



Michael J. Neumeister, Sr. Vice President
4211 N. Buffalo Road
Suite 19
Orchard Park, NY 14127
Phone 716-662-3910
mneumeister@capmark.org

August 19, 2009

Supervisor Jack Marren and
Members of the Victor Town Board
85 East Main Street
Victor NY 14564

Dear Supervisor Marren and Members of the Town Board:

Capital Markets Advisors as Financial Advisor to the Town of Victor has affirmed there is no reason to expect a real property tax increase to finance the proposed new Community Center estimated to cost \$7,000,000 and be financed with the use of a capital reserve fund in the amount of \$1,720,000, a Parks Trust Fund in the amount of \$380,000, and the issuance of Serial Bonds in the amount not to exceed \$4,900,000. In today's bond market, the annual debt service on a 20 year bond issue of this size should not cost more than what the Town is currently contributing annually to the Town's capital reserve combined with what the Town could save in annual rental expense.

It is our further belief that in a growing community such as the Town of Victor, a properly managed Capital Improvement Program can be planned and structured in such a way so as not to incur additional property tax increases to finance future capital improvements.

If you have any questions feel free to contact us.

Yours truly,

Michael J. Neumeister
Sr. Vice President