

Dutchess County Industrial Development Agency
2025 Operations and Accomplishments

The Dutchess County Industrial Development Agency (DCIDA) was created to further economic development in Dutchess County through the issuance of bonds and tax incentives to facilitate the building of capital projects with the resultant construction jobs and permanent follow-on employment. In 2025, the DCIDA worked with Think Dutchess to encourage companies to invest capital in projects that create jobs and increase the county's tax base.

DCIDA works to promote economic development, capital investment and job creation in Dutchess County through conduit financing in the form of taxable and tax-exempt bonding for eligible projects and offering Sales Tax Exemptions, Mortgage Recording Tax Exemption and Payment in Lieu of Tax (PILOT) Incentives.

During the January – December 31, 2025 fiscal year, the Dutchess County Industrial Development Agency held 25 public meetings. These meetings included 11 regular board meetings, 1 special meeting, 1 annual meeting, 2 committee meetings, and 10 public hearings.

The 2025 accomplishments for the agency are as follows:

- 926 Dutchess Turnpike, LLC (Phase III-N) was approved for tax exemptions for an approximately \$2,820,000 project for construction and development in the Town of Poughkeepsie to construct a two-story mixed-use building comprised of leased commercial space and three residential units.
 - Create – 2 Permanent FTE jobs
 - Create – 0 Construction jobsⁱ
 - Incentive – Sales Tax Exemption, Mortgage Tax Exemption and a PILOT
- Built Parcel 7, LLC (The Westerly) was approved for tax exemptions for an approximately \$8,500,000 project for construction and development in the Town of Poughkeepsie as an expansion site of the Van Wagner Place neighborhood. The proposed project will construct 20 new rental apartments in a new four-story structure as well as rehabilitate 43 Springside Avenue, a single-family residence in poor to moderate conditions.
 - Create – 2 Permanent FTE jobs
 - Create – 90 Construction jobs
 - Incentive – Sales Tax Exemption, Mortgage Tax Exemption and a PILOT
- POU Development LLC (Sky Harbor) was approved for tax exemptions for a project of approximately \$40,847,143 in the Town of Wappingers to construct, manage, and operate hanger facilities at the Hudson Valley Regional Airport.
 - Create – 4 Permanent FTE jobs
 - Create – 81 Construction jobs
 - Incentive – Sales Tax Exemption, Mortgage Tax Exemption and a PILOT
- Eastdale Residential V, LLC (Phase III-M) was approved for tax exemptions for a project located in the Town of Poughkeepsie with a cost of approximately \$3,351,000 in costs to construct a three story 10,350 square foot residential building comprised of eight apartment units.

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- Create – 0 Permanent FTE jobsⁱ
 - Create – 0 Construction jobsⁱ
 - Incentive – Sales Tax Exemption, Mortgage Tax Exemption and a PILOT
- Eastdale Piazza Owner, LLC (Phase III-O) was approved for tax exemptions for a project located in the Town of Poughkeepsie with a cost of approximately \$350,000 in costs to develop hardscape and landscaping as well as an open-air pavilion.
 - Create – 0 Permanent FTE jobsⁱ
 - Create – 0 Construction jobsⁱ
 - Incentive – Sales Tax Exemption

In 2025, the IDA Board also approved the following amendments to existing projects.

- The Agency approved a supplemental resolution for T-Rex Hyde Park Owner, Bellefield Phase 2 Project to allocate a portion of the property for the commercial housing project.
- The Agency approved an amendment to 23-28 Creek Drive LLC authorizing the transfer of ownership to Bottini Residential Properties LLC.
- Arthur May Redevelopment LLC received approval for an amendment authorizing an extension of the project completion date and extend the sales tax exemption expiration date.
- ECA Buligo Hudson Heritage, LLC requested and was authorized an amendment transferring a portion of the property to Kaku Inc. (aka Burger King).
- MHTC Development LLC is constructing a new town center in the Town of Poughkeepsie otherwise known as Eastdale Village. The development is designed to meet the goals of the Town as outlined in the Town Plan and Zoning code. The mixed-use development will include approximately 390 rental residential units and approximately 140,000 square feet of commercial spaces including medical offices, professional offices, general offices, personal service businesses, child care facilities, food services and general retail. Necessary infrastructure improvement of water, sewer, storm water, electric, gas to the site, as well as required improvements to the State Highway system for access to the site will also be constructed as part of the project. The Agency approved an amendment for the relocation of previously approved benefits to related entity:
 - Related entity:
 - **Eastdale Bagels**

In 2025, the Agency contracted services and paid the following amounts:

Dutchess County Local Development Corporation to provide administrative and technical support for IDA projects and market Dutchess County:	\$200,000
Dutchess Tourism:	\$425,000
Hudson Valley Agriculture:	\$ 30,000

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RBT CPAs for audit services: \$ 13,900

In 2025, the Agency approved using Camoin Associates to conduct the feasibility study. The Agency paid \$18,500. Fees paid by the Agency are reimbursed by the Applicant.

In 2025 the Agency approved using Loewke Brill as the company to monitor the Agency's Local Labor Workforce Policy. The Agency paid \$41,080. Fees paid by the Agency are reimbursed by the Project Owner.

ⁱ Permanent and construction jobs are accounted for under the larger projects