

RESIDENTIAL YEAR 1 TAX INCREASE DUE TO POTENTIAL ADVERSE JUDGMENT

| SCHOOL DISTRICT | AVERAGE RESIDENTIAL ASSESSMENT | Year 1 Increase with 90% Reduction in Assessed Valuation | Year 1 Increase with 75% Reduction in Assessed Valuation | Year 1 Increase with 50% Reduction in Assessed Valuation |
|--------------------------|--------------------------------|--|--|--|
| COLD SPRING HARBOR | 9475 | \$739 | \$600 | \$379 |
| COMMACK | 3690 | \$288 | \$234 | \$148 |
| ELWOOD | 3390 | \$265 | \$215 | \$136 |
| HALF HOLLOW HILLS | 4610 | \$360 | \$292 | \$184 |
| HARBORFIELDS | 3805 | \$297 | \$241 | \$152 |
| HUNTINGTON | 3410 | \$266 | \$216 | \$136 |
| NORTHPORT-EAST NORTHPORT | 3685 | \$4,558 | \$3,437 | \$2,000 |
| SOUTH HUNTINGTON | 2955 | \$231 | \$187 | \$118 |

What happens if LIPA wins in court?

If LIPA wins the tax certiorari litigation on the Northport Power Plant (NPP) property in court, this would result in an **immediate property tax increase** across the Town of Huntington and a **refund to LIPA for every year they have challenged their property taxes**, which **every* residential and commercial property owner in the Town would be liable to pay** – not just Northport-East Northport School District property owners. ****Refund liability is governed by the Suffolk County Tax Act, not the Town of Huntington.***

View potential impact on residential property taxes 

LIPA POTENTIAL RESIDENTIAL REFUND LIABILITY ANALYSIS (IN CASE OF ADVERSE COURT JUDGMENT ONLY)

| SCHOOL DISTRICT | AVERAGE RESIDENTIAL ASSESSMENT | AVERAGE RESIDENTIAL PAYMENT AT 90% Reduction in Assessed Valuation | AVERAGE RESIDENTIAL PAYMENT AT 75% Reduction in Assessed Valuation | AVERAGE RESIDENTIAL PAYMENT AT 50% Reduction in Assessed Valuation |
|--------------------------|--------------------------------|--|--|--|
| COLD SPRING HARBOR | 9475 | \$26,517.21 | \$21,979.73 | \$14,653.18 |
| COMMACK | 3690 | \$10,327.02 | \$8,559.91 | \$5,706.62 |
| ELWOOD | 3390 | \$9,487.42 | \$7,863.99 | \$5,242.67 |
| HALF HOLLOW HILLS | 4610 | \$12,901.78 | \$10,694.09 | \$7,129.41 |
| HARBORFIELDS | 3805 | \$10,648.86 | \$8,826.69 | \$5,884.47 |
| HUNTINGTON | 3410 | \$9,543.40 | \$7,910.38 | \$5,273.60 |
| NORTHPORT-EAST NORTHPORT | 3685 | \$10,313.00 | \$8,548.32 | \$5,698.89 |
| SOUTH HUNTINGTON | 2955 | \$8,270.01 | \$6,854.89 | \$4,569.94 |

LIPA POTENTIAL COMMERCIAL REFUND LIABILITY ANALYSIS (IN CASE OF ADVERSE COURT JUDGMENT ONLY)

| SCHOOL DISTRICT | AVERAGE COMMERCIAL ASSESSMENT | AVERAGE COMMERCIAL PAYMENT AT 90% Reduction in Assessed Valuation | AVERAGE COMMERCIAL PAYMENT AT 75% Reduction in Assessed Valuation | AVERAGE COMMERCIAL PAYMENT AT 50% Reduction in Assessed Valuation |
|--------------------------|-------------------------------|---|---|---|
| COLD SPRING HARBOR | 7515 | \$21,031.85 | \$17,433.00 | \$11,622.02 |
| COMMACK | 15950 | \$44,638.47 | \$37,000.17 | \$24,666.83 |
| ELWOOD | 13540 | \$37,893.72 | \$31,409.55 | \$20,939.75 |
| HALF HOLLOW HILLS | 56615 | \$158,445.57 | \$131,333.21 | \$87,555.66 |
| HARBORFIELDS | 15945 | \$44,624.47 | \$36,988.57 | \$24,659.10 |
| HUNTINGTON | 7860 | \$21,997.39 | \$18,233.31 | \$12,155.57 |
| NORTHPORT-EAST NORTHPORT | 12650 | \$35,402.92 | \$29,344.96 | \$19,563.35 |
| SOUTH HUNTINGTON | 14035 | \$39,279.05 | \$32,557.83 | \$21,705.27 |

If the judge rules against the Town...

