

Dutchess County **DCida** Industrial Development Agency

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, January 14, 2026
8:05 AM

DATE: January 9, 2026

TO: Ronald J. Piccone II, *Vice Chair/Treasurer*
Thomas J. LeCount, *Secretary*
Amy Bombardieri
Brian Berryann

FROM: Mark Doyle, *Chairman*

A regular meeting of the Dutchess County Industrial Development Agency [DCIDA] has been scheduled for **Wednesday, January 14, 2026 at 8:05 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 January 14, 2026 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/87871455703> or calling 1-929-436-2866 Meeting ID: 878 7145 5703. The meeting will be recorded and will be posted on 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
November 19, 2025
December 10, 2025
5. Report from Treasurer
6. Reports from Committees
7. Unfinished Business
 - A. T-Rex Update
8. New Business
 - A. New Board Member
 - B. HVADC Annual Presentation
 - C. For Consideration and Approval of a Resolution Authorizing Destination Dutchess (aka "Dutchess Tourism") to apply \$6,000 of 2025 funds to 2026 Hotel Week Campaign

Information Copy		
Sue Serino, DC Executive Ronald Hicks, Dutchess County	Robin Mack, Executive Director Jane Denbaum, CFO Donald Cappillino, Counsel Elizabeth Cappillino, Counsel	H. Gross, Mid-Hudson News

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BOARD OF DIRECTORS REGULAR MEETING

Wednesday, January 14, 2026

8:05 AM

AGENDA

1. Roll Call
2. Conflict of Interest Disclosures
3. Proof of Meeting Notice
4. Bills and Communications
5. Approval of Minutes
November 19, 2025
December 10, 2025
6. Report from Treasurer
7. Reports from Committees
8. Unfinished Business
 - A. T-Rex Update
9. New Business
 - A. New Board Member
 - B. HVADC Annual Presentation
 - C. For Consideration and Approval of a Resolution Authorizing Destination Dutchess (aka "Dutchess Tourism") to apply \$6,000 of 2025 funds to 2026 Hotel Week Campaign
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.

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DRAFT
MINUTES

Dutchess County **DCIDA** Industrial Development Agency

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

BOARD OF DIRECTORS REGULAR MEETING

Wednesday, November 19, 2025

Present: Mark Doyle, *Chairman*
Ronald J. Piccone II, *Vice Chair/Treasurer*
Thomas J. LeCount, *Secretary*
Brian Berryann

Unable to Attend: Amy Bombardieri
Deirdre Houston

Also Present: Robin Mack, Executive Director
Jane Denbaum, CFO
Jasmin Haylett, Office Administrator
Peter Kollmar, Compliance Associate
Elizabeth Cappillino & Don Cappillino (Counsel)
Ron Hicks (DC Government)
Joseph Amendola (Town Center Development, LLC)
Ken Stenger (Jackson Crossing, LLC)
Jacob Reckess (Arthur May Redevelopment LLC)
Jim Beretta & Doreen Tignanelli (Public)

On Wednesday, November 19, 2025, the Dutchess County Industrial Development Agency [DCIDA] Board of Directors regular meeting was called to order by Chairman Doyle at 8:00 AM. Quorum was established with the following members: Mark Doyle, Jamie Piccone II, Tom LeCount and Brian Berryann. Unable to attend were Amy Bombardieri and Deirdre Houston.

CONFLICT OF INTEREST DISCLOSURES

Chairman Doyle asked board members if they had any potential conflicts with any items on the agenda. No potential conflict was noted.

PROOF OF MEETING NOTICE

The meeting notice was posted on November 14, 2025.

BILLS AND COMMUNICATIONS

None

APPROVAL OF MINUTES

Chairman Doyle asked for a motion to approve the October 15, 2025 meeting minutes of the Dutchess County Industrial Development Agency.

A motion was made by Mr. Piccone, duly seconded by Mr. Berryann to approve the DCIDA Board of Directors meeting minutes for October 15, 2025. The roll call was taken; all voted in favor, and the motion was passed.

REPORT OF THE TREASURER

A. Financial Report

Ms. Denbaum reported on October 31, 2025 Balance Sheet and Profit & Loss Statement

- The current cash balance is \$2,527,872.00
- On the P&L sheet:
 - The cash revenue before PILOTs is \$180,319.05 to a budget of \$309,050.00 which is unfavorable to budget by \$128,730.95
 - The total expense before PILOTs is \$505,808.05 to a budget of \$747,200.00 which is favorable to budget by \$241,391.95
 - There is a net loss of \$325,489.00 to a budgeted net loss of \$438,150.00 which is favorable to budget by \$112,661.00

REPORTS OF COMMITTEES

None

UNFINISHED BUSINESS

None

NEW BUSINESS

- A. For Consideration and Approval of a Final Authorizing Resolution for Town Center Developments, LLC (Town of LaGrange) to approve a Project providing for a Mortgage Tax Exemption, Sales Tax Exemption and Payments in Lieu of Taxes for an approximately \$4,000,000 project for construction and development of a mixed-use residential and commercial building at 1189 Route 55 on approximately 1.19 acres.

