

3.11.1.4 Property Values

In 2000, the median value of owner-occupied units in the Towns of Cape Vincent and Lyme were \$76,400 and \$73,600, respectively. The median value of owner-occupied units in the Village of Cape Vincent was \$70,900. The median values in all of these areas were above the

Table 3-31
County, Municipal, and School District Budgets, 2006

Taxing Jurisdiction	Total Revenue (Local)	Total Revenue (with State and Federal Aid)	Total Expenditure	Total Indebtedness
Jefferson County	\$98,310,401	\$145,688,058	\$144,961,298	\$29,530,000
Town of Cape Vincent	\$2,290,288	\$3,126,910	\$2,926,527	\$4,511,256
Town of Lyme	\$1,367,056	\$1,509,733	\$1,450,299	\$668,000
Village of Cape Vincent	\$991,088	\$1,023,132	\$947,887	\$1,574,680
Village of Chaumont	\$0	\$0	\$0	not given
Thousand Islands School District	\$8,729,170	\$16,430,753	\$16,617,056	\$6,615,000
Lyme Central School District	\$2,909,634	\$5,969,079	\$5,560,879	\$4,385,006
Source: New York State Office of the State Comptroller, 2006				

median housing value for Jefferson County (\$68,200), but were still moderate to low when compared to the median value for New York State (\$148,700). The median housing value for the Village of Chaumont (\$57,200) was \$11,000 below Jefferson County's median value (U.S. Census Bureau, 2006).

3.11.2 Potential Impacts

The Project would have both direct and indirect positive economic effects on participating individual landowners, Villages, Towns, the County, and several school districts. These effects would commence during construction and continue throughout the operating life of the Project. Short-term benefits of Project construction would include additional employment, income, and expenditures associated with construction of the Project. For example, construction workers would purchase food in local restaurants and may stay at local hotels or in nearby campgrounds. Long-term operation of the Project would generate significant additional revenues for the host communities through, among other things, payments made under a PILOT agreement, purchases of goods and services, and lease payments to participating landowners.

The Project will provide about four to six full-time operational jobs, and likely result in some increased visitation to the Project Area by tourists interested in wind power. All of these results could have a beneficial effect on local businesses. The overall socioeconomic impact of Project construction and operation is discussed in detail below.