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PUBLIC HEARING: TOWN OF PINE PLAINS

-----X

In the Matter of the Application of:

HUDSON CO, LLC, FOR FINANCIAL ASSISTANCE

FROM THE DUTCHESS COUNTY LOCAL DEVELOPMENT

AGENCY.

-----X

DATE: March 18, 2026
Pine Plains, New York
9:30 a.m. - 9:43 a.m.
Donna M. Wells, Reporter

VIDEOTAPED MINUTES
OF
PUBLIC HEARING

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APPEARANCES:

DONALD CAPPILLINO, ESQ.
HEARING OFFICER
CAPPILLINO, ROTHSCHILD & EGAN, LLP
7 Broad Street
P.O. Box 390
Pawling, New York 12564
Email: ec@cappillino.com

ALSO PRESENT:

Robin Mack, Executive Director, DCIDA
Roger Connor, Videographer

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HEARING OFFICER'S EXHIBITS

Exh 1	Notice of public hearing For identification/In Evidence	4:5
Exh 2	Affidavit of Publication For Identification/In Evidence	4:9
Exh 3	Affidavit of mailed service For Identification/In Evidence	4:13
Exh 4	Affidavit of email service For Identification/In Evidence	4:17
Exh 5	Mark Doyle designation letter For Identification/In Evidence	4:21

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Hudson Co, LLC

(Whereupon the following exhibits were marked
before the start of the public hearing)

(NOTICE OF PUBLIC HEARING RECEIVED AND MARKED
AS HEARING OFFICER'S EXHIBIT 1
FOR IDENTIFICATION/IN EVIDENCE)

(AFFIDAVIT OF PUBLICATION RECEIVED AND MARKED
AS HEARING OFFICER'S EXHIBIT 2
FOR IDENTIFICATION/IN EVIDENCE)

(AFFIDAVIT OF MAILED SERVICE RECEIVED AND MARKED
AS HEARING OFFICER'S EXHIBIT 3
FOR IDENTIFICATION/IN EVIDENCE)

(AFFIDAVIT OF EMAILED SERVICE RECEIVED AND MARKED
AS HEARING OFFICER'S EXHIBIT 4
FOR IDENTIFICATION/IN EVIDENCE)

(MARK DOYLE DESIGNATION LETTER RECEIVED AND MARKED
AS HEARING OFFICER'S EXHIBIT 5
FOR IDENTIFICATION/IN EVIDENCE)

HEARING OFFICER CAPPILLINO: Good

Hudson Co, LLC

1 morning. I would like to open this public
2 hearing on the application of Hudson CO,
3 LLC, for seeking economic assistance from
4 the Dutchess County Industrial Development
5 Agency.
6

7 Before this public hearing started I
8 had marked as Hearing Officer's Exhibit
9 Number 1, in Evidence, the notice of
10 public hearing indicating that this public
11 hearing would be held today, the 18th of
12 March, 2026, at 9:30 a.m., in the Town of
13 Pine Plains Town Hall.

14 I had marked as Hearing Officer's
15 Exhibit Number 2, in Evidence, the
16 affidavit of publication indicating that
17 the notice of this public hearing was
18 published in the Poughkeepsie Journal on
19 March 4, 2026.

20 I had marked as Hearing Officer's
21 Exhibit Number 3, in Evidence, the
22 affidavit of Jacqueline Hughes indicating
23 that on March 4, 2026, she served a true
24 copy of the notice of public hearing upon
25 Brian Walsh, Town Supervisor; upon Dr.

1 Hudson Co, LLC

2 Brian Timm, Superintendent of the Pine
3 Plains Central School District; upon Julia
4 W. Tomaine, District Clerk for the Pine
5 Plains Central School District; and upon
6 the Honorable Susan J. Serino, Dutchess
7 County Executive.

