

2024 Project Performance Report

Dutchess County Industrial Development Agency (DCIDA)

The Annual Project Performance Report provides key performance information that assesses the progress of the active projects of the Dutchess County Industrial Development Agency (DCIDA), including the creation and retention of jobs stated in the Project Agreements.

Currently no projects qualify for recapture under the Agency's recapture policies.

Executive Summary

The Dutchess County Industrial Development Agency (DCIDA) was created by the New York State Legislature in 1977 to administer tax incentives to promote industrial development, to attract additional industry, and to encourage and develop commerce and industry to create additional employment and prevent economic deterioration. The incentives approved by DCIDA help businesses retain and create jobs, remain competitive, and invest more private money into Dutchess County.

In 2024, the DCIDA tracked 43 active performance projects. These projects accounted for 8,826 FTE jobs, 245 construction jobs, and approximately \$16,009,460 in PILOT payments to Dutchess County, as reported in the Agency's certified 2024 Annual Report. Across all certified project agreements, the Agency maintained 60 active project records and 40 active PILOT agreements.

The Agency's active projects continue to generate substantial private investment and tax-base growth. In 2024 these projects utilized approximately \$60.1 million in total tax exemptions (\$44.1 million net of RPTL §485-b), while committing to create at least 2,733 new FTE jobs and retain 4,962 FTE jobs in Dutchess County.

PILOTs That Started in 2024

Based on the Agency's certified Annual Reports and 2023 project status, the following projects — previously under construction — began their PILOT payments during 2024:

T-Rex Hyde Park (Inn at Bellefield) — first PILOT payment of \$317,692. The project reported 49 FTE jobs against an employment goal of 30 (163%).

Arthur May Redevelopment, LLC — first PILOT payment of \$109,148. The project reported 16 FTE jobs against an employment goal of 12 (133%).

In addition, several Eastdale Village phases continued to come online and record their initial PILOT payments during 2024 as construction was completed across the development.

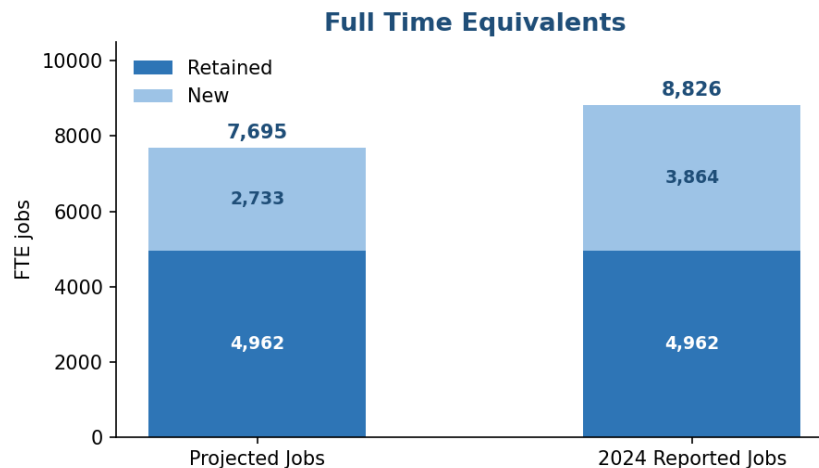
PILOT Revenue

The DCIDA has 40 active PILOT agreements generating \$16,009,460 in PILOT payments to local governments, school districts, and County government in 2024 — an increase of approximately \$1,878,303 (13.3%) over the \$14,131,157 in PILOT payments recorded in 2023. This figure is expected to continue to increase as PILOT formula discounts are reduced and as new projects complete construction and begin their PILOTs.

In addition to PILOT payments, projects also paid ad valorem and special-district taxes at full assessed value. Projects that have not yet started their PILOT continue to pay the equivalent of their assessed value and are not included in the PILOT payment figure above. All IDA projects also generated both direct and indirect sales-tax revenue for the County.

Total Jobs Created

DCIDA performance-tracked projects reported a total of 8,826 FTE jobs in 2024, a 78% increase over their combined pre-IDA employment of 4,962 FTE jobs. All DCIDA projects committed to retaining jobs, creating new jobs, or both. In addition to retaining existing positions, these projects committed to create an additional 2,733 new FTE jobs in Dutchess County at the time of application. In 2024, these projects reported 1,180 FTE jobs above their combined employment goal, indicating that many of these businesses continue to grow and invest in Dutchess County.

