legislative Chairman Donaldson provided a background of the current tax environment within and surrounding Ulster County, describing the proposed tax and some of the proposed potential exclusions. County Clerk Nina Postupack spoke to the Department's ability to access data that would be required for the exclusions in discussion. Comptroller March Gallagher explained how her office calculated estimated revenue, agreeing to calculate estimated revenue with consideration of the potential exclusions. Discussion pursued on the basis for the proposed exclusions, other potential exclusions for consideration, the difficulty or ease of enforcement, the option to tax the buyer rather than the seller, and the intent to utilize revenues for the purpose of combatting the housing shortage in Ulster County. Legislator Ronk stated opposition to increasing the cost of transferring real estate. Further discussion pursued on the housing shortage and in what manner revenues may be utilized. Chairman Gavaris emphasized the question of what committee members are willing to accept, suggesting all potential exclusions be summarized in a document for discussion purposes. Committee members were in agreement.

**Motion No. 2: To postpone Resolution No. 7 – Requesting The New York State Legislature Introduce, And The Governor Sign, An Amendment To Article 31 Of The New York State Tax Law To Permit The County Of Ulster To Adopt A Local Law To Impose, Collect And Retain A Tax On Real Estate Transfers**

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**Motion Made By:** Legislator Donaldson  
**Motion Seconded By:** Legislator Ronk

**Voting In Favor:** Legislators Gavaris, Ronk, Archer, Haynes, Parete, and Walter; and Legislative Chairman Donaldson

**Voting Against:** None

**No. of Votes in Favor:** 7

**No. of Votes Against:** 0

**Disposition:** Postponed

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**Old Business:** None

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**New Business:** None

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Chairman Gavaris asked the members if there was any other business, and hearing none;

**Adjournment**

**Motion Made By:** Legislator Ronk  
**Motion Seconded By:** Legislator Haynes  
**No. of Votes in Favor:** 7  
**No. of Votes Against:** 0

**Time:** 5:49 PM

**Respectfully submitted:** Amber Feaster  
**Minutes Approved:** April 13, 2021

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**Comptroller Gallagher:** Some of you know her. My former deputy retired, it was a really hard time to move across the country and start a new job at the beginning of COVID. But one of the things that he and I both found, working together, was that we were often going back to work that Alicia DeMarco had done in this office. So I want you to know that we did an extensive search. We did a number of interviews, and she was far and away the best candidate. I really look forward to working with her. And we want to make ourselves available as a resource to, to the legislature going forward. So that's really just what I wanted to share today. Thank you.

**Legislator Parete:** All right.

**Legislative Chairman Donaldson:** Welcome back, Alicia. It's a pleasure to see you.

**Chairman Gavaris:** Welcome. And if you'd like to say something, feel free. If not, you don't have to.  
But

**Deputy Comptroller DeMarco:** Pleasure to be back, I look forward to working with everybody. Thanks for having me.

**Chairman Gavaris:** Thank you. All right. So the, we're here to discuss Resolution No 7: Requesting New York State Legislature to Introduce and the Governor to sign an Amendment to the Article 31 of New York State Tax Law, to permit the County of Ulster to Adopt a Local Law to Impose, Collect, and Retain a Tax on Real Estate Transfers.

Chairman Donaldson.

**Legislative Chairman Donaldson:** Yes, thank you, Chair Gavaris for recognizing me. I realized that, you know, at this point, you know, it's very difficult to attempt to put in new taxes, you know, particularly when we're looking at the COVID situation. And my understanding is, that our budget seems to be pretty solid for this year. I do, would, I would like to look at a number of things that I would like to change in this. And that I started out with a number that was, approximately 1/10 of 1%, which is basically 50 cents on 500 dollars. Which same things equivalent is 1/10 of 1%, on the sale coming from the seller. That would be the lowest in any in the entire, you know, State that does have transfer taxes, they all have, you know, higher than that, and some of that along with mortgage taxes that go along with it. We have not captured any of that we are the bagman for mortgage taxes for the city and the towns. So as they will have mortgage taxes and the State for that matter, we become the bagman. We, our payday, you know, spoil administration fee for doing such. I mean I,

**Legislator Parete:** Turn the fan on.

**Legislative Chairman Donaldson:** What's that?

**Legislator Parete:** Excuse me Dave, I'm working and I'm listening at the same time.

**Legislative Chairman Donaldson:** No problem John.

**Legislator Parete:** I'm sorry. I'm sorry.

**Legislative Chairman Donaldson:** All right. You got yourself on mute?

**Legislator Parete:** Well, I guess I could, tell me how, let the, let whose ever running the show mute me. Because

**Legislative Chairman Donaldson:** All right, I don't, I don't, I'm not running it. Very good, thank you. thank you, John. I'm sorry, I didn't mean to mute you. Sort of like telling somebody to shut up, you know. But anyway.