8 I had marked as Hearing Officer's
9 Exhibit Number 4, in Evidence, the
10 affidavit of Jenna L. Jones indicating
11 that on March 4, 2026, she served by email
12 this notice of public hearing upon
13 Supervisor Brian Walsh; upon Dr. Brian
14 Timm; upon Julia Tomaine; and upon the
15 Honorable Susan J. Serino.

16 I had marked as Hearing Officer's
17 Exhibit Number 5, in Evidence, the March
18 4, 2026, letter of Mark Doyle, Chairman of
19 the Dutchess County Industrial Development
20 Agency, appointing me, Donald Cappillino,
21 as the Hearing Officer in this matter.

22 I note that when this was first
23 scheduled there were two letters that were
24 received from members of the public, and
25 those letter I think have already been

1 Hudson Co, LLC

2 shared with Members of the Board of the
3 Dutchess County Industrial Development
4 Agency, and there were two prior public
5 hearings scheduled and they were both
6 cancelled because of weather conditions,
7 and on this occasion Jamie Hammel,
8 representing the Hudson Company, was going
9 to be out of the country, but had asked
10 that we read this into evidence.

11 He said that, "Hudson Company has
12 presented our project many times to the
13 community of Pine Plains, and thus far
14 there has been overwhelming support. As
15 the second largest employer in the
16 community we're excited to expand our
17 operation to a ten acre parcel at the
18 intersection of Route 82 and Route 83. We
19 aim to build a 60,000 square foot showroom
20 and a manufacturing facility on what is
21 presently an abandoned property. The Town
22 refers to this intersection as the gateway
23 to Pine Plains, and we are eager to help
24 beautify it. The Hudson Company is a
25 custom wood mill and we currently employ

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Hudson Co, LLC

approximately 30 on staff. Our goal is to increase our count by another 12 to 15 associates."

And, with that, if any member of the public wishes to make any comments.

I note for the record that the Executive Director of the Dutchess County Industrial Development Agency, Robin Mack, is here. Robin, is there anything you would like to say for the record.

BY MS. MACK: No.

HEARING OFFICER CAPPILLINO: And, with that, there being no members of the public here wishing to speak, I will now close this public hearing. Thank you very much.

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& 2:5	82 7:18	beautify 7:24	currently 7:25
1	83 7:18	best 9:10	custom 7:25
1 3:3 4:6 5:9	9	board 7:2	d
12 8:3	9:30 1:9 5:12	box 2:6	date 1:8
12564 2:6	9:43 1:9	brian 5:25 6:2 6:13,13	dated 9:22
15 8:3	a	broad 2:5	dcida 2:20
18 1:8	a.m. 1:9,9 5:12	build 7:19	designation 3:11 4:21
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2026 1:8 5:12 5:19,23 6:11 6:18 9:22	affidavit 3:5,7 3:9 4:9,13,17 5:16,22 6:10	cappillino.com 2:7	donald 2:4 6:20
3	agency 1:6 5:6 6:20 7:4 8:9	central 6:3,5	donna 1:10 9:5 9:14
3 3:7 4:14 5:21	aim 7:19	certify 9:7	doyle 3:11 4:21 6:18
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32872 9:14	application 1:3 5:3	clerk 6:4	dutchess 1:5 5:5 6:6,19 7:3 8:8 9:3
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4	approximately 8:2	comments 8:6	eager 7:23
4 3:9 4:18 5:19 5:23 6:9,11,18	asked 7:9	community 7:13,16	ec 2:7
5	assistance 1:4 5:4	company 7:8 7:11,24	economic 5:4
5 3:11 4:22 6:17	associates 8:4	conditions 7:6	egan 2:5
6		connor 2:20	email 2:7 3:9 6:11
60,000 7:19		copy 5:24	emailed 4:17
7		correct 9:8	
7 2:5		count 8:3	
		country 7:9	
		county 1:5 5:5 6:7,19 7:3 8:8	