Chairman Doyle introduced the project.

Ms. Mack noted that a public hearing was held on November 5, 2025 and that it was posted to the website along with the transcript and then she proceeded to give more details about the project.

Chairman Doyle also introduced Robin Mack and Ms. Mack introduced herself as the newly appointed Executive Director of the Industrial Development Agency and shared about her prior work experiences.

Discussion ensued with questions, responses and comments. Mr. Amendola was present to answer questions.

Chairman Doyle asked for a motion to approve the Final Authorizing Resolution for Town Center Developments, LLC (Town of LaGrange).

A motion was made by Mr. Piccone, duly seconded by Mr. Berryann to approve the Final Authorizing Resolution for Town Center Developments, LLC (Town of LaGrange) to approve a Project providing for a Mortgage Tax Exemption, Sales Tax Exemption and Payments in Lieu of Taxes for an approximately \$4,000,000 project for construction and development of a mixed-use residential and commercial building at 1189 Route 55 on approximately 1.19 acres. The roll call was taken; all voted in favor, and the motion was passed.

- B. For Consideration and Approval of a Final Authorizing Resolution for Jackson Crossing, LLC (Village of Fishkill) to approve a Project providing for a Mortgage Tax Exemption and Sales Tax Exemption only (excluding PILOT benefits) for an approximately \$23,014,220 project for construction and development of

a market-rate multifamily housing facility consisting of 56 residential units over seven buildings at the corner of Jackson and Main Street on approximately 2.24 acres.

Ms. Mack thanked Mr. Stenger for attending, noted that this project is seeking mortgage recording tax exemption and sales tax exemption, but no pilot and asked Mr. Stenger to share some comments about the project.

Mr. Stenger proceeded to share changes that were made to the project since it was last presented to the board.

Discussion ensued with questions, responses and comments.

Chairman Doyle asked for a motion to approve the Final Authorizing Resolution for Jackson Crossing, LLC (Village of Fishkill).

A motion was made by Mr. LeCount, duly seconded by Mr. Piccone to approve the Final Authorizing Resolution for Jackson Crossing, LLC (Village of Fishkill) to approve a Project providing for a Mortgage Tax Exemption and Sales Tax Exemption only (excluding PILOT benefits) for an approximately \$23,014,220 project for construction and development of a market-rate multifamily housing facility consisting of 56 residential units over seven buildings at the corner of Jackson and Main Street on approximately 2.24 acres. The roll call was taken; all voted in favor, and the motion was passed.

- C. For Consideration and Approval of an Authorizing Resolution for Arthur May Redevelopment LLC (Town of Poughkeepsie) for an extension of the sales tax expiration date to December 31, 2028.

Chairman Doyle introduced the project and asked Mr. Reckess to introduces himself.

Ms. Mack gave an overview of the project and Chairman Doyle asked Mr. Reckess to give a historic overview of the project for new board members.

Discussion ensued with questions, responses and comments.

Chairman Doyle asked for a motion to approve an Authorizing Resolution for Arthur May Redevelopment LLC (Town of Poughkeepsie) for an extension of the sales tax expiration date to December 31, 2028.

A motion was made by Mr. Piccone, duly seconded by Mr. Berryann to an Authorizing Resolution for Arthur May Redevelopment LLC (Town of Poughkeepsie) for an extension of the sales tax expiration date to December 31, 2028. The roll call was taken; all voted in favor, and the motion was passed.

- D. Presentation from Destination Dutchess - 3rd Quarter Report
Ms. Rottkamp gave an overview of the Q3 July-September 2025 IDA Report.
- E. Presentation from DCLDC - 3rd Quarter Metrics
Ms. Mack gave a summary of the outcomes from the 3rd quarter metrics.
- F. Authorization and approval for check signing as of November 19, 2025 for Mark Doyle, Chair; Jamie Piccone, Vice Chair; Tom LeCount, Secretary, Robin Mack, Executive Director and Jane Denbaum, CFO

Chairman Doyle noted that Robin Mack needs to be added to the checking signing list and asked for a motion.

A motion was made by Mr. Berryann, duly seconded by Mr. LeCount to authorize and approve the check signing for Mark Doyle, Chair; Jamie Piccone, Vice Chair; Tom LeCount, Secretary, Robin Mack, Executive

Director and Jane Denbaum, CFO as of November 19, 2025. The roll call was taken; all voted in favor, and the motion was passed.

County Assessed Penalty for T-Rex Pilot Payment

Chairman Doyle noted that there was an error in the calculation of pilot payments, and the County has assessed that he would like to discuss and clarify.

Ms. Denbaum noted the following:

- The error was not made by the IDA
- The pilot included Dutchess County Wastewater
- Payment to the Town and County were paid on time according to the agreement
- The County and Town did not take special districts off their billing, therefore billing occurred twice
- The penalty will remain until the invoice is paid
- Hyde Park should get the money back from Dutchess County and once Hyde Park receives that money, then Hyde Park will issue a check to the receiver of taxes to have the penalty removed

Mr. Hicks noted the following:

- The assessment and penalty were made by the Town
- The funds need to be transferred from Dutchess County Wastewater to the receiver of taxes and then be distributed
- IDA Counsel is investigating this matter, and the Town Council was also asked to investigate this matter
- The software system will be updated but corrections are not reflected until 2027
- This penalty must be paid so that the transaction can go through again
- The County is requesting that the IDA pay the penalty under protest, which will then allow the County to go back and recover this from the Town in the future

Discussion ensued with questions, responses and comments.

