PUBLIC HEARING: TOWN OF POUGHKEEPSIE

----------X

In the Matter of the Application of:

MID HUDSON DEVELOPMENT CORP., FOR FINANCIAL ASSISTANCE FROM THE DUTCHESS COUNTY INDUSTRIAL DEVELOPMENT AGENCY.

----------X

Date: August 25, 2026

Poughkeepsie, New York

9:31 a.m. - 9:39 a.m.

Estamarie Castelli-Velez, Stenographer

MINUTES

OF

PUBLIC HEARING

APPEARANCES:

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

ALSO PRESENT:

Jane Denbaum, CFO of the Dutchess County Industrial Development Agency
Robin Mack, IDA

HEARING OFFICER'S EXHIBITS

EXHIBIT	DESCRIPTION	PAGE
Exhibit 1	Notice of public hearing	4:7
	For identification/In Evidence	
Exhibit 2	Affidavit of Publication	4:19
	For Identification/In Evidence	
Exhibit 3	Affidavit of Postal mail service	4:24
	For Identification/In Evidence	
Exhibit 4	Affidavit of email service	5:9
	For Identification/In Evidence	
Exhibit 5	Designation letter	5:17
	For Identification/In Evidence	

HEARING OFFICER CAPPILLINO: I'm now opening the public hearing in the matter of the application of Mid Hudson Development Corp. for financial assistance from the Dutchess County Industrial Development Agency.

Before the hearing began, I marked in evidence as Hearing Officer's Exhibit Number 1, the notice of public hearing in this matter indicating that this public hearing would be held at the offices of the Dutchess County Industrial Development Agency, 3 Neptune Road, large conference room, Poughkeepsie, New York 12601, on the 25th day of August, 2026, at 9:30 a.m. It is now just a minute or two beyond that time and we are located at those offices of the Dutchess County Industrial Development Agency.

I had marked as Hearing Officer's Exhibit Number 2 in evidence the affidavit of publication indicating that this notice of public hearing was published in the Poughkeepsie Journal on August 3, 2026.

I had marked as Hearing Officer's Exhibit Number 3 in evidence, the affidavit of Jacqueline Hughes indicating that on

August 13th she served a true copy of the notice of public hearing upon the Honorable Rebecca Edwards, supervisor of the Town of Poughkeepsie, a Dr. Paul Fanuele, as the superintendent of Spackenkill Union Free School District, and upon the Honorable Susan J. Serino Dutchess County executive.

And I had marked as Hearing Officer's Exhibit Number 4 in evidence an affidavit of Jenna Jones that on August 13th, she served a true copy of the notice of public hearing by electronic mail. The previous one was done by ordinary mail. The terms requested this is now by e-mail upon the same three persons with read receipt requested.

I had marked in Hearing Officer's Exhibit Number 5 in evidence the letter of marked all chairmen of the Dutchess County Industrial Development Agency appointing me as the hearing officer in this matter for the Dutchess County Development Agency.

I now open the public hearing.

Please state your name, spell it please, and indicate your position.

MS. YOUNG: Jozlyn Young, KARC Planning.

MS. LIBOLT: Can you spell your last name?
MS. YOUNG: Y-O-U-N-G.
MS. LIBOLT: And Kelly Libolt, L-I-B-O-L-T, with KARC Planning Consultants.
HEARING OFFICER CAPPILLINO: And you have to make the statement?
MS. LIBOLT: Sure.
We represent the applicant for this particular project, which is Mid Hudson Development Corp. The underlying landowner here is Locust Grove Apartments, LLC. Just a note that both of these entities are owned either individually or in trust by the same persons. Mid Hudson Development --
HEARING OFFICER CAPPILLINO: They're two separate, no more than two people?
MS. LIBOLT: Correct.
HEARING OFFICER CAPPILLINO: And they are related entities?
MS. LIBOLT: Correct.
Mid Hudson Development Corp., the application ,or the applicant, has been supporting Dutchess County residents and small business since 1988. The owners have resided in Dutchess County for over 55 years. They are

dedicated to hiring local entities, and purchasing local, and they have a strong history of doing that with their construction company.