<p>employ 7:25 employer 7:15 esq 2:4 evidence 3:3,5 3:7,9,11 4:7,11 4:15,19,23 5:9 5:15,21 6:9,17 7:10 excited 7:16 executive 2:20 6:7 8:8 exh 3:3,5,7,9,11 exhibit 4:6,10 4:14,18,22 5:8 5:15,21 6:9,17 exhibits 3:2 4:2 expand 7:16</p>	<p>h</p> <p>hall 5:13 hammel 7:7 hearing 1:2,17 2:4 3:2,3 4:3,5 4:6,10,14,18,22 4:25 5:3,7,8,10 5:11,14,17,20 5:24 6:8,12,16 6:21 8:13,16 hearings 7:5 held 5:11 help 7:23 honorable 6:6 6:15 hudson 1:4 4:1 5:1,3 6:1 7:1,8 7:11,24 8:1 hughes 5:22</p>	<p>j</p> <p>j 6:6,15 jacqueline 5:22 jamie 7:7 jenna 6:10 jones 6:10 journal 5:18 julia 6:3,14</p> <p>k</p> <p>knowledge 9:10</p> <p>l</p> <p>l 6:10 largest 7:15 letter 3:11 4:21 6:18,25 letters 6:23 llc 1:4 4:1 5:1,4 6:1 7:1 8:1 llp 2:5 local 1:5</p> <p>m</p> <p>m 1:10 9:5,14 mack 2:20 8:9 8:12 mailed 3:7 4:13 make 8:6 manufacturing 7:20 march 1:8 5:12 5:19,23 6:11 6:17 9:22</p>	<p>mark 3:11 4:21 6:18 marked 4:2,5,9 4:13,17,21 5:8 5:14,20 6:8,16 matter 1:3 6:21 member 8:5 members 6:24 7:2 8:14 mill 7:25 minutes 1:15 9:8 morning 5:2</p> <p>n</p> <p>new 1:8 2:6 9:2 9:7 notary 9:6 note 6:22 8:7 notice 3:3 4:5 5:9,17,24 6:12 number 5:9,15 5:21 6:9,17</p> <p>o</p> <p>occasion 7:7 officer 2:4 4:25 6:21 8:13 officer's 3:2 4:6 4:10,14,18,22 5:8,14,20 6:8 6:16 open 5:2 operation 7:17</p>
<p>f</p>	<p>i</p>		
<p>facility 7:20 far 7:13 financial 1:4 first 6:22 following 4:2 foot 7:19 foregoing 9:7</p>	<p>identification 3:3,5,7,9,11 4:7 4:11,15,19,23 increase 8:3 indicating 5:10 5:16,22 6:10 industrial 5:5 6:19 7:3 8:9 intersection 7:18,22</p>		
<p>g</p>			
<p>gateway 7:22 goal 8:2 going 7:8 good 4:25</p>			

overwhelming 7:14	record 8:7,11 recorded 9:9 reduced 9:9 refers 7:22 reporter 1:10 9:5 representing 7:8 robin 2:20 8:9 8:10 roger 2:20 rothschild 2:5 route 7:18,18	start 4:3 state 9:2,6 stenotype 9:5 street 2:5 superintendent 6:2 supervision 9:10 supervisor 5:25 6:13 support 7:14 susan 6:6,15	videotaped 1:15
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p.o. 2:6 parcel 7:17 pawling 2:6 pine 1:2,8 5:13 6:2,4 7:13,23 plains 1:2,8 5:13 6:3,5 7:13 7:23 poughkeepsie 5:18 present 2:19 presented 7:12 presently 7:21 prior 7:4 project 7:12 property 7:21 public 1:2,17 3:3 4:3,5 5:2,7 5:10,10,17,24 6:12,24 7:4 8:6 8:15,16 9:6 publication 3:5 4:9 5:16 published 5:18	scheduled 6:23 7:5 school 6:3,5 second 7:15 seeking 5:4 serino 6:6,15 served 5:23 6:11 service 3:7,9 4:13,17 shared 7:2 showroom 7:19 signature 9:14 speak 8:15 square 7:19 ss 9:2 staff 8:2 stared 5:7	ten 7:17 thank 8:16 think 6:25 times 7:12 timm 6:2,14 today 5:11 tomaine 6:4,14 town 1:2 5:12 5:13,25 7:21 transcript 9:8 true 5:23 9:8 two 6:23 7:4 typewriting 9:9	w 6:4 walsh 5:25 6:13 weather 7:6 wells 1:10 9:5 9:14 wishes 8:6 wishing 8:15 wood 7:25
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read 7:10 received 4:5,9 4:13,17,21 6:24		under 9:9	x 1:2,7
		v	y
		videographer 2:20	york 1:8 2:6 9:2,7

