

MINUTES

Dutchess County  Industrial Development Agency

3 Neptune Road, Poughkeepsie, NY 12601  
Tel. # - (845) 463-5400 / Fax # - (845) 463-0100

**BOARD OF DIRECTORS SPECIAL MEETING**

Thursday, December 16, 2021

**Present:** Mark Doyle, Vice Chairman  
Jamie Piccone II  
Al Torreggiani  
Don Sagliano

**Unable to Attend:** Tim Dean, Chairman  
Kathleen Bauer, Secretary/Treasurer  
Amy Bombardieri

**Also Present:** Sarah Lee, Executive Director  
Jane Denbaum, CFO  
Jasmin Haylett, Office Administrator  
Rachel Welch, Communications Coordinator  
Don Cappillino & Elizabeth Cappillino (Counsel)  
Jacob Reckess (Arthur May Redevelopment)  
Jim Beretta & Doreen Tignanelli, Members from the public

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On Thursday, December 16, 2021, a special meeting of the Dutchess County Industrial Development Agency [DCIDA] Board of Directors was called to order by Vice Chairman Doyle at 8:06 a.m. Present was: Mark Doyle, Jamie Piccone II, Al Torreggiani and Don Sagliano. Unable to attend was Tim Dean, Kathleen Bauer and Amy Bombardieri. Quorum was established.

**CONFLICT OF INTEREST DISCLOSURES**

Vice Chairman Doyle asked board members if they had any conflicts with items on the agenda. Vice Chairman Doyle noted he is presiding over the meeting because Tim Dean has a conflict of interest with this project.

**PROOF OF MEETING NOTICE**

Meeting notice was published on December 8, 2021.

**BILLS AND COMMUNICATIONS**

None

**APPROVAL OF MINUTES**

None

**REPORT OF THE TREASURER**

None

**REPORTS OF COMMITTEES**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

A. Consideration and Approval of a Resolution for Arthur May Redevelopment Holdings, LLC (Town of Poughkeepsie) authorizing an amendment to the project description to reflect recent changes made to the Site Plan, including 1) increasing the residential apartments by 10 units (total 197 units) 2) removing the 66,300 square foot hotel; and 3) adjusting the square footage of the residential and commercial portions of the Project, reflecting a 5.7% reduction in total square footage for the Project.

Ms. Lee noted the following:

- Arthur May Redevelopment is requesting an amendment to the project description
- The original project included a construction of a hotel, residential and mixed use commercial
- The applicant stated that due to the general reluctance by investors to construct new hotels they have revised their project scope to remove the hotel element from the project and instead replace it with the adaptive reuse of the school building and the construction of 10 additional residential units than original described in the project as well as some additional commercial space
- The project originally had a little less than 324,000 square feet. It will now encompass a little more than 305,000 square feet.
- There will be a total of 197 residential units and about 21,000 square feet of mixed use commercial
- The project proposes to be completed in four phases rather than five phases as originally planned and received planning and zoning approval from the Town of Poughkeepsie
- There is no changes to the benefits.

Questions, responses and comments ensued.

A motion was made by Mr. Torreggiani, duly seconded by Mr. Sagliano to consider and approve the Resolution for Arthur May Redevelopment Holdings, LLC (Town of Poughkeepsie) authorizing an amendment to the project description to reflect recent changes made to the Site Plan, including 1) increasing the residential apartments by 10 units (total 197 units) 2) removing the 66,300 square foot hotel; and 3) adjusting the square footage of the residential and commercial portions of the Project, reflecting a 5.7% reduction in total square footage for the Project. Roll call vote was taken. All voted in favor and the motion was carried.

**ADJOURNMENT**

There being no further business to discuss on the agenda, the meeting was adjourned by Vice Chairman Doyle at 8:15 a.m.

Respectfully submitted,

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Kathleen M. Bauer, Secretary/Treasurer

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Date

<b>Meeting</b>	<u>12-16-2021</u>
<b>Approved</b>	<u>01-12-2022</u>
<b>Certified</b>	<u>01-12-2022</u>