Locust Grove Apartments is located at 2736-2738 South Road, which is Route 9. The parcel is 2.46 acres and is situated in the RM zoning district in the town of Poughkeepsie. This is an $11.9 million project.

The project was approved in November of 2024 by the Town of Poughkeepsie Planning Board. They received site plan approval for 32 multifamily units. There will be four buildings, eight units in each building for a total of 32 units. All units are two-bedroom with rents approximately 2600 to $3,000.

The applicant is seeking sales tax exemption and mortgage tax exemption for this project. The sales tax is estimated at a benefit of $442,567. The mortgage tax, before the MTA portion, is 105,000. This application is not permitted to exempt the MTA portion, so the benefit is $75,000.

In the application, we've identified many of the community benefits that are on the

application. In addition to creating much needed housing, there is an investment between 10 million and 17 million. There's MWBE participation, public infrastructure that's going to be built, energy efficient buildings, and the creation of construction jobs, in addition to additional school children into the Spackenkill School District estimated to be between eight and ten children.

The project will create two permanent jobs, one being overall management of the site for leasing, marketing, and administrative work; and the second being on-site maintenance. The project is estimated to create approximately 80 construction jobs and the MRB report that was created for this project indicated a benefit to cost of 13 to 1, so a benefit of 13 to the cost of 1 on that ratio.

That's everything that I have and I can answer any questions.

HEARING OFFICER CAPPILLINO: How many units will be built?

MS. LIBOLT: Thirty-two.

HEARING OFFICER CAPPILLINO: Thirty-two housing units?

MS. LIBOLT: Correct, all two-bedroom. These are market rate, correct.

HEARING OFFICER CAPPILLINO: You determined there is a need. How big of a need do you think there is a need for this kind of housing in Dutchess County at this time?

MS. LIBOLT: I think the latest Dutchess County planning report indicated that there's a negative inventory rate of market-rate housing in Dutchess County, particularly in the town of Poughkeepsie.

HEARING OFFICER CAPPILLINO: I'd also just like to note for the record that IDA Robin Mack is here and CFO of the Dutchess County Industrial Development Agency Jane Denbaum is also present.

I'm Donald Cappillino, the hearing officer.

So no one else having anything to say, I would -- I should say before I do that, please, I do note that there two letters in opposition and you indicated that you have sent those already to the board?

MS. MACK: Yes.

HEARING OFFICER CAPPILLINO: Thank you.

With that, I'm closing the public hearing. Thank you.

(Time noted: 9:39 a.m.)

C E R T I F I C A T I O N

I, ESTAMARIE CASTELLI-VELEZ, a Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify the foregoing to be a true and accurate transcript to the best of my knowledge and ability.

I further certify that I am not related to any of the parties to this action by blood or by marriage and that I am in no way interested in the outcome of this matter.

ESTAMARIE CASTELLI-VELEZ

&

& 2:4

1

1 3:3 4:7 8:17 8:18
10 8:3
105,000 7:21
11.9 7:9
12564 2:7
12601 4:13
13 8:17,18
13th 5:1,10
17 8:3
1988 6:24

2

2 3:6 4:19
2.46 7:7
2024 7:11
2026 1:8 4:13 4:22
20836 11:18
25 1:8
25th 4:13
2600 7:16
2736-2738 7:6

