

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, June 10, 2026

8:00 AM

DATE: June 5, 2026

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

FROM: Mark Doyle, *Chairman*

A regular meeting of the Dutchess County Industrial Development Agency [DCIDA] has been scheduled for **Wednesday, June 10, 2026 at 8:00 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 June 10, 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/81509471254> or calling 1-929-436-2866 Meeting ID: 815 0947 1254. 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
May 13, 2026
5. Report from Treasurer
A. Financial Report
6. Reports from Committees
A. Policy Review Committee
7. Unfinished Business
8. New Business

Information Copy		
Sue Serino, DC Executive Eoin Wrafter	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, June 10, 2026
8:00 AM*

AGENDA

1. Roll Call
2. Conflict of Interest Disclosures
3. Proof of Meeting Notice
4. Bills and Communications
5. Approval of Minutes
May 13, 2026
6. Report from Treasurer
A. Financial Report
7. Reports from Committees
A. Policy Review Committee
8. Unfinished Business
9. New Business
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 Industrial Development Agency

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

BOARD OF DIRECTORS REGULAR MEETING

Wednesday, May 13, 2026

Present: Mark Doyle, *Chairman*
Ronald J. Piccone II, *Vice Chairman/Treasurer*
Thomas J. LeCount, *Secretary*
Amy Bombardieri
Laine Belmonte
Kristofer Munn

Unable to Attend: Brian Berryann

Also Present: Robin Mack, Executive Director
Jane Denbaum, CFO
Jasmin Haylett, Office Administrator
Peter Kollmar, Compliance Associate
Elizabeth Cappillino (Counsel)
Kelly Libolt (Rolling Frito-Lay)

On Wednesday, May 13, 2026, 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, Amy Bombardieri and Laine Belmonte. Unable to attend was Brian Berryann.

CONFLICT OF INTEREST DISCLOSURES

Chairman Doyle asked board members if they had any potential conflicts with any items on the agenda. Ms. Bombardieri noted that she has a conflict with Item C under new business.

PROOF OF MEETING NOTICE

The meeting notice was posted on March 8, 2026.

BILLS AND COMMUNICATIONS

None

APPROVAL OF MINUTES

Chairman Doyle asked for a motion to approve the March 11, 2026 meeting minutes of the Dutchess County Industrial Development Agency.

A motion was made by Mr. Piccone II, duly seconded by Mr. Munn to approve the DCIDA Board of Directors meeting minutes for March 11, 2026. 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 April 30, 2026 Balance Sheet and Profit & Loss Statement

- The current cash balance is \$2,326,881.04
- On the P&L sheet:
 - The cash revenue before PILOTs is \$85,376.45 to a budget of \$326,650.00 which is unfavorable to budget by \$241,273.55
 - The total expense before PILOTs is \$444,215.74 to a budget of \$764,303.00 which is favorable to budget by \$320,087.26
 - There is a net loss of \$358,839.29 to a budgeted net loss of \$437,653.00 which is favorable to budget by \$78,813.71

REPORTS OF COMMITTEES

A. Policy Review Committee

Ms. Mack reported that the proposed changes to the FOIL Policy were not submitted to Lizz and Don in sufficient time for them to review before this meeting, so this item will be moved to the June agenda.

UNFINISHED BUSINESS

None

NEW BUSINESS

- A. For Consideration and Approval of an Authorizing Resolution for Fifth Generation Partners LLC and The Hudson Company (Town of Pine Plains) to approve a Project providing for Mortgage Tax Exemption, Sales Tax Exemption and a Payment in Lieu of Taxes for an approximately \$9,800,000 Project for expansion and construction of a manufacturing facility and showroom space at 2436 Route 83.

Chairman Doyle noted that the applicant requested that this be moved to the June meeting due to more documents they need to acquire.

- B. For Consideration and Approval of a Supplemental Authorizing Resolution for Rolling Frito-Lay Sales, LP (Town of East Fishkill) authorizing an extension of the project's Completion Date to December 31, 2026.

Ms. Mack noted the following:

- Construction is completed, but they had some issues bringing the operations online which delayed them hiring the appropriate staff and outfitting the facility accordingly
- They are asking for an extension of the employment commitment as well as completion of the building

Discussion ensued with questions, responses and comments.