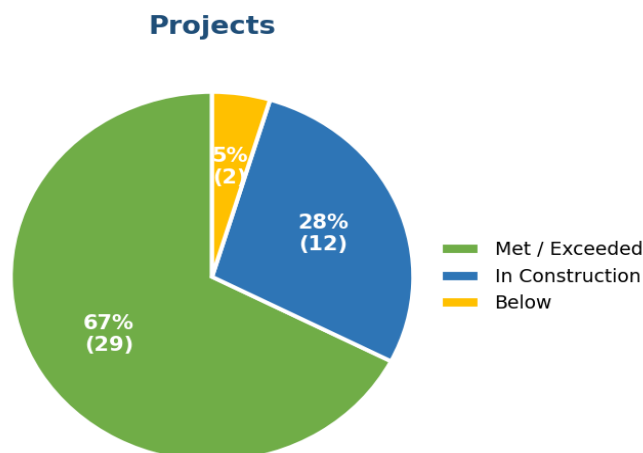


Employment Goals

A majority of active DCIDA projects continue to meet or surpass their employment goals. These projects have demonstrated their ability to thrive and grow within our community while making all PILOT and/or bond payments in a timely manner and providing the Agency with all of their compliance reporting.

Currently no projects qualify for PILOT or mortgage-tax recapture under the Agency's recapture policies.

The Agency considers projects that meet or exceed 90% of their employment goals to comply. Of the active performance-tracked projects (multi-phase projects counted by reporting phase), 67% (29) met or exceeded their employment goals, 5% (2) have fallen behind their employment expectations, and 28% (12) are still in construction.



Projects Meeting Employment Goals

The following projects met or exceeded their employment expectations ($\geq 90\%$ of goal) in 2024.

Project #	Project Name	Job Fulfillment %	FTE Goal	2024 Reported FTE	Target Date
13021805	165 Overlook Road, LLC	125%	4	5	12/31/2024
13021602-U	23 Eastdale	200%	2	4	8/31/2026
13022001	23-28 Creek Drive	98%	87	85	12/31/2023
13021602-Y	24-26 Eastdale	250%	2	5	8/31/2027
13021602-Q	3 Eastdale Avenue	500%	2	10	5/31/2025
13021602-V	32 Eastdale	140%	10	14	12/31/2026
13021602-R	34 Eastdale Avenue	350%	2	7	7/31/2025
13021602-S	928-932 Dutchess Turnpike	467%	3	14	5/31/2026
13022102	AP Packaging	154%	105	162	12/31/2023
13022002	Arthur May Redevelopment	133%	12	16	12/31/2027
13021807	Asahishuzo	471%	7	33	12/31/2024
13021603	Cricket Valley	96%	26	25	N/A
13021602-T	DASC Eastdale	190%	20	38	3/31/2026
13020706-A	Davies South Terrace	100%	3	3	***
13021602	Eastdale (MHTC)	861%	31	267	12/31/2028
13021901	EFG / Hudson Heritage*	124%	309	382	12/31/2024
13021406	GPSDC (GAP)	103%	1,128	1,165	***
13021502	Jaleli, LLC Hudson Valley Lighting	188%	56	105	N/A
13020801	Marist College	142%	825	1,173	N/A
13021303	Neptune Capital	484%	25	121	12/31/2017
13022103	North Cross	133%	3	4	12/31/2026
13022201	One Dutchess Phase 3	100%	4	4	12/31/2026
13021401	Parker Hamilton (Taylor Mft)	475%	32	152	12/31/2017
13021901-AA	ShopRite / Hudson Heritage	190%	130	247	12/31/2026
13021804	T-REX	163%	30	49	12/31/2026
13022301	Tompkins Terrace	100%	5	5	N/A
13022004	USEF / Amazon	427%	500	2,134	12/31/2025
13022003	Violet Estates	100%	3	3	12/31/2024
13021304	VISION Hotel	127%	30	38	12/31/2017

2024 Underperforming Projects

The projects that did not meet their employment goals in 2024 (and are operational, past their construction phase) are listed below.

Project #	Project Name	Job Fulfillment %	FTE Goal	2024 Reported FTE	Difference	Target Date
13020113	IBM-Poughkeepsie	68%	3,561	2,431	(1,130)	N/A
13020706-A	Arbor Ridge Brookmeade	83%	24	20	(4)	***

Despite not reaching their employment goals, these projects have contributed to the economic growth of the County in the following ways:

- **Arbor Ridge at Brookmeade** is a community anchor in Rhinebeck, NY, providing programs and services related to adult care while serving as a gathering place for the local community. Reported employment was 20 FTE against a goal of 24 (83%) in 2024. Consistent with industry trends, it continues to face workforce-recruitment challenges. This project is not subject to the Performance Measurement Policy.
- **IBM** has historically met its employment goals; reported employment was 2,431 FTE against a goal of 3,561 (68%) in 2024. Due to a combination of SEC regulations and restrictions on the release of competitive information, no specific reason was provided for the change in employment figures. IBM remains one of the County's larger employers and a priority industry, and staff will continue to monitor employment levels. This project is not subject to the Performance Measurement Policy.

Built Parcel 3 & 4 (Van Wagner), listed as underperforming in 2023, recorded active construction on its remaining sub-phase (Built Parcel 6) during 2024 and is therefore reflected under Projects Under Construction, below.

The Agency's Performance Measurement Policy was adopted on July 21, 2015. Projects approved prior to this date are not subject to the Policy.

