

**PROJECT HIGHLIGHTS**

* Hudson Valley Wine Village is a $273 million mixed-use development on 429 +/- acres in the Town of Lloyd, located at the intersection of Route 9W and Blue Point Road.
* Significant planning and studies were conducted to develop a master plan that would bring new economic opportunities to the town and region, while maintaining great sensitivity to the environment and Hudson River.
* This multi-phase project intends to develop the property while preserving the Hudson River viewshed, critical wetlands and steep slopes under a carefully integrated plan.
* Full build-out is expected to occur over a period of 20 years and consist of:
  + 103-room suite hotel, conference center, spa and restaurant
  + 155,000 square feet of office and commercial space, including a third that is adaptive reuse of the existing winery
  + 847 residential units, including apartments, townhouses and single-family homes



**ECONOMIC IMPACTS**

Hudson Valley Wine Village will have a positive economic impact on the Town of Lloyd and the surrounding region, becoming a transformative job creator of regional significance.

* Construction of the Project is planned to occur over a 20-year period, at a total cost of $270 million. It is also anticipated to create 164 new jobs.
  + The project would result in the creation of 128 direct and 36 indirect new jobs during the 20-year construction phase, generating $7.6 million in annual earnings.
  + Direct spending for construction of the project would result in an average $13.5 million in net new annual spending.
* At full build out, Hudson Valley Wine Village is expected to directly employ 1,438 people, and create an additional 381 indirect jobs in the Town as an indirect result of additional spending.
  + Combined the 1,819 new jobs will result in over $79 million in annual earnings.
* As a master plan inclusive of commercial, light industrial and residential, the revenues from Hudson Valley Wine Village will provide significant tax surpluses. New net tax income will be generated after just the first year of construction, with tax revenues far outweighing municipal and school expenses, and expected to steadily increase.
  + Due to the change in property tax revenues on the land, the Town can expect to receive an increase of $610,295 in additional general fund taxes.
  + It is also estimated that the Town will receive an additional $34,443 in annual sales tax distributions as a result of the Project.
  + At full build-out, Town and Special District tax surpluses are projected to reach $1.9 million annually, with the School District benefiting from a net positive impact of $3.67 million.

**Information source:** Data for this fact sheet comes from a report prepared by Camoin Associates of Saratoga Springs, NY.