



Evaluation of Projects Requesting IDA Benefits

Project: One Dutchess Phase 3, LLC #13022201 **Location:** Town of Poughkeepsie

Type of Business: Mixed Use / Commercial

Agency Request

Sales Tax Mortgage Tax Exemption PILOT

Company Description:

The O’Neill Group is a family-owned and operated development company. The O’Neill group has completed several multi-family rental properties, mixed use, mixed income, historic renovations and commercial /industrial projects throughout New York and New Jersey.

Project Description:

One Dutchess Avenue is a mixed-use residential/commercial waterfront redevelopment project involving an approximately 14.3-acre site in the Town and the City of Poughkeepsie. The City of Poughkeepsie approved the project in 2015 and the City of Poughkeepsie IDA approved sales and mortgage tax exemptions for the City portion of the project in 2017. The City’s approval included 300 residential units, 13,800 square feet of commercial space, and associated amenities for residents, as well as a greenway trail along the Hudson River for public use.

The Town of Poughkeepsie portion of the project will include 2 four-story buildings containing 42 residential units in each building for a total of 84 units. The site plan proposes an additional 1-story building containing 4,000 square feet of commercial space with a 3,500 square foot roof-top terrace available for use by residents and the public.

Project Timeline:

Proposed date for commencement of acquisition or construction: Spring 2022

The actual or expected dates of:

Construction completion: Q2 2024

Occupancy: Q4 2024

Total Cost of Project:

Amount Private Investment

Total Project Cost \$ 29,711,536 Private Investment: \$ 29,711,536

Amount of other public financial assistance, grants and source \$ 0

Construction Costs: \$ 23,043,300 Equipment: \$ 177,140.00

Company Incentives:

Amount of Sales tax benefits:	\$1,637,456
Amount of Mortgage Recording Tax:	\$175,170
Estimated real property tax exemption with PILOT*	\$0

Estimated amount of benefit to State & Region*:

Anticipated Property Tax revenue:	\$621,600 (Year 1 after completion)
Anticipated Sales Tax revenue	\$179,060
Benefit to Cost Ratio	9:1

**figures based onMRB algorithms*

Estimated Property Value Increase

Current Assessed Value	Current Property Tax (2021)	Estimated New Assessed Value	Net Increase	Est. Year 1 Property Taxes Upon Completion
\$900,000	\$35,374	\$20,000,000	\$19,100,000	\$621,600

Employment Impact

Committed total FTE jobs: ___ 4 ___
 Number of existing FTE jobs to be retained ___ 0 ___
 Total Number of new FTE Jobs to be created ___ 4 ___ over ___ 2 ___ years.
 Annualized Average Salary Range of FTE jobs \$ _60,000
 Estimated Hourly Wage Average: \$33/hr
 Total Number of Construction Jobs to be created ___ 30 ___

Jobs created in the Mixed Use Industry is estimated to have the following spillover impact.

Impact Type	Temporary (Construction) Employment	Permanent (Operations) Impact
Initial	30	4
Direct	5	2
Indirect	2	0
Induced	9	1
Total Effect	46	8

EMSI Impact Scenario Report 4.2.2022

Community Benefits:

- *Revitalization:* The project is a designated distressed census tract, according to the Section 845 of Article 18-A of the GML. The project will develop vacant underdeveloped land.
- *Investment:* The project has an estimated project cost of approximately \$29 million.
- *Employment:* The project is committing to the creation of 4 additional direct permanent jobs

Project is consistent with Agency’s Mission: Yes, the project will promote economic development resulting in construction jobs and permanent employment.

The Project has municipal support and PILOT:

Municipal Support__n/a___ PILOT ____ _

CEO Comments of Importance

The applicant, the O’Neill, is preparing to begin development on Phase III of the project. Due to increase in personal financing rates and the increase in costs of building materials the project will require financial assistance in the form of a mortgage tax exemption and sales tax exemptions to begin and complete the project..

Mission Statement:

The Dutchess County Industrial Development Agency [DCIDA] was created to further economic development in Dutchess County by providing financial assistance to private entities through tax incentives including the issuance of bonds to facilitate the building of capital projects with the resultant construction jobs and permanent follow on employment.