A motion was made by Mr. Piccone II, duly seconded by Mr. Munn table this resolution until further information is submitted to the board about certificate of occupancy and site inspection. The roll call was taken; all voted in favor, and the motion was passed to table the resolution until further information can be obtained.

- C. For Consideration and Approval of a Supplemental Authorizing Resolution for Poughkeepsie Industrial Park LLC/Air Protection Packaging Corp. (Town of Poughkeepsie) to authorize additional Mortgage Recording Tax Exemption on mortgage(s) in an amount not to exceed \$4,000,000 (such that the total amount of mortgages eligible for exemption shall not exceed \$15,000,000 in the aggregate) in connection with the refinancing of existing debt for the manufacturing facility located at 900 Dutchess Turnpike.

Ms. Bombardieri left the room for this discussion due to a conflict.

Ms. Mack introduced Ms. Libolt, who gave an overview of the project and answered questions from the board.

Discussion ensued with questions, responses and comments.

Chairman Doyle asked for a motion to approve the Supplemental Authorizing Resolution for Poughkeepsie Industrial Park LLC/Air Protection Packaging Corp.

A motion was made by Mr. Piccone II, duly seconded by Mr. LeCount to approve the Supplemental Authorizing Resolution for Poughkeepsie Industrial Park LLC/Air Protection Packaging Corp. (Town of Poughkeepsie) to authorize additional Mortgage Recording Tax Exemption on mortgage(s) in an amount not to exceed \$4,000,000 (such that the total amount of mortgages eligible for exemption shall not exceed \$15,000,000 in the aggregate) in connection with the refinancing of existing debt for the manufacturing facility located at 900 Dutchess Turnpike. The roll call was taken; all voted in favor, and the motion was passed.

- D. For Discussion: Champlain Hudson Power Express (CHPE) - framework for application process and engagement with affected jurisdictions in anticipation of application receipt.

Ms. Mack gave an update about this application and discussion ensued with questions, responses and comments.

- E. Presentation of Destination Dutchess 2026 1st Quarter Performance Outcomes
Ms. Rottkamp reported on the following from the 1st Quarter Performance Outcomes:

- Website & Film
- Digital & Public Relations
- Marketing Partnerships
- Advertising & Program Development
- International, Group, Tour & Travel
- HV Film Commission & Arts Mid-Hudson

- F. Presentation of IDA/LDC 2026 1st Quarter Performance Outcomes
Ms. Mack reported on the following from the 1st Quarter Performance Outcomes:

- IDA Projects
- Business Attraction Activities
- Business Retention & Attraction Activities
- WEDC Activities

ADJOURNMENT

There being no further business on the agenda to discuss, the meeting was adjourned by Chairman Doyle at 9:15 AM.

Respectfully submitted,

Thomas J. LeCount, Secretary

Date

Meeting 05/13/2026
Approved _____
Certified _____

Dutchess County Industrial Development Agency

Balance Sheet

As of May 31, 2026

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1010 · Cash	
1152 · Money Market TD Bank	274,463.28
1156 · CD2 - NBT (Salisbury)	2,064,399.86
Total 1010 · Cash	2,338,863.14
Total Checking/Savings	2,338,863.14
Accounts Receivable	
11000 · Accounts Receivable	23,015.00
Total Accounts Receivable	23,015.00
Total Current Assets	2,361,878.14
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	426,762.48
1310 · Prepaid Expense	1,531.87
Total 1175 · Other Assets	428,294.35
1400 · Receivables - LT	120,608.57
1600 · Escrow Deposits	
1601 · Cricket Valley Escrow Deposit	2,026,721.44
Total 1600 · Escrow Deposits	2,026,721.44
Total Other Assets	2,575,624.36
TOTAL ASSETS	4,937,502.50
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · *Accounts Payable	3,676.50
Total Accounts Payable	3,676.50
Total Current Liabilities	3,676.50
Long Term Liabilities	
2300 · Escrow Deposit Liability	
2301 · Cricket Valley Escrow Deposit	2,026,721.44
Total 2300 · Escrow Deposit Liability	2,026,721.44
Total Long Term Liabilities	2,026,721.44
Total Liabilities	2,030,397.94
Equity	
2490 · Fund Balance	
3200 · Fund Balance IDA	-25,000.00
Total 2490 · Fund Balance	-25,000.00