So what I'm looking at is that, due to the fact that that is such a small number, in order to have exceptions to that rule, it would not really bring in, March, correct me if I'm wrong, I think the numbers would have been like \$1.1 or \$1.3 million. If we collected all of it, as you know, using the old numbers, I think. Is that correct March? And Nina, anytime you want to jump in to correct me and tell me to shut up, please do. I'm you know, I'm, I'm want to be ears on this. Anyway, so I'm looking at the idea of changing that instead to be \$1.50 on \$5,000. And then be, then make, you know, some serious exceptions. You know, the exceptions would be something and I want other people's input. I really don't want to waste everybody's time here this evening. So, you know, at some point, you know, this meeting doesn't have to be extremely long, I think just a brief discussion. And then maybe we'll really look at this from each one of the [inaudible] from whatever angle they came. But if we I did it, if we did it, at the a the buck and a half in the exceptions would be anybody from 15 years on would pay. I mean, from 20 years on would pay nothing, is one mindset, or it could even be 15 years on would pay nothing. And then 10 to five would pay half and then the rest of them would pay, whatever that number would be. Now it'd be hard to track the numbers and I don't know if you could track the numbers and that's why Nina was invited. She knows more about this than any have us, that's for sure. So Nina, what, do you have any input on that tracking the numbers in that manner?

**County Clerk Postupack:** So Dave, thanks very much for inviting me, to the meeting, I really appreciate it. I have to say, March has done a wonderful job, and I was looking at the calculator today, March, and maybe you can chime in here on as far as how that would affect the transfer tax revenue. But Dave, could you clarify something for me? I'm not following what you mean, by the 15 to 20 years. I miss something along the way there. I apologize.

**Legislative Chairman Donaldson:** What I'm talking about is the idea that, in other words, if you own the house, you know, when you were, if you own the house for more than 20 years, you would pay none of that.

**County Clerk Postupack:** Oh okay.

**Legislative Chairman Donaldson:** 15 to 20, and they pay half, I mean, that's, I mean, I'm using arbitrary, I think you know, that there's a lot better minds than mine, they can come up with probably something better, a better formula. And then you know, anything under under 10 years, you would pay that \$1.50 per \$500, like they do in many other counties. I don't know if they have the other exemption. So that's what I, that's why I was asking you. I mean, you're the one that records all these things. So do you have a method of knowing if somebody's had it for 20 years, or had it for 10 years, or 5 years or what have you.

**County Clerk Postupack:** Yeah, so that's a, that's a little difficult to pull from our records. I'm thinking maybe off of the Real Property system through a section block and lot, maybe we could do it, but off of our system everything's indexed by property owner and on it would be virtually impossible to track how

often a piece of property turned over. But we may be able to do it through the Real Property card. And through Real Property STG, I'm thinking, that's my thought on it.

**Legislative Chairman Donaldson:** Right, yeah.

**County Clerk Postupack:** I know we cannot get that that from our office. Now, March, I know you you worked up some figures, I thought were great. I'm not sure with a calculator with the \$1.50 based on the amount of years somebody owns a house, if that's part of your formula?

**Comptroller Gallagher:** No, so the calculator does not look and is not built to look at holding period, which I think is what David is talking about, is there a certain holding period of time at which the transfer tax rate would reduce or maybe even there wouldn't be a county transfer tax. The revenue estimates that we put together originally showed that if we came in at the lowest tax that any county is charging, the potential revenue could have been \$1.2 million last year, we did look at what if we exempted, you know, sales under \$200,000, it would have been just a minor hit to that revenue number. And I think to calculate what we're talking about now, which is the holding period, we would have to get the holding period data, I agree with Nina real property has that it would be you know writing some macros to match section block and a lot to their data and pulling out the last transaction. So it's not impossible, it's just going to take us some time to put that together. And then you would have a clearer picture of what how First of all, we don't even know the average time these properties are being held right? Is the average 20 years? Is the median 15 years? And I understand the desire to look to property flippers, right to impose the transfer tax rather than Mom and Pop who maybe have their retirement tied up in their single-family home all these years. So we'd be happy to work on that with you guys. We would have to do some coding to get the data from real property, but it's totally doable. And the calculator that we provided, it really does not look to that right now.