If LIPA wins the tax certiorari litigation against the Town in court, this chart outlines the potential **immediate property tax increase** for all* property owners across the Town of Huntington. These potential scenarios are based on the **average residential assessment** for each school district in the Town and an estimate of a **Year 1 property tax increase** based on 90%, 75% and 50% reductions in assessed valuation of the Northport Power Plant (NPP) property, as **the actual result of an adverse court ruling cannot be known unless and until the court rules against the Town.** **The property tax increase would affect the entire Town because only a portion of the taxes paid on the NPP property are allocated to the Northport-East Northport School District; the remaining taxes fund Town operations and other taxing districts.*

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View potential refund payment owed by residential property owners if the court rules against the Town

Potential Liability (Residential)

If the judge for the LIPA case rules against the Town, every* residential and commercial property owner across the Town of Huntington would be liable to pay back taxes owed to LIPA – not just Northport-East Northport School District property owners. The **reason back taxes would be owed to LIPA** if the court ruled against the Town is because **LIPA challenged their property taxes in court every year since 2010**; a court ruling in favor of LIPA would affirm LIPA's argument that the Northport Power Plant (NPP) property was overassessed for each of those years. This chart outlines the potential refund liability for **residential property owners** across the Town of Huntington, based on the **average residential assessment** for each school district in the Town. **Refund liability is governed by the Suffolk County Tax Act, not the Town of Huntington.*

View potential refund payment owed by commercial property owners if the court rules against the Town

LIPA POTENTIAL RESIDENTIAL REFUND LIABILITY ANALYSIS (IN CASE OF ADVERSE COURT JUDGMENT ONLY)

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| SOUTH HUNTINGTON | 2955 | \$8,270.01 | \$6,854.89 | \$4,569.94 |

Potential Liability (Commercial)

If the judge for the LIPA case rules against the Town, every* residential and commercial property owner across the Town of Huntington would be liable to pay back taxes owed to LIPA – not just Northport-East Northport School District property owners. **The reason back taxes would be owed to LIPA** if the court ruled against the Town is because **LIPA challenged their property taxes in court every year since 2010**; a court ruling in LIPA's favor would affirm LIPA's argument that the Northport Power Plant (NPP) property was overassessed for each of those years. This chart outlines the potential refund liability for **commercial property owners** across the Town of Huntington, based on the **average commercial assessment** for each school district in the Town. **Refund liability is governed by the Suffolk County Tax Act, not the Town of Huntington.*

LIPA POTENTIAL COMMERCIAL REFUND LIABILITY ANALYSIS (IN CASE OF ADVERSE COURT JUDGMENT ONLY)

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View potential impact on residential property taxes if the Town accepts LIPA's latest proposal

What happens if the Town accepts LIPA's latest settlement proposal?

The terms of LIPA's latest proposal were negotiated between attorneys for the Town of Huntington, the Northport-East Northport School District, LIPA and National Grid. If the Town of Huntington accepts these terms, **LIPA has agreed to abandon their multi-year property tax challenges**, which would help the Town avoid the financial devastation of a multi-year property tax refund that all* property owners across the Town would be liable to pay if the court rules against the Town. If the Town accepts the terms of the latest proposal, **LIPA has also agreed to pay an additional \$14.5 million directly** to the Northport-East Northport School District**. This payment offer is **unprecedented compared to any offer any municipality has ever negotiated with LIPA**, including previous offers negotiated with the Town of Huntington, which would help offset tax increases to district residents while giving the school district time to plan for their future. ****Refund liability is governed by the Suffolk County Tax Act, not the Town of Huntington. **The Northport-East Northport School District has always been the beneficiary of the school taxes on the NPP property because of its location within the Northport-East Northport School District.***

LIPA PROPOSED SETTLEMENT OFFER TAX IMPACT

| SCHOOL DISTRICT | AVERAGE RESIDENTIAL ASSESSMENT | AVERAGE ANNUAL TAX INCREASE | BASE YEAR TAXES FOR RESIDENT WITH AVERAGE ASSESSMENT | YEAR 7 TAXES FOR RESIDENT WITH AVERAGE ASSESSMENT |
|--------------------------|--------------------------------|-----------------------------|--|---|
| COLD SPRING HARBOR | 9475 | \$72.43 | \$32,945 | \$33,452 |
| COMMACK | 3690 | \$28.14 | \$14,518 | \$14,715 |
| ELWOOD | 3390 | \$25.86 | \$13,305 | \$13,486 |
| HALF HOLLOW HILLS | 4610 | \$35.14 | \$14,977 | \$15,223 |
| HARBORFIELDS | 3805 | \$29.14 | \$14,505 | \$14,709 |
| HUNTINGTON | 3410 | \$26.14 | \$12,244 | \$12,427 |
| NORTHPORT-EAST NORTHPORT | 3685 | \$370.29 | \$10,532 | \$13,124 |
| SOUTH HUNTINGTON | 2955 | \$22.57 | \$11,300 | \$11,458 |

Chart reflects only the impact of accepting the offer; annual property tax increases are not included.

Public Forum on LIPA's Latest Settlement Proposal

Thursday, September 3, 2020 at 6:00 PM

Watch LIVE on Optimum 18, FIOS 38 or huntingtonny.gov/featured-programs

Instructions on [How to Participate:](http://huntingtonny.gov/lipa-forum)
huntingtonny.gov/lipa-forum

LIPA PROPOSED SETTLEMENT OFFER TAX IMPACT

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