Robin Mack

From: jimberetta <jimberetta@aol.com>
Sent: Sunday, January 25, 2026 4:49 PM
To: Robin Mack
Subject: Public Hearing Comments, Hudson Company, LLC, hearing date January 26, 2026

You don't often get email from jimberetta@aol.com. [Learn why this is important](#)

Ms. Mack (DCIDA CEO),

I wish to submit public comment for the public hearing to be held by the Dutchess County Industrial Development Agency (the "Agency") on the 26th day of January 2026 at 9:30 a.m., local time, at the Town of Pine Plains Town Hall, 3284 Route 199, Pine Plains, New York 12567 in connection with the Hudson Company, LLC project.

Please acknowledge receipt of this public hearing input and that it will be added to the record as public hearing comment.

I am **opposed to the financial assistance** being contemplated as listed in the Public Hearing Notice for Hudson Company, LLC as follows:

"The Agency is contemplating providing financial assistance (the "Financial Assistance") to the Company with respect to the Facility by granting a real property tax exemption and providing for payments in lieu of real property taxes. The proposed Financial Assistance will also include an exemption from all state and local sales and use taxes with respect to the qualifying personal property included within the Facility or used in the construction, improvement, reconstruction, repair, renovation, installation, furnishing and equipping of the Facility and an exemption from all real estate transfer taxes and mortgage recording taxes with respect to any qualifying mortgage on the Facility (or such interest in the Facility as is conveyed to the Agency) to secure the financial assistance and/or any other indebtedness incurred by or for the benefit of the Company in connection with the Project. "

My reasons for opposition are as follows:

1. All of these tax incentives are a transfer of tax burden to the rest of the taxpaying public. Granting of the contemplated financial assistance is corporate welfare.
2. There appears to be no limit to the amount of financial assistance provided by the DCIDA and the applicant can come back an unlimited number of times for more financial assistance.

3. There is no quantification of the amount of financial assistance in the public hearing notice, in dollars, being contemplated for this request and I don't believe that any of the DCIDA board members have a good understanding of what they are being asked to approve.

4. The applicants are most often given an unfair advantage in the DCIDA public hearings in that the applicant is, based on my observations, given multiple opportunities to talk: First, at the beginning to provide opening comments and then, second, to rebut, or embellish, any comments made by the public. As it is a public "hearing", and not a debate, each party should get one chance to speak. If the applicant is going to get multiple opportunities to speak, then public participants should get additional chances to speak also.

By the time of the hearing, the applicant has already had time in front of the DCIDA board to talk about their project before preliminary approval. They will then get an opportunity in front of the DCIDA board, again, for final approval. The public hearing is to hear all persons with views in favor of or opposed to the issuance of the financial assistance, not to hear the applicant debate, discredit, or discount public comments.

5. Based on my observation, any project that has been given any prior form of approval by the DCIDA gets a rubber stamped approval for further financial assistance. The Public Hearing is just a formality and the completion of an obligation to get to the final approval which usually gets a unanimous vote to approve from the board.

Again, I am opposed to the financial assistance being requested. Everybody should pay their full share of taxes.