3

3 3:9 4:11,22 4:24
3,000 7:16
32 7:12,15
390 2:6

4

4 3:12 5:9
442,567 7:20

5

5 3:15 5:17
55 6:25

7

75,000 7:23

8

80 8:15

9

9 7:6
9:30 4:14
9:31 1:10
9:39 1:10 10:3

a

a.m. 1:10,10 4:14 10:3
ability 11:9
accurate 11:8
acres 7:7
action 11:11
addition 8:1,7
additional 8:7
administrative 8:12
affidavit 3:6,9 3:12 4:19,24 5:9
agency 1:6 2:13 4:5,11,17 5:19 5:21 9:15
answer 8:20
apartments 6:11 7:5
appearances 2:1
applicant 6:8 6:22 7:17
application 1:3 4:3 6:22 7:21 7:24 8:1
appointing 5:19
approval 7:12
approved 7:10
approximately 7:16 8:15
assistance 1:5 4:4
august 1:8 4:13 4:22 5:1,10

b

b 6:4
bedroom 7:15 9:1
began 4:6
benefit 7:20,23 8:17,18
benefits 7:25
best 11:8
beyond 4:15
big 9:4
blood 11:11
board 7:12 9:23
box 2:6
broad 2:5
building 7:14
buildings 7:14 8:5
built 8:5,22
business 6:24

c

c 11:1,1
cappillino 2:2,4 4:1 6:5,15,18 8:21,24 9:3,12 9:17,25
cappillino.com 2:8
castelli 1:11 11:5,19
certify 11:7,10
cfo 2:12 9:14
chairmen 5:18
children 8:7,9
closing 10:1
community 7:25
company 7:4
conference 4:12
construction 7:3 8:6,15

consultants 6:4
copy 5:1,11
corp 1:4 4:3 6:10,21
correct 6:17,20 9:1,2
cost 8:17,18
county 1:5 2:12 4:4,10,16 5:7 5:18,20 6:23 6:25 9:6,8,10 9:14
create 8:10,14
created 8:16
creating 8:1
creation 8:6

d

date 1:8
day 4:13
dedicated 7:1
denbaum 2:12 9:15
description 3:2
designation 3:15
determined 9:4
development 1:4,6 2:13 4:3 4:5,11,17 5:19 5:21 6:10,14 6:21 9:15
district 5:6 7:8 8:8
doing 7:3
donald 2:2 9:17
dr 5:4
dutchess 1:5 2:12 4:4,10,16 5:7,18,20 6:23 6:25 9:6,7,10 9:14

e

e 5:14 11:1
ec 2:8
edwards 5:3
efficient 8:5
egan 2:4
eight 7:14 8:9
either 6:13
electronic 5:12
email 2:8 3:12
energy 8:5
entities 6:12,19 7:1
esq 2:2
estamarie 1:11 11:5,19
estimated 7:19 8:8,14
evidence 3:4,7 3:10,13,16 4:7 4:19,24 5:9,17
executive 5:7
exempt 7:22
exemption 7:18 7:18
exhibit 3:2,3,6 3:9,12,15 4:7 4:18,23 5:9,16
exhibits 3:1

f

f 11:1
fanuele 5:4
financial 1:4 4:4
foregoing 11:7
four 7:13
free 5:5
further 11:10

g

g 6:2
going 8:5
grove 6:11 7:5

h

hearing 1:1,16 2:3 3:1,3 4:1,2 4:6,7,8,9,18,21 4:23 5:2,8,11 5:16,19,22 6:5 6:15,18 8:21 8:24 9:3,12,17 9:25 10:1
held 4:10
hiring 7:1
history 7:3
honorable 5:2 5:6
housing 8:2,25 9:6,9
hudson 1:4 4:3 6:9,14,21
hughes 4:25

i

ida 2:14 9:13
identification 3:4,7,10,13,16
identified 7:24
indicate 5:24
indicated 8:17 9:8,22
indicating 4:9 4:20,25
individually 6:13
industrial 1:6 2:13 4:5,11,16 5:18 9:15
infrastructure 8:4
interested 11:12
inventory 9:9
investment 8:2

j

j 5:6
jacqueline 4:25
jane 2:12 9:15
jenna 5:10
jobs 8:6,11,15

jones 5:10
journal 4:22
jozlyn 5:25

k

karc 5:25 6:4
kelly 6:3
kind 9:5
knowledge 11:9

l

l 6:4,4
landowner 6:10
large 4:12
latest 9:7
leasing 8:12
letter 3:15 5:17
letters 9:21
libolt 6:1,3,3,7 6:17,20 8:23 9:1,7
llc 6:11
llp 2:4
local 7:1,2
located 4:15 7:5
locust 6:11 7:5

