

MINUTES

Dutchess County  Industrial Development Agency

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

BOARD OF DIRECTORS REGULAR MEETING

Wednesday, April 20, 2022

Present: Mark Doyle, Vice Chairman
Kathleen Bauer, Secretary/Treasurer
Amy Bombardieri
Jamie Piccone II
Don Sagliano
Al Torreggiani

Unable to Attend: Tim Dean, Chairman

Also Present: Sarah Lee, Executive Director
Jane Denbaum, CFO
Jasmin Haylett, Office Administrator
Don Cappillino & Elizabeth Cappillino, Counsel
Lauran O'Neill, One Dutchess Phase 3
Kate Roberts, Asahishuzo
Rodney Weber & Timothy Parsaca, 23-28 Creek Drive
Doreen Tignanelli, Member from the public

On Wednesday, April 20, 2022, the Dutchess County Industrial Development Agency [DCIDA] Board of Directors regular meeting was called to order by Vice Chairman Doyle at 8:05 a.m. Present was: Mark Doyle, Kathleen Bauer, Amy Bombardieri, Jamie Piccone II, Don Sagliano and Al Torreggiani. Unable to attend was Tim Dean. Quorum was established.

CONFLICT OF INTEREST DISCLOSURES

Vice Chairman Doyle asked board members if they had any potential conflicts with any items on the agenda. Ms. Lee noted that although Chairman Dean is not present, his conflict would have been with Asahishuzo and One Dutchess. Ms. Bombardieri has a conflict with the One Dutchess Phase 3 project because her office does work for this project and Mr. Torreggiani has a conflict with the Asahishuzo project because it is located in Hyde Park which he is the Town Supervisor of.

PROOF OF MEETING NOTICE

Meeting notice was published on April 14, 2022.

BILLS AND COMMUNICATIONS

None

APPROVAL OF MINUTES

March 9, 2022 and April 8, 2022

I:\IDA\Minutes\2022\2022 IDA Board Minutes\2022 0420 IDA Reg Board Mtg Minutes-Approved.docx

Vice Chairman Doyle asked for a motion to approve the March 9, 2022 and April 8, 2022 minutes of the Dutchess County Industrial Development Agency.

A motion was made by Mr. Piccone, duly seconded by Mr. Torreggiani to approve the DCIDA Board of Directors meeting minutes for March 9, 2022 and April 8, 2022. Roll call vote was taken. All voted in favor and the motion was carried.

REPORT OF THE TREASURER

A. Financial Report

Ms. Denbaum proceeded to report on the March 31, 2022 Balance Sheet and Profit & Loss Budget

- Current cash balance is \$2,701,522.32
- P & L sheet there is a total income of \$1.4 million to total expenses of \$1.6 million. For a net income or loss rather of \$194,000 to a budget of \$259,000
- \$1.4 million was received in pilot payments and was paid out

REPORTS OF COMMITTEES

None

UNFINISHED BUSINESS

None

NEW BUSINESS

- A. For Consideration and Approval of a Supplemental Resolution for 23-28 Creek Drive, LLC (City of Beacon) authorizing the amendment of the existing Lease and Project Agreement (1) to extend the Completion Date to July 31, 2022 and to extend the termination of the Sales Tax Exemption benefit to December 31, 2022 and (2) increase the Sales Tax Exemption benefit by \$95,000.00.

Ms. Lee noted the following:

- 23-28 Creek Drive is requesting an increase in their sales tax benefit
- A public hearing was held on April 19 and the City Manager of Beacon made comments in support of the project.
- Two written comments was received and sent to board members

Mr. Weber proceed to give an update of the project.

Vice Chairman Doyle provided the following comments:

- The challenges of construction on the parcel
- The project will eventually bring a parcel previously used as a highway garage for the City onto the tax rolls
- The board's approval process for additional requests for benefits
- The existence of claw-back provisions

Questions, responses and comments ensued.

A motion was made by Mr. Piccone, duly seconded by Mr. Sagliano to approved the Supplemental Resolution for 23-28 Creek Drive, LLC (City of Beacon) authorizing the amendment of the existing Lease and Project Agreement (1) to extend the Completion Date to July 31, 2022 and to extend the termination of the Sales Tax Exemption benefit to December 31, 2022 and (2) increase the Sales Tax Exemption benefit by \$95,000.00. Roll call vote was taken. All voted in favor and the motion was passed.