Projects Under Construction

Construction jobs, though temporary, are vital to the overall employment opportunities in Dutchess County. In 2024, DCIDA projects created a total of 245 construction jobs.

Project #	Project Name	Job Fulfillment %	FTE Goal	2024 Reported FTE	Construction Jobs	Target Date
13021602-W	335 Founders Way	0%	2	0	0	4/30/2027
13021602-Z	4-16 Eastdale	0%	8	0	0	12/31/2027
13021602-AA	938-940 Dutchess Turnpike	0%	2	0	0	8/31/2027
13021602-X	942-944 Dutchess Turnpike	0%	6	0	0	4/30/2027
13021501	Built Parcel 3 and 4 (Van Wagner)	72%	60	43	7	N/A
13022203	CanAm	0%	100	0	32	12/31/2027
13022402	Harlem Valley Homestead	6%	79	5	0	12/31/2028
13021803	Hatfield Metal Fab	89%	64	57	1	12/31/2024
13022303	Hudson Todd / Two Cross	0%	10	0	10	12/31/2028
13022302	Mirbeau Beacon	0%	100	0	30	12/31/2029
13022104	Rolling Frito-Lay	0%	80	0	26	12/31/2026
13022304	T-Rex Phase 2	0%	154	0	7	12/31/2027

Employment goals are to be achieved two years after project completion. Bold = projects subject to the Agency's Local Workforce Policy.

Sales Tax Benefits

In 2024, multiple IDA projects received sales-tax benefits, representing approximately \$1,083,575 in local sales-tax exemptions across active projects as reported in the certified Annual Report. New 2024 activity utilizing sales-tax exemptions included the Mirbeau of Beacon and Harlem Valley Homestead projects and several Eastdale Village phases (III-H, III-I, III-J, III-K, and Phase IV-D). None of these projects exceeded their approved amounts as stated in their project agreements, and no recapture is necessary at this time.

Local Workforce Compliance

Projects subject to the Agency's Local Workforce Policy report local-hiring compliance upon completion of construction. Several projects remained in active construction during 2024 (see Projects Under Construction, above), with completion and final workforce-compliance reporting anticipated as each project concludes.

2024 Projects

In 2024, the DCIDA Board executed several new projects and a number of amendments and new development phases. Key activity included:

- **Mirbeau of Beacon, LLC** — new project approved for sales-tax and mortgage-recording-tax exemptions and a deviated PILOT, with a \$45,500,000 mortgage (\$341,250 MRT exemption used) and a \$2,153,125 sales-tax exemption for a hospitality/spa development in Beacon.
- **Harlem Valley Homestead** — new project (closed December 2024) approved for sales-tax, mortgage-recording-tax, and PILOT benefits (sales-tax exemption of \$2,340,000; MRT authorized up to \$30,000,000), together with the related Nonno's Garden, LLC and Anra's Nest, LLC PILOT agreements.
- **Hudson Todd, LLC (Two Cross Street)** — new project closed in June 2024 for sales-tax and mortgage-recording-tax benefits (no PILOT), with a \$200,825 sales-tax exemption and MRT authorized on mortgages up to \$6,522,839.
- **Eastdale Village new phases** — Phase IV-D (335 Founders Way), III-H (942-944 Dutchess Turnpike), III-I (24-26 Eastdale Avenue), III-J (4-16 Eastdale Avenue), and III-K (938-940 Dutchess Turnpike) closed in 2024 as allocations from the MHTC Development, LLC master lease, each receiving sales-tax exemptions and (for III-H, III-I, III-J, and IV-D) mortgage-recording-tax exemptions.
- **Amendments** — CANAM Hudson Valley Logistics received a \$300,000 increase in its sales-tax benefit; Violet Estates completed a refinancing with a PILOT amendment; the EFG/Saber (Hudson Heritage) project was amended to release land and to assign benefits to ECA Buligo Hudson Heritage, LLC; T-Rex Hyde Park (Bellefield) released lots and allocated benefits to TR Sewage-Works Corp.; and MHTC Development, LLC executed an omnibus amendment reallocating previously approved benefits across phases.

Two additional new projects NRI Hyde Park, LLC and Jackson Crossing, LLC received Board approval or preliminary approval during 2024 but had not closed by year-end.

About This Report

The Performance Report provides an overview of DCIDA's active projects to assess the Agency's review over the financial resources entrusted to it. The report shows which active projects have met or underperformed their employment goals and outlines some of the activities these companies are undertaking to add to our economy and community.

The report uses the employment number stated in the application and project agreement, which serves as the employment goal for enhancing economic growth through job creation and retention. Project employment and financial figures including reported FTEs, PILOT payments, and tax

exemptions are drawn from the Agency's certified 2024 Annual Report (PARIS) filed with the New York State Authorities Budget Office.

The figures are considered complete and reliable, as confirmed by the Agency's audited financial statements.

The Agency will continue to monitor these projects and maintains a "warning" system so that the Board is aware of projects that have not fulfilled their original application agreement and what each company is doing to fulfill it.