**County Clerk Postupack:** You know, the other thing is too.

**Chairman Gavaris:** Hold on, hold on, Nina, let me just, Legislator Archer has had her hand up. Let me just go to her for a second and

**County Clerk Postupack:** Sure.

**Legislative Chairman Donaldson:** Oh, I'm sorry.

**Chairman Gavaris:** And then Walter is next.

**Legislator Archer:** Thank you. Thanks, first of all, yes, you can get it from the county tax records. So it does show you who purchased the property last. But it would be helpful to understand Dave, what your

rationale is for the different types of ownership. Is it just because you want to protect those that have been in their home longer?

**Legislative Chairman Donaldson:** Yeah,

**Legislator Archer:** Just trying to understand your rationale for doing it that way.

**Legislative Chairman Donaldson:** Chair Gavaris, is it all right if I

**Chairman Gavaris:** Yeah go ahead and reply.

**Legislative Chairman Donaldson:** Yes, yeah, it's basically I know many people that I've talked to, was concerned about the idea of just what March brought up. You know, we don't want to, in other words, the many people I you know, they have a home and they've added all their lives, you know they raised children in it. And I really don't want to see them. In other words, it's their retirement money. You know, they sell their house, they downsize, they go get something else. So many people have had concern with that. And so that was one of the reasons why I thought that running the numbers on like, for instance, over 20 years, not having to pay that would make sense easier. We're helping them protect that, you know, you know that retirement and their, you know, built throughout their lives.

**Legislator Archer:** Regardless of the value of the home?

**Legislative Chairman Donaldson:** Yeah, I mean, that's another issue. I mean, I'm no, that's why I, I, like I said, there's much smarter minds than mine there. And I, you know, I would like to get that kind of input, because that's another issue is dealing with the value of the home. And I mean, if they're turning in a million-dollar home I'm sure they're able to afford to pay this small transfer tax.

**Chairman Gavaris:** Alright, Legislator Walter.

**Legislator Walter:** Thanks. So, you know, I, I've heard now and also in the past this idea of how long they've had the home, the cost of the value of the home, also the age of the person. There's been other things. So I guess, I wonder, because that also seems to get more and more complicated on how we're going to know who, you know, we may have years, but whether we have the age, that I want it, that, just to understand the feasibility if we had something like, that would be processed, I guess, through realtors or whoever is sort of an exemption application. So it just sort of goes to everyone. But if they could check yes to certain things, then they would get exempt. But if they can't, they wouldn't, because I just I don't think we'll ever be able to really know how old they are. There's several elements of this, you know, or their income level or various things that again, cart before the horse. We haven't decided what those factors are yet, but I'm guessing it'll start getting a little more complicated that maybe, again, some kind of way that they exempt themselves or request an exemption might be an easier path.

**Chairman Gavaris:** Okay, first Clerk Postupack first, then Legislator Haynes, and then Legislator Archer.

**County Clerk Postupack:** Um, so, Eve, you're correct. I think what we have to think about a little bit here, too, is the logistics of implementing this. So right now, New Paltz, just implemented a Community Preservation fund. And they implemented a tax on all homes that are transferred or conveyed in New Paltz that are over \$250,000. So that makes it easy for our office to process the application, if a set number, they have the transfer tax affidavit that they fill out in their on real property, the RP 5217, which has the sale price on it. So we're able to compute that tax, we're able to put it into our software and so forth, I think on when we start talking about who is going to stay if the house has been transferred, for the first time in 20 years, for the first time of 25 years, how are we going to determine that? Is there going to be a form that people are going to fill out? Are they going to fill it out under penalties of perjury, etc, etc? Another thing that I have, and I don't know, if is what about transferring that tax on to the buyer? So the buyer at this point, it would be the buyer, you could exempt your first time homebuyers who were maybe buying a home for \$250,000 or less or so forth. And on this way, it's not a penalizing somebody who's a senior citizen or someone who's been their home for 40 years. And it becomes more of the cost of purchasing the home and part of their closing costs. Just a thought there and I don't know if that's been discussed prior to this.

**Chairman Gavaris:** Legislator Haynes.

**Legislator Haynes:** I'll defer to Legislator Ronk, Thank you.

**Chairman Gavaris:** Legislator Ronk.

**Legislator Ronk:** Thanks. You know, just to Nina's point, just now. You know, I think one of the reasons to not transfer to the buyer is because the buyer is like more than likely already paying a mortgage tax. You know, and the seller is already paying a transfer tax. I just keep going back to I don't, I don't know why we're so intent on adding taxes to the purchases of, of real property. You know, we already have you know, when you buy a house, you've got all your closing costs, which includes a mortgage tax, I understand the county doesn't get the predominance of that. But you know, so then we charge them, you know, yearly property taxes, real property taxes on their home for all of the years that they own it, and now we're, you know, proposing to you know, charge an out the door tax on them. I understand it's an easy group of people to go after for, you know, a revenue generator because they're likely to not live or pay taxes here anymore or vote here anymore. But I just, I just don't see this as, you know, a positive ideal for Ulster County, I think that again, you know, even if we just made it on, folks who are flipping houses, you know, the folks who are coming in and improving these houses, they're, you know, picking up a house that's in disrepair, they're picking up a house that's in foreclosure or a short sale, and then they're, you know, taking a risk and putting a bunch of money into improving the