- B. For Consideration and Approval of a Supplemental Resolution for Asahishuzo International Co., Ltd. (Town of Hyde Park) to extend the Completion Date and to extend the termination of the Sales Tax Exemption benefit to December 31, 2022.

Mr. Torreggiani has a conflict with this project because he is the Town Supervisor of Hyde Park where this project is located and he was placed in the zoom waiting room during this discussion.

Ms. Lee noted that the request is in regards to an extension of the time and that there is no change in benefit.

Ms. Roberts proceed to give an update about the project.

Questions, responses and comments ensued.

Mr. Sagliano suggested extending the sales tax exemption benefit date from the requested date of December 31, 2022 to March 31, 2023.

Discussion ensued.

A motion was made by Mr. Sagliano, duly seconded by Mr. Piccone to amend the resolution to extend the Completion Date and to extend the termination of the Sales Tax Exemption benefit to March 31, 2023. Roll call vote was taken. All voted in favor and the motion was passed.

A motion was made by Mr. Sagliano, duly seconded by Mr. Piccone to approve the amended resolution noted above. Roll call vote was taken. All voted in favor and the motion was passed.

- C. For Consideration and Approval of a Preliminary Resolution for One Dutchess Phase 3, LLC (Town of Poughkeepsie) to induce a Project providing for a Mortgage Recording Tax Exemption and Sales Tax Exemption for an approximately \$29,711,536 project for construction and re-development at 10 O'Neill Court, 20 O'Neill Court, and 70 Dutchess Landing Road to construct a commercial residential building consisting of approximately 4,000 sq. feet of commercial space and 84 residential units.

Ms. Bombardieri has a conflict with this project because her office does work for this project and she was placed in the zoom waiting room during this discussion.

Ms. Lee noted the following:

- One Dutchess is a market rate mixed use development composed of commercial space and apartments on the former Dutton lumber yard property in the Town of Poughkeepsie
- Two third of the project sits in the City of Poughkeepsie and one third sits in the Town of Poughkeepsie
- Phase 1 and 2 are in the City and the board is considering Phase 3
- The project entailed the cleanup of a former brownfield site and construction of a connecting walkway bike path which connects part of the County's rail trail to the Walkway Over the Hudson
- They are requesting sales and mortgage tax exemptions for the construction of Phase 3 due to a rise in interest rates and construction costs
- The expect to create 4 FTEs
- They received sales and mortgage tax benefits from the City of Poughkeepsie for the City portion
- They are receiving property tax abatements through the City of Poughkeepsie portion through the City's 485B program
- They are not requesting a PILOT or any property tax abatement from the town portion
- A public hearing will be held and they will return at a later meeting for final approval by the board.

Ms. O'Neill proceeded to give an update about the project.

Questions, responses and comments ensued.

A motion was made by Mr. Torreggiani, duly seconded by Mr. Sagliano to approve the Preliminary Resolution for One Dutchess Phase 3, LLC (Town of Poughkeepsie) to induce a Project providing for a

Mortgage Recording Tax Exemption and Sales Tax Exemption for an approximately \$29,711,536 project for construction and re-development at 10 O'Neill Court, 20 O'Neill Court, and 70 Dutchess Landing Road to construct a commercial residential building consisting of approximately 4,000 sq. feet of commercial space and 84 residential units. Roll call vote was taken. All voted in favor and the motion was passed.

D. Presentation of IDA/LDC 2022 Performance Outcomes

Ms. Lee reported on the following:

- Business Attraction Activities
- Business Retention & Expansion Activities
- Entrepreneurship
- DCIDA Projects
- DCLDC Projects

ADJOURNMENT

There being no further business to discuss on the agenda, the meeting was adjourned by Vice Chairman Doyle at 8:45 a.m.