Sincerely,

Jim Beretta
Dutchess County Resident & Taxpayer

Robin Mack

From: Doreen Tignanelli <doreentig@aol.com>
Sent: Friday, February 20, 2026 2:38 PM
To: Robin Mack
Subject: Public Comment, rescheduled DCIDA Hearing for Hudson Company LLC to be held February 23, 2026

Ms. Mack, please acknowledge and include my comments as part of the official public record for the rescheduled DCIDA Public Hearing for Hudson Company LLC which, according to the published Notice of Public Hearing, is to be held at 9:30 am on February 23, 2026 at Town of Pine Plains Town Hall and share these comments with the DCIDA Chair and Board members.

1) I am opposed to the issuance of any Financial Assistance to Hudson Company LLC in any form including, but not limited to, any Sales Tax Exemption, Mortgage Recording Tax Exemption, Real Property Tax Exemption/PILOT.

According to project materials, the Sales Tax Exemption is estimated at \$455,000; the Mortgage Recording Tax Exemption is estimated at \$60,000; the Real Property Tax Exemption is estimated at \$887,201 for an estimated total of \$1,400,000.

2) There is a conflict regarding number of FTEs. Accurate starting numbers are crucial in order for the IDA to monitor future job numbers as failure of the applicant to retain and create stated number of jobs could result in claw back or recapture of benefits.

The applicant in Section 2 B. states they are investing resources to "retain twenty five (25) employees". However, Section 3 D. Employment states "current" and "retained" FTEs as "27". In a June 13, 2025 article in The New Pine Plains Herald regarding the Pine Plains Planning Board Public Hearing for the Hudson Company, founder Jamie Hammel is quoted as saying "We now employ about 35 people." It is unclear if the number of current/to be retained employees is 25 or 27 or 35. As Section 3. D. Employment states the number of FTEs to be created upon 2 years is "14", it is unclear what the future job number to be met is. If it is based on 25 current FTEs, in 2 years the job number to be met is 39 but if the current number of FTEs is really 35 then in 2 years the number to be met is 49 FTEs. The board should ensure the discrepancy in job numbers is addressed.

3) Whether Empire State Funding was received and what the amount was should be clarified. Section 1 I. of the application states that at the time of completing the application, the project had not received any DCIDA assistance or state or federal assistance in the past 10 years. In Section 1 J. the question as to other assistance sought and the dollar amount anticipated to receive is answered as "\$1,500,000" from Empire State Development. Section 3 C.3 states "Unfortunately, we did not receive the Empire State Development Grant Funding that we had anticipated". Section 2 E. Sources, Public Sources of funds shows "\$700,000" in funds from Empire State Development. Again, clarification is needed.

4) Section 2 E. Sources, Public Sources of funding including state and federal grants and tax credits is listed as \$1,800,000. The breakdown shows PILOT abatement in the amount of \$900,000 but it is unclear why the Sales Tax Exemption of \$455,000 and Mortgage Recording Tax Exemption of \$60,000 were not included which would increase the funding by Public Sources amount to \$2,315,000.

5) Project applicants continually seek financial assistance in the form of tax breaks that shift the tax burden to the remaining base. While some DCIDA members have dismissed public comment stating this, it has been supported by statements made by the NYS Comptroller's office in its yearly report on IDAs. The 2025 Annual Report states "Care is warranted as agreements with project operators that reduce real property taxes for IDA projects can shift this tax burden onto other taxpayers".

6) While some DCIDA members justify granting of exemptions by touting tax revenues, they always fail to note the tax revenue that would be brought in if the project proceeded with the applicant paying their *full* share of taxes.

Furthermore, applicants often challenge the assessed value of the property after project completion, asking for a reduction in assessed value. When that happens, projected tax revenues touted by the IDA end up being lower than stated, again leaving the remaining tax base to subsidize the developer's profits.

For the above-stated reasons, I oppose the request for Financial Assistance.

Doreen Tignanelli
Town of Poughkeepsie

Robin Mack

From: Robin Mack
Sent: Friday, February 20, 2026 9:59 AM
To: Jim Beretta
Subject: RE: Public Hearing Comments, Hudson Company, LLC, rescheduled hearing date February 23, 2026

Hello Mr. Beretta,

Please accept this email acknowledging receipt of your comments, and the same will be included in the record.