property, and then selling it and then we're going to then penalize them for doing so with, with a, a transfer tax, I understand everyone says, well, it's not that much money, while maybe someone with a millionaire can afford it. Taxes, you know, me personally, as you know, you know, a conservative, I don't believe that you apportion taxes based on, Well, they can afford it so we can add another tax to them. I, I just don't, I don't agree with the reasoning behind it, in general.

**Chairman Gavaris:** Legislator Archer, did you still want to speak? No, Legislator Haynes.

**Legislator Haynes:** You know, and then there's capital gains, also, you know, that some people come in and pay, you know, they, you know, unless you live in that house for two years, you're and you and you sell it, you have to pay capital gains tax on the income that comes in. So that's another tax that people come in, and, you know, they make improvements, or they built, you know, from, you know, a spec home or whatever, they're facing capital gains tax that already exists as well.

**Chairman Gavaris:** Chairman Donaldson.

**Chairman Donaldson:** I certainly understand some of the comments in reference to taxes and such. But when we do bring revenue in, in this manner, that means we have to raise less revenue in property taxes. You know, that's the point behind it. And I understand what capital gains are going to pay on that. But they wouldn't, this could actually reduce your capital gains, because that would be that part of that write off, they're not going to pay the capital gains on what they paid on this. So so I do understand all that, you know, my mind-set was, when I first proposed this was the idea of earmarking the money towards housing and housing issues. And that is not going to go away. And rather than, you know, try to do that on the backs of taxpayers and, and the, on their property taxes, I thought the idea of this way would have been less owner some. And because and we can look at this. And some, I mean, let's face reality, right now, where we actually awarded money to Community Action, to help people to pay their rents, you know, and they have to, you know, go to certain forums to get that, and we have our own through social services. You know, this money can be earmarked in that matter, and also earmarked in the matter of, you know, helping, maybe and planning to help municipalities and, you know, pushing to put more housing up. I mean, that's my mindset for doing this from the very beginning. And I realized that this is a you know, it's really an uphill battle, when you propose something of this nature, and one of the reasons why that's one reason why I brought up the idea of, you know, reducing it or eliminating it for Mom and Pop, but, you know, we have to also consider the idea that what Nina pointed out was, it may be a lot easier if it's a number of, you know, the cost of the house. And, and from that angle, because then it's in other words you're saying anything under \$250,000, they're not paying, and they pay, anything over \$250k, they're paying to get to \$250k, I guess exempt anything over, they wouldn't be paying the transfer tax. I, we'd have to look at those numbers and see how that falls out. And whether or not you know, we have the gumption more or less to say we want to do this. I mean, I understand people don't want to. I understand that. But having said that, most counties either have a mortgage tax, or a transfer tax, we don't. Which means we raise that money on property taxes, which means we raised that

money on sales taxes, that's our two major pieces of revenue, along with motel hotel tax, which is another issue that we have to kind of discuss at some point. Because we are the only ones with 2%. So by doing that, as a result, what we're doing is we're not gathering that money instead from, you know, people renting short term housing, such as hotels and Airbnb, instead, we're getting it out of the taxpayer the property owner. So by giving other methods of getting that money, and we can get less from property taxes.

**Chairman Gavaris:** March?

**Comptroller Gallagher:** Thanks, I just wanted to note that, you know, the the transfers that occurred in 2020 have a really wide variability. And, you know, out of the nearly 6,000 transactions, you only had about 90 transactions that were over a million dollars, some as large as \$46 and \$37 million dollars. And when you look to make exemptions, at the smaller transaction level, you don't really impact the revenues that much because so much is on these larger transactions. So I just wanted to note that, you know, the size of these, you know, we can sort them and take a look at exactly what they are. But it's, it's not that many over a million.