m

mack 2:14 9:13 9:24
mail 3:9 5:12 5:13,14
maintenance 8:13
make 6:6
management 8:11
marked 4:6,18 4:23 5:8,16,17
market 9:2,9
marketing 8:12
marriage 11:12
matter 1:3 4:2 4:8 5:20 11:13
mid 1:4 4:3 6:9 6:14,21
million 7:9 8:3 8:3
minute 4:14
minutes 1:14
mortgage 7:18 7:20
mrb 8:15
mta 7:21,22
multifamily 7:13
mwbe 8:3

n

n 6:2 11:1
name 5:23 6:1
need 9:4,4,5
needed 8:2
negative 9:9
neptune 4:11
new 1:9 2:7 4:12 11:7
notary 11:6
note 6:12 9:13 9:21
noted 10:3
notice 3:3 4:8 4:20 5:2,11
november 7:10
number 4:7,19 4:24 5:9,17

o

o 6:2,4 11:1
officer 2:3 4:1 5:20 6:5,15,18 8:21,24 9:3,12 9:18,25
officer's 3:1 4:7 4:18,23 5:8,16
offices 4:10,16
open 5:22
opening 4:2
opposition 9:21
ordinary 5:13
outcome 11:13
overall 8:11
owned 6:12
owners 6:24

p

p.o. 2:6
page 3:2
parcel 7:7
participation 8:4
particular 6:9
particularly 9:10
parties 11:11
paul 5:4
pawling 2:7
people 6:16
permanent 8:10
permitted 7:22
persons 5:14 6:14
plan 7:12
planning 5:25 6:4 7:11 9:8
please 5:23,23 9:20
portion 7:21,22
position 5:24
postal 3:9
poughkeepsie 1:1,9 4:12,22 5:4 7:8,11 9:11
present 2:11 9:16
previous 5:12
project 6:9 7:9 7:10,19 8:10 8:14,16
public 1:1,16 3:3 4:2,8,9,21 5:2,11,22 8:4

10:1 11:6
publication 3:6 4:20
published 4:21
purchasing 7:2

q

questions 8:20

r

r 11:1
rate 9:2,9,9
ratio 8:18
read 5:14
rebecca 5:3
receipt 5:15
received 7:12
record 9:13
related 6:19 11:10
rents 7:16
report 8:16 9:8
reporter 11:6
represent 6:8
requested 5:13 5:15
resided 6:24
residents 6:23
rm 7:7
road 4:11 7:6
robin 2:14 9:13
room 4:12
rothschild 2:4
route 7:6

s

sales 7:17,19
school 5:5 8:7,8
second 8:13
seeking 7:17
sent 9:22
separate 6:16
serino 5:7
served 5:1,10
service 3:9,12
shorthand 11:5
signature 11:18
site 7:12 8:11 8:13
situated 7:7
small 6:23
south 7:6
spackenkill 5:5 8:8
spell 5:23 6:1
state 5:23 11:6
statement 6:6
stenographer 1:11
street 2:5
strong 7:2
superintendent 5:5
supervisor 5:3
supporting 6:23
sure 6:7
susan 5:6

t

t 6:4 11:1,1
tax 7:17,18,19 7:20
ten 8:9
terms 5:13
thank 9:25 10:2
think 9:5,7
thirty 8:23,24
three 5:14
time 4:15 9:6 10:3
total 7:15
town 1:1 5:3 7:8,11 9:10
transcript 11:8
true 5:1,11 11:8
trust 6:13
two 4:14 6:15 6:16 7:15 8:10 8:23,24 9:1,21

u

u 6:2
underlying 6:10
union 5:5
units 7:13,14 7:15,15 8:22 8:25

v

velez 1:11 11:5 11:19

w

way 11:12
we've 7:24
work 8:13

x

x 1:2,7

y

y 6:2
years 6:25
york 1:9 2:7 4:12 11:7
young 5:25,25 6:2

z

zoning 7:8

Robin Mack

From: Jim Beretta <jimberetta@aol.com>
Sent: Monday, August 24, 2026 3:11 PM
To: Robin Mack
Subject: Public Hearing Comments, Mid Hudson Development Corp hearing date August 25, 2026

