

From: [Peter Goll](#)
To: [dg_clerk](#)
Subject: Hilltop Subdivision Comment for tonight
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Dear Assembly Members,

I understand that a private developer is seeking to defer taxes on improvements being made to properties known as Hilltop Subdivision.

While the government may help fund public services and improvements such as a dock, we have no business subsidizing private for-profit developments that will realize their investment in costs and taxes when the related lots are sold.

If the lots are needed, there is no reason to defer taxes on the related improvements. If they are not needed, there is no reason for the Borough to be involved.

The normal process in real estate taxation is to assess developments and tax them.

Providing a subdivision, speculating on the need for additional housing, is not an economic development action. It is a response to potential buyers.

The private sector developer will profit without *special give-aways of municipal revenues to sweeten the private developer's profits.*

American business is independent and must remain that way, free of improper government involvement.

As a property developer myself, I do not expect the public to be involved in granting me special favors except in the unusual situation where subsidized housing or similar community action is required for the welfare of community members in need. That is not the situation here.

I urge you to properly tax commercial developments as the value of the lots increase with improvements.

This is the standard procedure nationally.

If there is a near-term market for the lots, no subsidy is needed. If not, the subdivision is a speculative matter not appropriate for community financial aid.

Further, all developers face the taxation issue, and all should be treated equally.

Thank you for keeping the private sector private.

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