**Chairman Gavaris:** Legislator Parete. You're on mute.

**Chairman Donaldson:** Unmute yourself.

**Legislator Walter:** He may need help with that. Natalie or Amber.

**Legislative Chairman Donaldson:** Somebody else? There you go. All right.

**Legislator Parete:** Okay. Thanks, Mr. Chairman, um, you know, anything that can start to focus, if, if, if revenues from this were dedicated to housing, I could be I could be very interested in it. You have to have lived in a mushroom cave, not to know for the last 15 years that Ulster County is in the throes of a serious housing shortage for almost all levels of people. The, the, the commission of the committee on housing just regurgitated about 15- or 20-years' worth of studies to confirm that. So if it was dedicated to something to show that, yes, we, the county of Ulster are dedicated to solving this housing dilemma. And it, and it, it showed a good faith deposit by us to move forward. I think it's an interesting idea. I would just like to ask one question, though, Chairman Dave, where? Dave, I think we chatted once about this. And I hear assessed valuations and value of the property. You know, if I might just say that, over the years, I'm very, very lucky. My children live around here, and their children live around here. We have transferred properties over the years and our property is zoned family. And if I kick off, what happens to my property? Or my house? Does it go in the estate, is it exempt from it? Is there a tax on it? There may not be a lot of a whole lot of families who have been concerned about what we the Parete's in particular have been. But it's, so like, I'm coming at it. Yes, I have a few questions. But it could be awfully important. If we were bold enough not to through the revenue, and if in fact this

should happen, into the general fund. But to say this is seed money for some serious housing conversations. Thank you. Thank you.

**Chairman Gavaris:** Chair Donaldson

**Legislative Chairman Donaldson:** Yeah, I think that's a valid point. If you're transferring to a family member, I know that you have done that. You own property, and you've transferred property to your children. But I don't, I think that if you're not selling it in that manner, I don't, there wouldn't be any charges, I don't believe because you're not, you're not, doing that type of a transaction. So I don't know if that would be a problem. But I, I still think that, you know, you know, all the different items here that are being brought up is make sense to try to look at that and see how this whole thing is going to look at the end. And how we can make this look at the ends. And in order to do that, you know, we have to have this kind of a conversation. Because it really makes sense. And you know, Nina knows what she can do what she can't do. Or what whether information, it just is March knows what she can do and can't and what she can do. Or what takes a great deal of time and may not be, you know, worth the purpose of spinning your wheels. But it would be interesting to find out these various, you know, items here like on houses over \$250k or on, if you do exactly do we do an exemption, of, you know, somebody that owns the house over 20 years. But having said that, like Legislator Archer brought up, I mean, you know, a, they owned it over 20 years, and you're selling it, you know, \$15 million dollars, I think they can probably afford to pay the tax on it.

**Chairman Gavaris:** Leader Ronk.

**Legislator Ronk:** Thanks. One more thing I'd like to bring up about a straight dollar amount exemption is that, you know, a lot of the, you know, senior citizens or folks who have owned their houses in Ulster County for a long time. I mean, they've put roots down here. I'll use my parents as an example, my parents bought their house, you know, seven houses away from where I live in the Hamlet of Wallkill, you know, 34 years ago, for in the area of \$80 or \$90,000, you know, that house is now probably worth \$250,000. But in that 34 years, they've contributed to the economy, they've, you know, faithfully paid their taxes, they've opened businesses and provided services, you know, you know, currently my mom is a Special Ed Aide at at Ostrander Elementary School, I mean, they're, they're providing a lot of benefit to the community, and paying their taxes every year. And because they have been faithful members of the community put down roots here and desire to stay here, you know, for that time, they've had an increase in equity in their home. And, you know, so if you, let's say, we set, we set it \$200,000. You know, if we, if we're gonna set it high, you're gonna, you know, severely impact the amount of money that you're intending to bring in, I feel like, you know, making this whole process, you know, futile, you know, but if you set it at \$200,000, then, you know, \$50,000 of the sale of their house currently might be, you know, \$100,000, when they decide to sell their house are going to be subject this tax. You know, again, I understand that the desire to, to search for revenue enhancers, I just, you know, I don't I don't know that there's a manner, you know, that we could set this up with an exemption, you know, that my

caucus could support. And we talked about it in caucus last month, you know, I didn't, you know, I brought up several ideas, including, you know, hold period, or, you know, dollar amount exemption, and there was a lot of pushback on on any incarnation of this text.

**Chairman Gavaris:** All right, I'm going to go to Clerk Postupack first, and then Chairman Donaldson.

**County Clerk Postupack:** Burt Gulnick sent me some figures, I don't know if he shared, shared it with the rest of you. But just to give you a picture, if we used a dollar figure, this was based on 2020. So and he based the tax on \$1 per \$1,000, so \$0.50 cents per \$500. So if we had no exempt, exemptions at all, it would be \$1.2 million. If we tax properties over \$300,000, then we would, based on last year's figures, the revenue generated at \$830,000. Because there was a total of 1,300 transfers over that amount. And then if we went over \$500,000, we would have revenue of \$497,000. And then if we just tax properties, over a million dollars would be \$223k, \$223,000. That's just to give you a feel that you really can a, impact, you know, the sale, utilizing the sale price, the revenue, but also understanding that you may not be hurting individuals, first time homebuyers and so forth. So that just to give you a picture of on how that impact will be based on certain dollar amount sale prices. And that would be an easy way to implement this if we do go ahead and put a transfer tax in place. Thank you.