Dutchess County Industrial Development Agency
Balance Sheet
As of May 31, 2026

	May 31, 26
30000 · Opening Balance Equity	1,447,427.47
32000 · Unrestricted Net Assets	1,833,911.89
Net Income	-349,234.80
Total Equity	2,907,104.56
TOTAL LIABILITIES & EQUITY	4,937,502.50

3:09 PM

06/05/26

Accrual Basis

Dutchess County Industrial Development Agency
Profit & Loss Budget vs. Actual
January through May 2026

	Jan - May 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4000 · Cash Revenues				
4020 · Administrative Fees	20,950.49	175,000.00	-154,049.51	12.0%
4030 · Application Fees	1,000.00	1,000.00	0.00	100.0%
4035 · Compliance Fees	15,531.00	29,000.00	-13,469.00	53.6%
4040 · Fees - Other	24,900.00	56,650.00	-31,750.00	44.0%
4910 · Interest	38,422.33	65,000.00	-26,577.67	59.1%
Total 4000 · Cash Revenues	100,803.82	326,650.00	-225,846.18	30.9%
4150 · PILOT Payments	3,319,521.34			
Total Income	3,420,325.16	326,650.00	3,093,675.16	1,047.1%
Expense				
6000 · Expenditures				
6240 · Audit	0.00	14,300.00	-14,300.00	0.0%
6260 · Dues, Publications, Subs	875.00	3,000.00	-2,125.00	29.2%
6280 · Insurance	4,388.68	4,500.00	-111.32	97.5%
6350 · Misc	5,365.00	5,500.00	-135.00	97.5%
6500 · Professional Service Contracts	412,500.00	655,000.00	-242,500.00	63.0%
6510 · Professional Services	25,743.25	74,150.00	-48,406.75	34.7%
6520 · Rent	1,166.69	4,353.00	-3,186.31	26.8%
6550 · Travel & Meetings	0.00	3,500.00	-3,500.00	0.0%
Total 6000 · Expenditures	450,038.62	764,303.00	-314,264.38	58.9%
6450 · PILOT Payment	3,319,521.34			
Total Expense	3,769,559.96	764,303.00	3,005,256.96	493.2%
Net Ordinary Income	-349,234.80	-437,653.00	88,418.20	79.8%
Net Income	-349,234.80	-437,653.00	88,418.20	79.8%

DUTCHESS COUNTY INDUSTRIAL DEVELOPMENT AGENCY

FREEDOM OF INFORMATION LAW POLICY

In compliance with Article 6 of the New York State Public Officers Law the Board of Directors of the Dutchess County Industrial Development Agency (“DCIDA”) adopts this Freedom of Information Law Policy.

RECORDS ACCESS OFFICER

The Compliance Officer is the Records Access Officer of the DCIDA pursuant to Article V. Section 6 of the DCIDA’s By-Laws.

The Records Access Officer shall:

- a. Respond to all inquiries relating to the availability to the public of the DCIDA’s records pursuant to the Freedom of Information Law within a specified five days following receipt of request;
- b. Receive and process requests for access to records in the manner prescribed by law;
- c. Maintain a record of the final vote of each member in every DCIDA proceeding in which the member votes;
- d. Maintain a record setting forth the name, public office address, title and salary of every officer or employee of the DCIDA;
- e. Maintain a current list of records, indexed according to subject matter, for public inspection; and
- f. Otherwise ensure the DCIDA’s compliance with the Freedom of Information Law.

DUTCHESS COUNTY INDUSTRIAL DEVELOPMENT AGENCY
FREEDOM OF INFORMATION LAW POLICY

SUBJECT MATTER LIST

As enumerated in the Freedom of Information Law, the Records Access Officer shall maintain and make available for public inspection and copying a current list, by subject matter, of all records in its possession. The subject matter list shall be updated annually.

FOIL REQUESTS

- a. The request shall be submitted to the Records Access Officer in writing at the following address:

Dutchess County Industrial Development Agency
3 Neptune Road
Poughkeepsie, New York 12601

Requests may also be submitted by email to: info@thinkdutchess.com (subject line: FOIL Request). The DCIDA will respond to email requests by email unless the requester specifies otherwise.