Chairman Doyle asked for a motion to pay the assessed penalty under protest.

A motion was made by Mr. Piccone, duly seconded by Mr. LeCount for the IDA to pay the penalty under protest. The roll call was taken; all voted in favor, and the motion was passed.

ADJOURNMENT

There being no further business on the agenda to discuss, the meeting was adjourned by Chairman Doyle at 9:08 AM.

Respectfully submitted,

Thomas J. LeCount, Secretary

Date

Meeting 11/19/2025
Approved _____
Certified _____

DRAFT

MINUTES

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3 Neptune Road, Poughkeepsie, NY 12601
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BOARD OF DIRECTORS REGULAR MEETING

Wednesday, December 10, 2025

- Present:** Mark Doyle, *Chairman*
Thomas J. LeCount, *Secretary*
Amy Bombardieri
Brian Berryann
- Unable to Attend:** Ronald J. Piccone II, *Vice Chair/Treasurer*
Deirdre Houston
- Also Present:** Robin Mack, Executive Director
Jane Denbaum, CFO
Jasmin Haylett, Office Administrator
Peter Kollmar, Compliance Associate
Elizabeth Cappillino & Don Cappillino (Counsel)
Jennifer Smithers (ECA Buligo Hudson Heritage)
Jim Beretta & Doreen Tignanelli (Public)

On Wednesday, December 10, 2025, the Dutchess County Industrial Development Agency [DCIDA] Board of Directors regular meeting was called to order by Chairman Doyle at 8:20 AM. Quorum was established with the following members: Mark Doyle, Amy Bombardieri, Tom LeCount and Brian Berryann. Unable to attend were Jamie Piccone II and Deirdre Houston.

CONFLICT OF INTEREST DISCLOSURES

Chairman Doyle asked board members if they had any potential conflicts with any items on the agenda. No potential conflict was noted.

PROOF OF MEETING NOTICE

The meeting notice was posted on December 5, 2025.

BILLS AND COMMUNICATIONS

None

APPROVAL OF MINUTES

Ms. Mack noted that the November minutes are still being developed and will be ready for the January meeting.

REPORT OF THE TREASURER

- A. Financial Report
- Ms. Denbaum proceeded to report on November 30, 2025 Balance Sheet and Profit & Loss Statement
- The current cash balance is \$2,491,668.39
 - On the P&L sheet:
 - The cash revenue before PILOTs is \$192,149.78 to a budget of \$309,050.00 which is unfavorable to budget by \$116,900.22

- The total expense before PILOTs is \$514,788.31 to a budget of \$747,200.00 which is favorable to budget by \$232,411.69
- There is a net loss of \$322,638.53 to a budgeted net loss of \$438,150.00 which is favorable to budget by \$115,511.47

REPORTS OF COMMITTEES

None

UNFINISHED BUSINESS

None

NEW BUSINESS

- A. Meeting Schedule for 2026
Chairman Doyle noted that the meeting dates for 2026 are included the packet.
- B. For Consideration and Approval of an Authorizing Resolution for ECA Buligo Hudson Heritage, LLC (Town of Poughkeepsie) for the assignment of an existing Project Agreement relating to FTE reporting from ECA Buligo Hudson BK, LLC to Kaku Inc.

Chairman Doyle introduced the project, and Ms. Mack gave a summary update about the history of the project. Ms. Smithers was present to answer questions.

Discussion ensued with questions, responses and comments.

Chairman Doyle asked for a motion to approve the Authorizing Resolution for ECA Buligo Hudson Heritage, LLC (Town of Poughkeepsie).

A motion was made by Mr. Berryann, duly seconded by Ms. Bombardieri to approve the Authorizing Resolution for ECA Buligo Hudson Heritage, LLC (Town of Poughkeepsie) for the assignment of an existing Project Agreement relating to FTE reporting from ECA Buligo Hudson BK, LLC to Kaku Inc. The roll call was taken; all voted in favor, and the motion was passed.

Update About the County Assessed Penalty for T-Rex Pilot Payment

Ms. Mack asked Counsel to share updated information about the T-Rex issue.

Mr. Cappillino noted the following:

- The full amount was paid on time based on the pilot agreement
- Payment was sent to the Town, but it was not reported to the County as being paid
- The Town Board offered to have a resolution that would satisfy the County
- The Town officials are willing to hold a special meeting to resolve the issue

Discussion ensued with questions, responses and comments.

ADJOURNMENT

There being no further business on the agenda to discuss, the meeting was adjourned by Chairman Doyle at 8:36 AM.

Respectfully submitted,

Thomas J. LeCount, Secretary

Date

Meeting 12/10/2025
Approved _____
Certified _____