**Chairman Gavaris:** Chair Donaldson.

**Legislative Chairman Donaldson:** Yeah, it seems like by talking about the data, that that seems to be the easiest method to go about doing it. And I understand where Legislator Ronk is pointing out. I mean, I bought my house 35 years ago, you know, myself, and I think I paid \$12,000 for it. So I'm sure it will sell for, you know, into \$200's very easily. But like I said, I mean, I would be subject to that tax and just like anybody else would unless we did the lower numbers, of course. So I think that lower numbers does make sense in that it's seems to be easy to do. Now, with that would be it. If somebody sold a house, Nina was the numbers the way they did that, if they sold it for \$500,000, then they will only be subjected to \$250,000 of it? Or would they still be subject to the entire thing?

**County Clerk Postupack:** The way I understand it, it's all according how you want to, you know, implement it, but my understanding is normally it's the first \$250,000 would be exempt. So they would only pay the transfer tax on the additional \$250,000. And that's the way we do it for the town of New Paltz, the new transfer tax that they implemented.

**Legislative Chairman Donaldson:** Okay. Thank you. That's, that's a wealth of information.

**Chairman Gavaris:** Legislator Walter.

**Legislator Walter:** Thanks. I'm sorry, Nina, just to clarify what you said, when you just provided Burt's estimates that included that assumption?

**County Clerk Postupack:** So Burt's estimates included assumptions that if we had no exemptions, then he did property transfers over \$300,000, \$500,000, and a million. Um, that's how he based those estimates on. But if we want to do over \$300,000, let's just use that as a figure, on he's projecting we would, on based on 2020 figures, make \$830,000 in revenue, and we had a total in the County Clerk's office of sales of 1,378 on conveyances over \$300,000 last year.

**Legislator Walter:** So sorry, just to reference what you were just saying to Chair Donaldson, is that saying that if something was like \$600,000, that calculation waives the first \$300,000 and calculates? I just want to make sure Burt included that part of it. Okay. Thank you.

**County Clerk Postupack:** Okay.

**Chairman Gavaris:** Anybody else? All right. So it sounds like there's a lot, Legislator.

**Legislator Haynes:** I do just want to ask one thing, the component for using this as a mechanism to help provide for housing, how exactly would we be doing that? We would be supporting programs? I'm not really sure, maybe Chairman Donaldson?

**Chairman Gavaris:** Well

**Legislative Chairman Donaldson:** I can answer that.

**Chairman Gavaris:** Chairman Donaldson, let me just, let me just,

**Legislative Chairman Donaldson:** Sure.

**Chairman Gavaris:** It will address what I think what Legislator Haynes is asking.

**Legislative Chairman Donaldson:** Go ahead.

**Chairman Gavaris:** So it sounds like we've got a lot of different directions that this could go. And the, the real question is, what are people willing to accept, and vote yes, on. So I would suggest that we put down all of these different options into a single page, and then figure out what we're willing to accept. There's no reason to spend the staffs time and effort to figure out what this will come out to you if you're not willing to support it anyway. So I mean, I guess I'll let, let Chair Donaldson go and then Legislator Ronk.

**Legislative Chairman Donaldson:** Let Legislator Ronk speak first.

**Chairman Gavaris:** Leader Ronk, go ahead.

**Legislator Ronk:** Thanks. I mean, we know, there's, there's been some, some discussion here tonight about the housing problem. I know that that County Executive put out a press release today, discussing our, our housing issues that we have, everyone knows we have a dearth of housing in Ulster County, we've got a dearth of housing, you know, in in the Hudson Valley in general, right now, it's being swallowed up, you know, in, in large part by folks moving up from New York City and Westchester, the, the lower areas of the state. You know, I, I just, and again, this is an editorial comment, and I'm sure it's gonna make some people angry. But, you know, when I see an article in the paper, where we've gotten members of this Legislature, you know, levying attacks against the, the IDA for, you know, tax, you know, for a PILOT that was given, you know, that was to support housing. And then we come here and say, we want to create a tax on people who already live here to create more housing. I feel like there's a disconnect there. And I feel like I you know, like Legislator Haynes says, I don't know how this tax is going to benefit housing. You know, I, you know what we need if, if we want to create real affordable housing here in Ulster County, not affordable housing, like people normally say it, but actual affordable housing is to create more market rate housing, because the problem that we have here is that we have subsidized housing, but we don't have enough market rate housing, we don't have enough workforce housing people who you know, work for a living to find a place to be able to live, either an apartment or a or a home to buy. You know, and home prices right now are artificially high. And there's nothing that this legislature can do about that, you know, except for, you know, at the local level, in our planning and zoning boards to create a better, you know, a better playing field for people to be able to build housing. You know, there's a lot of a lot of folks don't want to build new housing, and that causes problems. But we don't have any, you know, control over local planning or zoning. You know, as you know, Chairman Donaldson talked about we, we have programs to help people who already live here pay for their housing. But we don't seem to be, you know, thinking about like Legislator Haynes said, what would this be used for to help the housing problem. I that, that's a, you know, a real disconnect that I have as well. You know, I understand what you're talking about, you know, Chairman Gavaris, and I think that, you know, putting all the things and things that we would accept on paper, you know, could be a good exercise, but that still doesn't answer Heidi's question of, you know, how this money, however much it would be is going to support housing?