- b. The request shall specify whether the petitioner wishes to see and read the requested item or receive a copy.
- c. The request shall be acknowledged within five (5) business days (Monday through Friday) of the date the request is received. The DCIDA shall, within that period, either: (i) make the requested record available; (ii) deny the request in writing, stating the reason(s); or (iii) acknowledge receipt in writing and provide a reasonable estimated date by which the request will be granted or denied. If the record cannot be provided within twenty (20) business days of the acknowledgment date, the DCIDA shall notify the requester in writing of the reason for the delay and provide a specific date by which the request will be fulfilled.
- d. The request shall be sufficiently detailed to identify the specific document requested.

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FREEDOM OF INFORMATION LAW POLICY

- e. The requesting individual should include the name, mailing address or email address, and telephone number with their request.
- f. If the Records Access Officer fails to respond within the timeframes set forth above, such failure shall be deemed a denial of the request, and the requester may file an appeal as provided in the Denial of Requests section below.

INSPECTING AND/OR COPYING RECORDS

If access to records is granted, records may be inspected by the public at the DCIDA Office in the presence of the Records Access Officer or his/her designee during regular hours of DCIDA office operation. If the original record includes information, details and/or particulars requiring deletion, the individual requesting shall only be permitted to inspect a copy of the record with deletions.

Copying of the record will be performed by the Records Access Officer upon payment of the fee established by the Board of Directors. No original record may be removed from the DCIDA Office or other location where the record is kept.

DENIAL OF REQUESTS

Should the Records Access Officer deny access, said denial may be appealed to the Records Appeal Officer by the individual requesting the record. The Records Appeal Officer shall be the Executive Director and Chair of the Board. The decision to deny access shall be in writing and state the reason therefor.

The individual requesting the record may appeal a denial including a constructive denial resulting from the DCIDA's failure to respond within the required timeframes within thirty (30) days of receipt of the written denial or the expiration of the applicable response period. The Records Appeal Officer shall respond to the appeal in writing within ten (10) business days of

DUTCHESS COUNTY INDUSTRIAL DEVELOPMENT AGENCY
FREEDOM OF INFORMATION LAW POLICY

receipt, either granting access or providing a full explanation for further denial. Failure to respond within ten (10) business days shall be deemed a denial of the appeal.

Denial may also be based upon any other exemption set forth in Public Officers Law §87(2), including records whose disclosure would jeopardize the security of information technology systems (§87(2)(i)).

FEES

Fees will be charged in accordance with the Freedom of Information Law. The following fees shall specifically apply:

- a. The fee for a copy of a record which does not exceed either 9" in width or 14" in length shall be twenty-five cents (25¢) per page.
- b. the fee for photocopies of records in excess of 9 x 14 inches shall not exceed the actual cost of reproduction; or
- c. an agency has the authority to redact portions of a paper record and does so prior to disclosure of the record by making a photocopy from which the proper redactions are made.

The fee the DCIDA may charge for a copy of any other record is based on the actual cost of reproduction and may include the following:

- a. an amount equal to the hourly salary attributed to the lowest paid employee who has the necessary skill required to prepare a copy of the requested record, but only when more than two hours of the employee's time is necessary to do so; and
- b. the actual cost of the storage devices or media provided to the person making the request in complying with such request; or

DUTCHESS COUNTY INDUSTRIAL DEVELOPMENT AGENCY
FREEDOM OF INFORMATION LAW POLICY

- c. the actual cost to the agency of engaging an outside professional service to prepare a copy of a record, but only when an agency's information technology equipment is inadequate to prepare a copy, and if such service is used to prepare the copy.

PUBLIC NOTICE

The Records Access Officer shall conspicuously publish the following notice in the DCIDA office:

- a. The Records Access Officer's business address and business telephone number;
- b. The time and place records will be made available for inspection and copying;
- c. The right to appeal by any person denied access to records;
- d. The name, business address, and business telephone number of the Records Appeal's Officer.

FREEDOM OF INFORMATION LAW

Any details not specified in this policy should be located in the actual law, which may be found at <http://www.dos.ny.gov/coog/foil2.html>.

Adopted 4/15/2014
Readopted 1/19/2016
Amended 06/xx/2026