



INCORPORATED VILLAGE OF  
**Plandome Heights**

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November 10, 2022

Dear Residents;

Monday night, I updated the Trustees and residents present at our monthly meeting of the following developments on occupancy and other things.

- ✓ Mayors Advisors – Our Mayors Advisors are organized into “silos” of functional activity. One “silo” is on “feasibility” of purchase vs. lease. About 10 residents volunteered for that task. The result is posted on our “Village Hall” webpage. It sets “goalposts” for our search. The next task (or “silo”) for our Mayor Advisors is to identify opportunities. We have two volunteers working to identify purchase or lease opportunities.
- ✓ Opportunities – We are currently exploring about 8 properties (both purchase and lease). The lease opportunities confirm our belief that market rents are likely to result in a tax increase and that ownership may mitigate that, both now and surely in the future. One purchase opportunity was a bargain, even below our goalposts, but someone else got it.

While our current space is “woefully inadequate for even the smallest municipality” according to our space expert, I plan to see if the landlord has any new inputs at some point.

- ✓ Current Economic Climate – The economy is dealing with *inflation, interest rate hikes* and *recession fears*. Locally, we are seeing:
  - Interest rates in the municipal market are increasing much less than the individual or corporate market and,
  - Building prices are beginning to come down, as we expect.

So, we are hopeful that our slow and steady efforts will be successful.

- ✓ NY State Grant for Digital Records – The *Great News* is we have received the first installment, \$25,000, of our NY State grant to Digitalize Certain Records. We expect to start by the end of 2022. Once our existing records are digitized, we will need space for new equipment to maintain those records at the source to NY State standards. As you know, our current facility has 60% less space than our peer group of 5 similar local villages. *There is no going back to the past; no avoiding the digital future.*

Our new web page, [www.PlandomeHeights-NY.gov/Village-Hall](http://www.PlandomeHeights-NY.gov/Village-Hall), exists to promote education, transparency and dialog. The webpage has a *Preamble* and then *History, Financial Feasibility, Space Needs, Why Now & FAQ's*.

Questions, comments and complaints, as always, are cheerfully accepted.

Sincerely,  
INCORPORATED VILLAGE OF PLANDOME HEIGHTS

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