Enjoy your weekend.

Best,

Robin D. Mack
CEO / Executive Director
3 Neptune Road, Suite A21
Poughkeepsie, New York 12601
Email: Robin@ThinkDutchess.com
Office: 845 463 5400 | Direct: 845 463 5406
Cell: 845 762 6220 | Fax: 845 463 0100



From: Jim Beretta <jimberetta@aol.com>
Sent: Friday, February 20, 2026 9:56 AM
To: Robin Mack <robin@thinkdutchess.com>
Subject: Public Hearing Comments, Hudson Company, LLC, rescheduled hearing date February 23, 2026

You don't often get email from jimberetta@aol.com. [Learn why this is important](#)

Ms. Mack (DCIDA CEO),

I wish to submit public comment for the public hearing to be held by the Dutchess County Industrial Development Agency (the "Agency") on the 23rd day of February, 2026 at 9:30 a.m., local time, at the Town of Pine Plains Town Hall, 3284 Route 199, Pine Plains, New York 12567 in connection with the Hudson Company, LLC project.

Please acknowledge receipt of this public hearing input and that it will be added to the record as public hearing comment.

I am **opposed to the financial assistance** being contemplated as listed in the Public Hearing Notice for Hudson Company, LLC as follows:

"The Agency is contemplating providing financial assistance (the "Financial Assistance") to the Company with respect to the Facility by granting a real property tax exemption and providing for payments in lieu of real property taxes. The proposed Financial Assistance will also include an exemption from all state and local sales and use taxes with respect to the qualifying personal property included within the Facility or used in the construction, improvement, reconstruction, repair, renovation, installation, furnishing and equipping of the Facility and an exemption from all real estate transfer taxes and mortgage recording taxes with respect to any qualifying mortgage on the Facility (or such interest in the Facility as is conveyed to the Agency) to secure the financial assistance and/or any other indebtedness incurred by or for the benefit of the Company in connection with the Project. The proposed real property tax abatement will be a permitted deviation from the Agency's Uniform Tax Exemption Policy and this Notice of Public Hearing, when transmitted to the affected taxing jurisdictions, shall serve as notice under Section 874(4)(b) of the New York General Municipal Law as to the proposed deviation."

My reasons for opposition are as follows:

1. All of these tax incentives are a transfer of tax burden to the rest of the taxpaying public. Granting of the contemplated financial assistance is corporate welfare.
2. There appears to be no limit to the amount of financial assistance provided by the DCIDA and the applicant can come back an unlimited number of times for more financial assistance.
3. There is no quantification of the amount of financial assistance in the public hearing notice, in dollars, being contemplated for this request and I don't believe that any of the DCIDA board members have a good understanding of what they are being asked to approve.
4. The applicants are most often given an unfair advantage in the DCIDA public hearings in that the applicant is, based on my observations, given multiple opportunities to talk: First, at the beginning to provide opening comments and then, second, to rebut, or embellish, any comments made by the public. As it is a public "hearing", and not a debate, each party should get one chance to speak. If the applicant is going to get multiple opportunities to speak, then public participants should get additional chances to speak also.

By the time of the hearing, the applicant has already had time in front of the DCIDA board to talk about their project before preliminary approval. They will then get an opportunity in front of the DCIDA board, again, for final approval. The public

hearing is to hear all persons with views in favor of or opposed to the issuance of the financial assistance, not to hear the applicant debate, discredit, or discount public comments.

5. Based on my observation, any project that has been given any prior form of approval by the DCIDA gets a rubber stamped approval for further financial assistance. The Public Hearing is just a formality and the completion of an obligation to get to the final approval which usually gets a unanimous vote to approve from the board.

Again, I am opposed to the financial assistance being requested. Everybody should pay their full share of taxes.