**Chairman Gavaris:** Well, it would be, it would be put into that same document as to what's the proposal, is it for programs, is it for subsidies is important for, for doing, you know, housing itself. And I agree with Leader Ronk there, this is really a local issue that's been created. And perhaps it's the, you know, becoming on us to actually send a letter to the different towns that their zoning is restrictive. I know several projects in my area that have tried to do housing but can't because of the local zoning code. It doesn't allow for it. And it's even more restrictive. They just made it about two years ago, they changed a lot sizes. So it's not something we have control over. But we're paying for it. And that's, you know, that's the crux of the issue here.

Legislator Parete.

**Legislator Parete:** I didn't find my, thank you, Mr. Chairman. You know, the housing that's available, and, and Legislator Ronk talked about affordable housing and all the different levels. You know, right here, where I am now, and in many of the communities there are folks that may be my age, that have a house paid for. They can no longer afford the house mentally, physically, emotionally, financially. So it's time to sell and they sell it. And they have \$300,000 in their pocket or \$500,000 in their pocket. Where do they go live? I hear it here. Well, you can go to Kingston. I don't want to go to Kingston. I'd like to be able to live in Phoenicia, Shokan, West Shokan. Well, tough break, there is no place to live. And, you know, the, the question, how can the money help? You know, a couple of years ago, I brought this up and not and I'm not, it has nothing to do with me. But um, well in a way it does. Chairman Gerentine, when he was Chairman said, Hey, you know, John, why don't you come on down to our neck of the woods, I like to show you some things. And I thought, I figured he was bringing me to the woodshed, you know, to tell me, hey, wise up, it doesn't work. And he took me to some of the places down in the southern part of the county, incredibly good. He said, you have a decent idea. You have to have the infrastructure. You can't just build this in Shokan, without infrastructure. You can't build it in some of the communities and maybe some of the communities Mr. Chairman prevent infrastructure, sewage treatment plants, and investing in, in, in those things, to keep out these very folks that need that need housing, whether they be rich. Now, if you've got a half a million dollars in your pocket, you're not looking necessarily live in an exclusive gated community, you just want to have a nice place to be able to put your feet up and watch television and hold hands. So I think there's plenty of ways that if it can be done, I mean, it's too bad it has to be done maybe through a tax where the county was wouldn't just fund a million dollars a year to, to, to try to implement shovel ready type projects in communities. And you know, we got a lot of a lot of very qualified people in this county. Counties can do things that people can't do. And zoning laws can keep out the riffraff if you want to talk about it, or can keep out congestion, but they, they shouldn't be allowed to be prejudicial zoned. So I would argue that at every level, regardless of your income, there's a devil of a need. And, and if I may just who's doing it right? You know, Chairman Gavaris is done in your neck of the woods, folks do a good job. The City of Kingston is always involved in housing. Saugerties I think, does a pretty good job. Espous in some other communities, a lot of places don't participate. And I for one would never be afraid to push them to participate. However, it may be. Thanks for the time.

**Chairman Gavaris:** Thank you. Chair Donaldson.

**Legislative Chairman Donaldson:** Ah, yes. Well, John, if you decide to sell and if you want to move to Kingston, I don't care what other people say, I'll accept you. I won't hold your hand though. Anyway, yes, I think, Legislator Gavaris, and, and Parete, you know, kind of hit the nail on the head in many ways we, in other words, the method in which the money gets allocated towards housing would be another discussion, obviously. I mean, there are ways of doing it, such as shovel ready sites, housing and in other words, we can do a, there's things that you can do that we already have a lot of the information