Respectfully submitted,



Kathleen M. Bauer, Secretary/Treasurer

7/13/27

Date

Meeting	<u>04-20-2022</u>
Approved	<u>05-24-2022</u>
Certified	<u>05-24-2022</u>

Dutchess County Industrial Development Agency
Balance Sheet
 As of March 31, 2022

	Mar 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1010 · Cash	
1152 · Money Market TD Bank	913,077.45
1155 · CD1- Sallsbury	120.13
1156 · CD2 - Sallsbury	1,788,324.74
Total 1010 · Cash	2,701,522.32
Total Checking/Savings	2,701,522.32
Accounts Receivable	
11000 · Accounts Receivable	5,012.00
Total Accounts Receivable	5,012.00
Total Current Assets	2,706,534.32
Fixed Assets	
1390 · Furniture & Equipment	
1680 · Furniture & Equipment	3,115.81
1710 · Accumulated Depreciation	-3,115.81
Total 1390 · Furniture & Equipment	0.00
Total Fixed Assets	0.00
Other Assets	
1175 · Other Assets	
1200 · Receivables	4,337.97
1310 · Prepaid Expense	497.50
Total 1175 · Other Assets	4,835.47
1600 · Escrow Deposits	
1601 · Cricket Valley Escrow Deposit	1,738,199.37
Total 1600 · Escrow Deposits	1,738,199.37
Total Other Assets	1,743,034.84
TOTAL ASSETS	4,449,569.16
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · *Accounts Payable	1,161.94
Total Accounts Payable	1,161.94
Other Current Liabilities	
1990 · Liabilities	
2100 · Accounts Payable	18,037.97
Total 1990 · Liabilities	18,037.97
Total Other Current Liabilities	18,037.97
Total Current Liabilities	19,199.81
Long Term Liabilities	
2300 · Escrow Deposit Liability	
2301 · Cricket Valley Escrow Deposit	1,738,199.37
Total 2300 · Escrow Deposit Liability	1,738,199.37
Total Long Term Liabilities	1,738,199.37
Total Liabilities	1,757,399.28

9:55 AM

04/13/22

Accrual Basis

Dutchess County Industrial Development Agency
Balance Sheet
As of March 31, 2022

	<u>Mar 31, 22</u>
Equity	
2490 - Fund Balance	
3200 - Fund Balance IDA	-25,000.00
Total 2490 - Fund Balance	-25,000.00
30000 - Opening Balance Equity	1,447,427.47
32000 - Unrestricted Net Assets	1,463,844.34
Net Income	-194,101.93
Total Equity	2,692,169.88
TOTAL LIABILITIES & EQUITY	4,449,569.16

Dutchess County Industrial Development Agency Profit & Loss Budget vs. Actual January through March 2022

	Jan - Mar 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4000 - Cash Revenues				
4020 - Administrative Fees	7,251.95	375,000.00	-367,748.05	1.9%
4030 - Application Fees	0.00	3,000.00	-3,000.00	0.0%
4035 - Compliance Fees	16,034.00	7,515.00	8,519.00	213.4%
4150 - PILOT Payments	1,350,894.11			
4910 - Interest	972.92	6,000.00	-5,027.08	16.2%
Total 4000 - Cash Revenues	1,375,152.98	391,515.00	983,637.98	351.2%
Total Income	1,375,152.98	391,515.00	983,637.98	351.2%
Expense				
6000 - Expenditures				
6240 - Audit	0.00	13,900.00	-13,900.00	0.0%
6260 - Dues, Publications, Subs	2,499.25	5,000.00	-2,500.75	50.0%
6280 - Insurance	1,764.05	3,750.00	-1,985.95	47.0%
6350 - Misc	845.50	3,000.00	-2,154.50	28.2%
6450 - PILOT Payments	1,350,894.11			
6500 - Professional Service Contracts	212,500.00	600,000.00	-387,500.00	35.4%
6510 - Professional Services	500.00	20,000.00	-19,500.00	2.5%
6520 - Rent	252.00	1,000.00	-748.00	25.2%
6530 - Supplies	0.00	1,000.00	-1,000.00	0.0%
6550 - Travel & Meetings	0.00	2,500.00	-2,500.00	0.0%
Total 6000 - Expenditures	1,568,254.91	650,150.00	919,104.91	241.4%
Total Expense	1,568,254.91	650,150.00	919,104.91	241.4%
Net Ordinary Income	-194,101.93	-258,635.00	64,533.07	75.0%
Net Income	-194,101.93	-258,635.00	64,533.07	75.0%