Sincerely,

Jim Beretta
Dutchess County Resident & Taxpayer

Robin Mack

From: Doreen Tignanelli <doreentig@aol.com>
Sent: Wednesday, March 18, 2026 8:55 AM
To: Robin Mack
Subject: Public Comment, rescheduled DCIDA Hearing, Hudson Company LLC to be held 9:30am on March 18, 2026

Ms. Mack, please acknowledge and include my comments as part of the official public record for the rescheduled DCIDA Public Hearing for Hudson Company LLC which, according to the published Notice of Public Hearing, is to be held at 9:30 am on March 18, 2026 at Town of Pine Plains Town Hall and share these comments with the DCIDA Chair and Board members.

1) I am opposed to the issuance of any Financial Assistance to Hudson Company LLC in any form including, but not limited to, any Sales Tax Exemption, Mortgage Recording Tax Exemption, Real Property Tax Exemption/PILOT.

According to project materials, the Sales Tax Exemption is estimated at \$455,000; the Mortgage Recording Tax Exemption is estimated at \$60,000; the Real Property Tax Exemption is estimated at \$887,201 for an estimated total of \$1,400,000.

2) There is a conflict regarding number of FTEs. Accurate starting numbers are crucial in order for the IDA to monitor future job numbers as failure of the applicant to retain and create stated number of jobs could result in claw back or recapture of benefits.

The applicant in Section 2 B. states they are investing resources to "retain twenty five (25) employees". However, Section 3 D. Employment states "current" and "retained" FTEs as "27". In a June 13, 2025 article in The New Pine Plains Herald regarding the Pine Plains Planning Board Public Hearing for the Hudson Company, founder Jamie Hammel is quoted as saying "We now employ about 35 people." It is unclear if the number of current/to be retained employees is 25 or 27 or 35. As Section 3. D. Employment states the number of FTEs to be created upon 2 years is "14", it is unclear what the future job number to be met is. If it is based on 25 current FTEs, in 2 years the job number to be met is 39 but if the current number of FTEs is really 35 then in 2 years the number to be met is 49 FTEs. The board should ensure the discrepancy in job numbers is addressed.

3) Whether Empire State Funding was received and what the amount was should be clarified. Section 1 I. of the application states that at the time of completing the application, the project had not received any DCIDA assistance or state or federal assistance in the past 10 years. In Section 1 J. the question as to other assistance sought and the dollar amount anticipated to receive is answered as "\$1,500,000" from Empire State Development. Section 3 C.3 states "Unfortunately, we did not receive the Empire State Development Grant Funding that we had anticipated". Section 2 E. Sources, Public Sources of funds shows "\$700,000" in funds from Empire State Development. Again, clarification is needed.

4) Section 2 E. Sources, Public Sources of funding including state and federal grants and tax credits is listed as \$1,800,000. The breakdown shows PILOT abatement in the amount of \$900,000 but it is unclear why the Sales Tax Exemption of \$455,000 and Mortgage Recording Tax Exemption of \$60,000 were not included which would increase the funding by Public Sources amount to \$2,315,000.

5) Project applicants continually seek financial assistance in the form of tax breaks that shift the tax burden to the remaining base. While some DCIDA members have dismissed public comment stating this, it has been supported by statements made by the NYS Comptroller's office in its yearly report on IDAs. The 2025 Annual Report states "Care is warranted as agreements with project operators that reduce real property taxes for IDA projects can shift this tax burden onto other taxpayers".

6) While some DCIDA members justify granting of exemptions by touting tax revenues, they always fail to note the tax revenue that would be brought in if the project proceeded with the applicant paying their full share of taxes.

Furthermore, applicants often challenge the assessed value of the property after project completion, asking for a reduction in assessed value. When that happens, projected tax revenues touted by the IDA end up being lower than stated, again leaving the remaining tax base to subsidize the developer's profits.

For the above-stated reasons, I oppose the request for Financial Assistance.

Doreen Tignanelli
Town of Poughkeepsie