
CITY OF HUDSON PROPERTY TAXES

Total City of Hudson 2002 budget	\$4,762,083
Total City of Hudson property tax levy	\$1,949,591
Projected SLC property tax levy if project goes forward	\$81,213
Current SLC property tax levy in Hudson	\$10,244
Increase in SLC property taxes paid to City of Hudson if the project goes forward	\$70,969
Potential SLC tax increase as a percentage of total City of Hudson property tax levy, budget	3.64%, 1.49%

As a point of comparison, the total new property taxes that St. Lawrence Cement would pay to The City as a result of the Greenport project would be less than the property taxes now paid by residents of three short blocks in Hudson (Willard Place, East Allen St., West Court St.)

SLC & PROPERTY ASSESSMENT

Project Cost: **\$300-320 million** ▶▶▶▶▶▶▶▶▶▶ Proposed Assessment: **\$25 million**

Though the proposed St. Lawrence Cement “Greenport” project is often referred to as a \$300 million dollar project, it is not widely known that SLC has proposed a tax assessment of only \$25 million.

That figure is at least 12 times less than the much-publicized project budget—which includes many purchases outside of Columbia County, and even outside of the United States. SLC has made the assumption that project components which could conceivably be resold elsewhere cannot be assessed. This even includes the proposed (and massive) kiln.

In comments filed with the DEC last summer, Barry Herbold, ASA, President of Empire State Appraisal Consultants, submitted that “the reproduction cost of a cement plant is at least \$125 per ton of production capacity” and as a result “the assessed value of the plant should be at least \$250 million.”

Mr. Herbold has been involved in past assessments of the Blue Circle plant, the Lehigh/ Glens Falls facility in Catskill, and St. Lawrence Cement’s property in Greenport. However, SLC challenged the right of intervenors to introduce such information into the DEC’s review process.

CONTINUED ▶

SLC & SCHOOL TAXES

Hudson City School District (HCS D) budget Projected new St. Lawrence Cement tax	over \$28,000,000
payments to the school district	\$315,323
New SLC school taxes as percentage of budget	1.1% or less

In terms of taxes paid to the Hudson City School District (HSCD), SLC has estimated the increase in its new tax payments as a result of the Greenport project at \$315,323. Put into perspective, HSCD has run annual budget of \$28-\$30 million per year in the past few years.

JOBS & SPENDING

“The proposed project would result in little net change to SLC employment.”

(SOURCE: ST. LAWRENCE CEMENT DRAFT EIS, PAGE 3-14)

“There would be no appreciable change in the workforce necessary to accommodate the new facility.”

(SOURCE: ST. LAWRENCE CEMENT DRAFT EIS, PAGE 3-14)

“In total, there is no new net spending in the regional economy in the future.”

(SOURCE: ST. LAWRENCE CEMENT DRAFT EIS, PAGE 3-15)

“With no significant increases to the workforce and the presence of existing commercial establishments to support the Greenport Project, there would be limited potential for the project to spur any major secondary or induced developments within the project’s study area as a result of direct employment.”

(SOURCE: ST. LAWRENCE CEMENT DRAFT EIS, PAGE 20-1)