

3 Neptune Road, Suite A21, Poughkeepsie, NY 12601  
Tel. # - (845) 463-5400 / Fax # - (845) 463-0100

**NOTICE AND CONFIRMATION**  
**BOARD OF DIRECTORS REGULAR MEETING**

**Wednesday, July 12, 2023**

**8:15 AM**

**DATE:** July 6, 2023

**TO:** Mark Doyle, Vice Chair  
Kathleen Bauer, Secretary/Treasurer  
Amy Bombardieri  
Jamie Piccone II  
Don Sagliano  
Al Torreggiani

**FROM:** Tim Dean, Chairman

---

A regular meeting of the Dutchess County Industrial Development Agency [DCIDA] has been scheduled for **Wednesday, July 12, 2023 at 8:15 AM** at 3 Neptune Road, Suite A21, Poughkeepsie, NY 12601.

**In compliance with NYS Senate Bill S88**, signed into law on August 27, 2019 and effective as of January 2020, this meeting will be recorded.

**PLEASE TAKE NOTICE** that the Dutchess County Industrial Development Agency (the "Agency") Board Meeting scheduled for July 12, 2023 can also be viewed electronically via conference call by the public. Members of the public may listen to the Board meeting by logging into the Zoom Platform at <https://us06web.zoom.us/j/89728355050> or calling 1-929-436-2866 Meeting ID: 897 2835 5050. The meeting will be recorded and will be posted to the Agency's website.

The purpose of the meeting is to consider the following:

1. Conflict of Interest Disclosures
2. Proof of Meeting Notice
3. Bills and Communications
4. Approval of Minutes  
June 14, 2023
5. Report of the Treasurer
  - A. Financial Report
6. Reports of Committees
7. Unfinished Business
8. New Business
  - A. Consideration and Approval of a Final Authorizing Resolution for Tompkins Terrace Housing, L.P. (City of Beacon) to approve a Project providing for Sales and Use Tax Exemption for an approximately \$43,672,109 project for the rehabilitation, renovation, and improvement of the 193-unit affordable housing complex located at 194 Tompkins Terrace in Beacon, NY.
  - B. Consideration and Approval of a Preliminary Resolution for Hudson Todd, LLC (City of Beacon) to induce a Project providing for Sales and Use Tax Exemption and Mortgage Tax Exemption for an approximately \$10,384,302 project for the construction of a 24,000 square foot mixed-use commercial facility with affordable residential housing located at 2 Cross Street & 172 Main Street in Beacon, NY.
  - C. For Consideration and Approval of a Preliminary Resolution for T-Rex Hyde Park Owner, LLC (Town of Hyde Park) to induce a Project providing for a Mortgage Tax Exemption, Sales Tax Exemption and a Payment in Lieu of Taxes for an approximately \$407,949,572 project for construction and development of a mixed-use commercial facility located at 15 West Dorsey Lane in Hyde Park, NY.
  - D. Consideration and Approval Authorizing the Executive Director of the IDA to enter into an Agreement with Hudson Valley Agribusiness Development Corporation.

Information Copy		
William F.X. O'Neil, DC Executive A. Gregg Pulver, Chairman, DC Legislators Ronald Hicks, Dutchess County	Sarah Lee, Executive Director Jane Denbaum, CFO Donald Cappillino, Counsel Elizabeth Cappillino, Counsel	B. Hunter, WEOK/WPDH H. Gross, Mid-Hudson News

# Dutchess County **DCida** Industrial Development Agency

3 Neptune Road, Suite A21, Poughkeepsie, NY 12601  
Tel. # - (845) 463-5400 / Fax # - (845) 463-0100

## **BOARD OF DIRECTORS REGULAR MEETING**

**Wednesday, July 12, 2023**  
8:15 AM

### **AGENDA**

1. Roll Call
2. Conflict of Interest Disclosures
3. Proof of Meeting Notice
4. Bills and Communications
5. Approval of Minutes  
June 14, 2023
6. Report of the Treasurer
  - A. Financial Report
7. Reports of Committees
8. Unfinished Business
9. New Business
  - A. Consideration and Approval of a Final Authorizing Resolution for Tompkins Terrace Housing, L.P. (City of Beacon) to approve a Project providing for Sales and Use Tax Exemption for an approximately \$43,672,109 project for the rehabilitation, renovation, and improvement of the 193-unit affordable housing complex located at 194 Tompkins Terrace in Beacon, NY.
  - B. Consideration and Approval of a Preliminary Resolution for Hudson Todd, LLC (City of Beacon) to induce a Project providing for Sales and Use Tax Exemption and Mortgage Tax Exemption for an approximately \$10,384,302 project for the construction of a 24,000 square foot mixed-use commercial facility with affordable residential housing located at 2 Cross Street & 172 Main Street in Beacon, NY.
  - C. For Consideration and Approval of a Preliminary Resolution for T-Rex Hyde Park Owner, LLC (Town of Hyde Park) to induce a Project providing for a Mortgage Tax Exemption, Sales Tax Exemption and a Payment in Lieu of Taxes for an approximately \$407,949,572 project for construction and development of a mixed-use commercial facility located at 15 West Dorsey Lane in Hyde Park, NY.
  - D. Consideration and Approval Authorizing the Executive Director of the IDA to enter into an Agreement with Hudson Valley Agribusiness Development Corporation.
10. Adjournment

**In compliance with NYS Senate Bill S88**, signed into law on August 27, 2019 and effective as of January 2020, this meeting will be recorded.

**PLEASE TAKE NOTICE** that the Dutchess County Industrial Development Agency (the "Agency") Board Meeting scheduled for July 12, 2023 can also be viewed electronically via conference call by the public. Members of the public may listen to the Board meeting by logging into the Zoom Platform at <https://us06web.zoom.us/j/89728355050> or calling 1-929-436-2866 Meeting ID: 897 2835 5050. The meeting will be recorded and will be posted to the Agency's website.