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PUBLIC HEARING: TOWN OF RED HOOK
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In the Matter of the Application of:
BARD COLLEGE, FOR FINANCIAL ASSISTANCE FROM
THE DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION.

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DATE: June 29, 2023
Red Hook, New York
9:30 a.m. - 9:36 a.m.

Donna M. Wells, Reporter

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: jj@cappillino.com

ALSO PRESENT:

George Hamel, Bard College
Laura Ramsey, Bard College
Sara Lee, CEO, Think Dutchess

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HEARING OFFICER'S EXHIBITS

1	Notice of public hearing For identification/In Evidence	4:5
2	Affidavit of publication For Identification/In Evidence	4:9
3	Affidavit of Jenna L. Jones For Identification/In Evidence	4:13
4	Designation letter For Identification/In Evidence	4:17
5	Designation Letter For Identification/In Evidence	4:21

1 Bard College

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

4
5 (NOTICE OF PUBLIC HEARING RECEIVED AND MARKED
6 AS HEARING OFFICER'S EXHIBIT 1
7 FOR IDENTIFICATION/IN EVIDENCE)

8
9 (AFFIDAVIT OF PUBLICATION RECEIVED AND MARKED
10 AS HEARING OFFICER'S EXHIBIT 2
11 FOR IDENTIFICATION/IN EVIDENCE)

12
13 (AFFIDAVIT OF JENNA L. JONES RECEIVED AND MARKED
14 AS HEARING OFFICER'S EXHIBIT 3
15 FOR IDENTIFICATION/IN EVIDENCE)

16
17 (DESIGNATION LETTER RECEIVED AND MARKED
18 AS HEARING OFFICER'S EXHIBIT 4
19 FOR IDENTIFICATION)

20
21 (DESIGNATION LETTER RECEIVED AND MARKED
22 AS HEARING OFFICER'S EXHIBIT 5
23 FOR IDENTIFICATION)

24
25 THE HEARING OFFICER: Good morning

1 Bard College

2 everyone. My name is Donald Cappillino,
3 the Hearing Officer in this matter of the
4 application of Bard College for financial
5 assistance from the Dutchess County Local
6 Development Corporation.

7 Before this public hearing was
8 opened I had marked as Hearing Officer's
9 Exhibit Number 1, in Evidence, the notice
10 of public hearing in this matter.

11 I had marked as Hearing Officer's
12 Exhibit Number 2, in Evidence, the
13 affidavit of publication indicating that a
14 true copy of this notice of public hearing
15 was published in the Poughkeepsie Journal
16 on June 15, 2023.

17 I had marked as Hearing Officer's
18 Exhibit Number 3, in Evidence, the
19 affidavit of Jenna L. Jones indicating
20 that a true copy of this notice of public
21 hearing was served on June 14, 2023, to
22 the Honorable Robert McKeon, Supervisor
23 for the Town of Red Hook, Dr. Janet
24 Warden, Superintendent of the Red Hook
25 Central School District, and the Honorable

1 Bard College

2 William F.X. O'Neil, County Executive,
3 Dutchess County.

4 I had marked as Hearing Officer's
5 Exhibit Number 4, in Evidence in this
6 matter, the designation of the County
7 Executive, William F.X. O'Neil,
8 authorizing me to conduct this public
9 hearing, and I have marked the June 15th,
10 2023, letter of Timothy Dean, Chairman of
11 the Dutchess County Local Development
12 Corporation, also designating me to
13 conduct this public hearing.

14 With that, I will open the public
15 hearing. Does anybody wish to speak?
16 George, do you want to come up and speak
17 please. Would you state your name and
18 position for the record please.

19 BY MR. HAMEL: George Hamel,
20 Director of Special Projects with Bard
21 College. Thank you, Don, for allowing us
22 time to discuss and summarize our tax
23 exempt Series 2023 Bonds that will be used
24 to fund the construction of two capital
25 projects on two nearby but adjacent sites

1 Bard College

2 on the north end of our campus.

3 Again, my name is George Hamel. In
4 addition to being an alumnus I am the
5 Director of Special Projects in the office
6 of the Chief Financial Officer at Bard
7 College. I'm joined by my colleague,
8 Laura Ramsey, who is our Associate Vice
9 President of Finance and Controller of the
10 College.

11 I'd like to extend our thanks to the
12 entire team and Board of the DCLDC for
13 their assistance and work in issuing these
14 bonds. It has always been the College's
15 preference to keep the funding associated
16 with such an issuance local as opposed to
17 other options such as the USDA and
18 Gaffney.

19 Additionally, it is important for
20 Bard that while using the DCLDC for this
21 project of this size that we are committed
22 to use their local workforce utilization
23 where at least 80 percent of the total
24 work hours performed by the general
25 contractor and subcontractors must reside

1 Bard College

2 in our local area.

3 The first project, our North Campus
4 Residence Hall, is located on an
5 undeveloped field on the northern part of
6 the campus adjacent to Robbins Hall off of
7 Robbins Road and south of the College
8 farm. The north campus residences are a
9 ground up development consisting of five
10 buildings, four of which provide new
11 student housing on campus in the form of
12 apartment style units that offer single
13 and double room occupancy for
14 approximately 434 beds. The additional
15 student housing is critical to ensuring
16 that more Bard students have access to
17 affordable housing and are able to reside
18 on campus.

19 The fifth building, the Head House,
20 is a student serving complex with amenity
21 space to serve the northern portion of
22 Bard's campus. The Head House will
23 contain a 200 person multipurpose hall
24 along with wellness space, classrooms, a
25 maker's space, team rooms, and student

1 Bard College

2 lounges.

3 The second project, the Performing
4 Arts Lab, is located further north next to
5 the Fisher Center's parking lot at the end
6 of Robbins Road. This site is also in an
7 undeveloped field. The Performing Arts
8 Lab is a new build project intended to
9 complement the existing Fisher Center of
10 Performing Arts that is home to both
11 student music and dance programs, as well
12 as professional productions.

13 In an effort to continue providing
14 top in class education and performances,
15 and fill in an existing shortage, the
16 Performing Arts Lab will provide workshops
17 and teaching spaces for student and artist
18 residents alike with a focus on dance and
19 low tech spaces comprised of teaching and
20 workshop spaces, studio space, and a small
21 scale performance space.

22 The Performing Arts Lab focuses on
23 dance and performances that are less high
24 tech scenery intensive productions that
25 will continue to be housed in the Fisher

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Bard College
Center.

Thank you again for allowing us to describe these two projects.

THE HEARING OFFICER: Thank you. Ms. Ramsey, would you like to add anything?

BY MS. RAMSEY: No.

THE HEARING OFFICER: I do want to introduce the CEO for the IDA, and the Executive Director for the DCLDC, Sara Lee. Sara, do you have anything to say?

BY MS. LEE: Nothing to add, just that the DCLDC is happy to be working with Bard on this exciting project.

THE HEARING OFFICER: There being no other members at the public hearing that wish to speak, I will now close the public hearing. Thank you all for your participation.

