

## **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that a public hearing pursuant to Section 859-a of the N.Y. General Municipal Law (the “**Public Hearing**”) will be held by the Dutchess County Industrial Development Agency (the “**Agency**”) on the 23<sup>rd</sup> 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 following matters:

HUDSON CO, LLC, a Delaware limited liability company authorized to transact business in the State of New York as Hudson Co of DE, LLC, doing business as The Hudson Company, having offices at 2290 Route 199, Pine Plains, New York 12567, together with FIFTH GENERATION PARTNERS LLC, a New York limited liability company, having offices at 2290 Route 199, Pine Plains, New York 12567 (collectively referred to as the “**Company**”), have submitted an application to the Agency requesting the Agency provide certain “financial assistance” (within the meaning of the Act) with respect to the Facility (hereinafter defined), including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes for the following project (the “**Project**”) in connection with the construction, improvement, reconstruction, repair, renovation, installation, furnishing and equipping of a certain manufacturing, storage and showroom facility (the “**Facility**”) consisting of the following: (A) the acquisition and consolidation of approximately 10.84 acres of land consisting of (i) an approximately 4.0-acre parcel of land located at 2436 Route 83, Pine Plains, New York, bearing Tax Map Grid No. 134200-6871-00-455865-0000 (the “**Existing Lot**”) and (ii) an approximately 6.84-acre portion of the approximately 33.65-acre parcel located at 7702-7714 South Main Street, Pine Plains, New York, bearing Tax Map Grid No. 134200-6871-00-437906-0000, which is under contract for acquisition by Fifth Generation Partners LLC, and which 6.84-acre portion is to be combined with the Existing Lot through lot line adjustment into a single consolidated parcel (collectively the “**Land**”); (B) the construction of (i) an approximately 50,425 square foot mill (including warehouse, office, and showroom) with an approximately 5,100 square foot attached, open shed structure at the rear for storage of lumber beams, (ii) an approximately 9,000 square foot manufacturing shed with an attached 1,800 square foot covered storage structure for sawmill operations, (iii) an approximately 6,848 square foot standalone showroom for visiting clients and designers; and (iv) infrastructure and other improvements on the Land, including but not limited to 32 parking spaces and new utility infrastructure and new roadway accesses (collectively, the “**Improvements**”); and (C) the acquisition and installation of new equipment, machinery and other personal property for use in the premises described above (collectively the “**Equipment**”) to be owned by the Agency and leased to the Company to be used as part of the Facility for manufacturing of reclaimed and recycled wood products. The Facility will be initially owned, operated and/or managed by the Company.

The Agency shall appoint the Company its agent for the purpose of the construction, improvement, reconstruction, repair, renovation, installation, furnishing and equipping of the Facility as defined above. The Agency proposes to acquire an interest in the Facility and lease the Facility to the Company. At the end of the lease term, the Company will acquire the interest in the Facility from the Agency.

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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.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the issuance of the Financial Assistance described above or the location or nature of the Project. Interested parties may present their views both orally and in writing with respect to the Project. Written comments can be submitted to the Executive Director, Robin Mack, via e-mail at [robin@thinkdutchess.com](mailto:robin@thinkdutchess.com) or via mail to the Agency at 3 Neptune Road, Poughkeepsie, New York 12601.

A copy of the Company’s application for Financial Assistance will be available for review by the public upon request to the Agency.

Dated: Poughkeepsie, New York  
February 9, 2026

DUTCHESS COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: /s/ MARK DOYLE  
Mark Doyle, Chairman

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