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 25th day of August 2026 at 9:30 a.m., local time, at the Dutchess County Industrial Development Agency, Three Neptune Road, Poughkeepsie, New York 12601, in connection with the Mid Hudson Development Corp 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 Mid Hudson Development Corp as follows:

" The Agency is contemplating providing financial assistance (the "Financial Assistance") to the Company with respect to the Facility by granting 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. The project is a residential-only project consisting of 32 market-rate units. Not one of those 32 units are to be affordable/workforce housing. County Executive Serino announced that $1 million of her 2026 Executive Budget would go to support housing affordability through the Dutchess County Housing Trust Fund. At the same time, the DCIDA is poised to give local sales and local mortgage recording tax exemptions to a project that has no affordable units which flies in the face of the county executive's housing direction.

2. There is no commercial component to the project and the projected job creation is a puny 2 FTEs.

3. 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.

4. 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 especially as costs are escalating for residents, as inflation and tariffs have dramatically increased prices for the taxpaying public who can't get this same kind of relief.

Sincerely,

Jim Beretta
Dutchess County Resident & Taxpayer

Robin Mack

From: Doreen Tignanelli <doreentig@aol.com>
Sent: Monday, August 24, 2026 4:34 PM
To: Robin Mack
Subject: Public comment for DCIDA August 25, 2026 hearing for Mid Hudson Development Corp/Locust Grove Apts

Ms. Mack, please acknowledge receipt of my comments and include them as part of the official public record for the DCIDA Public Hearing for Mid Hudson Development Corp/Locust Grove Apartments to be held on August 25, 2026 at 9:30 am at the DCIDA office, 3 Neptune Road, Poughkeepsie.

1) I am opposed to the issuance of any "Financial Assistance" to this project in any form including, but not limited to, state and local sales and use taxes; and real estate transfer taxes and mortgage recording taxes.

2) While the mission of the DCIDA is to further job creation, this is a for-profit residential-only project consisting of 32 market rate two-bedroom rental units with no manufacturing or commercial component. According to application materials, only 2 new FTEs will be created.

3) The "Financial Assistance" is simply not needed. Rent for each unit is anticipated to be $3,000. The project is likely to be profitable without assistance as there is a very low apartment vacancy rate in the county. The 2024 Dutchess County Rental Housing Survey prepared by Dutchess County Planning notes that the low vacancy rate for apartment rentals benefits landlords.

Even DCIDA Chairman Doyle questioned the project's need for assistance, saying, at the August 12, 2026 Special Meeting, that he was asking because the operating income ratio looked "***pretty good***". Predictably, Doyle then voted to grant preliminary approval for the requested financial assistance.

4) At the Special Meeting held solely for this project, consultant Kelly Libolt cited rising costs, "***everything's going up***", as a reason for seeking financial assistance. Dutchess County taxpayers are also subject to rising costs and they should not be asked to subsidize tax exemptions so that the developer reaps a larger profit.

5) The DCIDA should require an affordable/workforce housing component when financial assistance is given to residential projects. The county has recognized this need with County Executive Sue Serino expressing support and funding for projects that expand access to affordable housing.

6) The above-referenced rental survey states that an annual gross income of $96,320 would be required to afford the average rent for a two-bedroom market rate apartment in a complex this size. Based on that, those filling the jobs that are to be created by this project would not even be able to afford to live in the complex on the projected annual salaries

ranging from $55,000 to $75,000. It is unfortunate that the DCIDA did not see fit to advocate for even a single affordable unit in the complex.

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

Doreen Tignanelli

Town of Poughkeepsie