already, but some of it just has to be tallied and put together on where the housing could easily go up in different towns. I mean, there are towns, I mean, there's places like Gardiner that almost make it impossible for them to put up housing that is anything more than, you know, maybe a two family and even a two family is difficult to put up. But there's other things that people can do in excess of housing for another word senior, in other words, a lot of times people like, Hey, I'm 70 years old, maybe I want to sell my house and help my daughter put on a little extension, but I'm sure she doesn't want me there. But maybe I can convince her. And, you know, allow that to happen. And communities do that. I know, for a long time. They did not allow housing up above the stores in the City of Kingston, when I was a kid, they didn't allow housing, some of the people that own the stores, kind of snuck it in, but then they passed things to allow that. So now there are, there's some beautiful apartments up of above these stores, you know, in Uptown Kingston that, you know, you would, you wouldn't even realize how nice they were and they people are paying some significant money for that. So in order to do the housing, there are ways of going about doing that. And that would be another discussion. But the discussion right now that I'm, I'm really concerned with, or what I would like to get you know, something a little more solid is the idea of, you know, what is transfer taxes going to look like? I mean, we could always as many places have done, they just issued a transfer tax, and then later on they, you know, you still, once the state allows you to do it, you still have to pass it again. So then you have to pass it for you know what we're doing is going to ask the State to allow us to say whatever it may be. We don't even actually have to tell them what the exemptions are, I think it would be better by giving them certain exemptions, but then it may be readily more easy to have the State give us that right. You know, the for the you know, the Home Rule. And then, I mean, once we had that done, you know, really the discussion on how it's going to be implemented, the housing thing for housing. And I believe there's many ways of doing it. I mean, the right now the discussion is in its infant stage. So I mean, I, I would entertain at this point, I would like to postpone it. I mean, I and I really appreciate everybody coming because it gives me an idea. And I think maybe Natalie, you can run up a little bit of the things that we've had the discussions on. So we can sort of some information to deal with that.

**Chairman Gavaris:** So it's a mot, the

**Legislative Chairman Donaldson:** March?

**Chairman Gavaris:** Hold, hold on a second March. Is that a motion Dave to postpone?

**Chairman Donaldson:** Yeah, after March.

**Comptroller Gallagher:** I just wanted to offer that my team is happy to work between the Clerk's office and Real Property to try to get you some data on holding periods because I think that would help. And we will also modify our calculator tool or exemption tool to take those into account and we'll share that back to your finance people in the Legislature so that there's time to look at it. Okay?

**Legislative Chairman Donaldson:** That may, that may also help with the housing issue in general. Because then we have a better handle on how many, how long people are holding houses and all that, then we don't. I mean, we can get that information, but it's not at our fingertips.

**Comptroller Gallagher:** We're happy to work on that.

**Legislative Chairman Donaldson:** I appreciate that.

**Chairman Gavaris:** And I'll just say if anybody has the answer to this, please speak up, but along the lines of what Legislator Parete had said, is there somebody out there doing this and doing it the right way? Do we know who that is? Or do we know what the other counties are doing throughout the state? How many counties have this transfer tax? And what what do they look like? So if we know that answer, share it.

Go ahead March.

**Comptroller Gallagher:** We do know that answer, five counties have a transfer tax, only one of them has exception. That's Columbia County, and they have a \$200,000 exception. Exemption, I should say, so we do, we know what what the other counties are doing. Only five of them are charging a transfer tax right now, many more are charging a mortgage recording tax on their own behalf.

**Legislative Chairman Donaldson:** Yeah, most of them have a mortgage recording tax. Right? How many have a mortgage recording tax, March do you know?

**Comptroller Gallagher:** I want to say 20 something. 25 or 26?

**Legislative Chairman Donaldson:** Okay.

**County Clerk Postupack:** Yes, March, you're correct. It is the majority of counties do have some type of mortgage tax locally.

**Chairman Gavaris:** All right, Chair Donaldson are you going to make that motion now?

**Legislative Chairman Donaldson:** Yep. I'll make a motion to postpone.

**Legislator Ronk:** I'll second that.

**Chairman Gavaris:** Second by Leader Ronk. All those in favor?

**Chairman Donaldson:** And it doesn't have to be, we don't have to bring it up at the next meeting. It will be some time before we get some more information. And, you know, I don't want to tie everybody up. But I know you have other things to do then to you know, listen to me.

**Legislator Parete:** What are you, Mister nice guy now?

**Chairman Gavaris:** I believe Chair Donaldson required to do it then just has to be on the agenda for the next meeting. I think that's as far as we can go.

**Legislative Chairman Donaldson:** Right, right.

**Chairman Gavaris:** So, all right, all those in favor, anybody opposed? Anything else to discuss?

**Legislator Ronk:** I move we adjourn.

**Chairman Gavaris:** Leader Ronk. Legislator Haynes is second. All right, thank you, everyone. Have a good evening.