

December 18, 2024

Mr. Anthony J. DiGuiseppe AIA RIBA  
DiGuiseppe – Balsam House Architect and Project Manager  
1385 York Ave, Suite 3A  
New York, NY 10021

**RE: Balsam House Eligibility For Local Investment Incentives**

Dear Anthony:

The WWIDA is pleased to hear the Balsam House project is progressing.

This resort project will be eligible to apply for WWIDA investment incentives upon a finding by the Board that the project meets a retail exception. One of the exceptions is that the project is considered a “tourist destination” and attracting people from outside of the economic development zone.

The WWIDA’s Uniform Tax Exemption Policy recognizes resort projects and provides exemptions for partial mortgage, sales, and property taxes. The standard real property tax exemption for this type of project is a 10-year PILOT with 50% exemption for incremental property taxes year one and declining by 5% each year. (Companies are required to continue payment of all special assessments and special district taxes.)

Any awarded incentives will be based upon the Application and the support of the WWIDA board. The potential total incentive based upon your Preliminary Assumptions listed below is an estimated \$1.0 million after administrative and legal fees.

If there are any questions, please let me know.

Regards,



Chuck Barton  
Chief Executive Officer

**Preliminary Project Assumptions and Notes:**

Total Cost	\$24.0 million	Construction Cost	\$19.0 million
FF&E Cost	\$1.138 million	Costs Subject To Sales Tax	\$10.0 million
Mortgage Debt	\$8.4 million		

Considers current tax rates and an estimated assessed value of the property upon completion based on the figures provided – however, the assessed value will ultimately be determined by the Town Assessor.