

**City of Poughkeepsie Industrial Development Agency
Municipal Building
62 Civic Center Plaza
Poughkeepsie, New York 12601**

NOTICE LETTER

October 24, 2019

VIA CERTIFIED MAIL

To: Chief Executive Officers of
Affected Tax Jurisdictions Listed on Schedule A

**Re: City of Poughkeepsie Industrial Development Agency:
The O'Neill Group-Dutton, LLC – Public Hearing for Proposed Financial
Assistance**

Ladies and Gentlemen:

On Wednesday, November 13, 2019, at 6:30 p.m., local time, at Common Council Chambers, Poughkeepsie City Hall, 62 Civic Center Plaza, 3rd Floor, Poughkeepsie, New York 12601, the City of Poughkeepsie Industrial Development Agency (the "Agency") will conduct a public hearing regarding the above-referenced project. Attached is a copy of the Notice of Public Hearing describing the project and the financial assistance being contemplated by the Agency. The Notice has been submitted to *The Poughkeepsie Journal* for publication.

You are welcome to attend such public hearing at which time you will have an opportunity to review the project Application and present your views, both orally and in writing, with respect to the project. We are providing this notice of public hearing to you, pursuant to General Municipal Law Section 859-(a), as the chief executive officer of an affected tax jurisdiction within which the project is located.

Very truly yours,

CITY OF POUGHKEEPSIE INDUSTRIAL
DEVELOPMENT AGENCY

Schedule A
Chief Executive Officers of
Affected Tax Jurisdictions

County of Dutchess

Certified Mail

No. 91-7199-9991-7039-8782-4668

The Honorable Marcus J. Molinaro
Dutchess County Executive
22 Market Street
Poughkeepsie, New York 12601

Certified Mail

No. 91-7199-9991-7039-8782-4651

The Honorable A. Gregg Pulver
Chair of the Dutchess County Legislature
22 Market Street
Poughkeepsie, New York 12601

City of Poughkeepsie

Certified Mail

No. 91-7199-9991-7039-8782-4644

The Honorable Robert G. Rolison
Mayor of the City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, New York 12601

Certified Mail

No. 91-7199-9991-7039-8782-4637

Mr. Marc Nelson
Poughkeepsie City Administrator
City Hall - 3rd Floor
62 Civic Center Plaza
Poughkeepsie, New York 12601

Poughkeepsie City School District

Certified Mail

No. 91-7199-9991-7039-8782-4620

Dr. Felicia Watson
Board of Education President
Poughkeepsie City School District
Jane Bolin Administration Building
11 College Avenue
Poughkeepsie, New York 12603

Certified Mail

No. 91-7199-9991-7039-8782-4613

Dr. Eric Jay Rosser
Superintendent of Schools
Poughkeepsie City School District
Jane Bolin Administration Building
11 College Avenue
Poughkeepsie, New York 12603

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law (the "Act"), will be held by the City of Poughkeepsie Industrial Development Agency (the "Agency") on Wednesday, November 13, 2019, at 6:30 p.m., local time, at Common Council Chambers, Poughkeepsie City Hall, 62 Civic Center Plaza, 3rd Floor, Poughkeepsie, New York 12601, in connection with the following matters:

THE O'NEILL GROUP-DUTTON, LLC, a New York limited liability company or an entity formed or to be formed by or on behalf of the foregoing (the "Company"), previously submitted an application (the "Original Application") the Agency requesting the Agency enter into a transaction (the "Project") consisting of: (i) the Agency taking title, possession or control (by deed, lease, license or otherwise) of an approximately 9.13-acre parcel of vacant land commonly known as One Dutchess Avenue, City of Poughkeepsie, Dutchess County, New York, being more particularly identified as tap map parcel number 6062-59-766443-0000 (collectively, the "Land"); (ii) the construction on the Land of a mixed-use development facility containing approximately 300 residential units and approximately 13,800 square feet of commercial space (all contained within eight (8) buildings), a public walkway and a park providing riverfront access (all as more fully detailed in the Company's Original Application on file with the Agency) (the "Improvements"); and (iii) the acquisition and installation by the Company in and around the Land and the Improvements of items of equipment, machinery and other tangible personal property (the "Equipment"; and, together with the Land and Improvements, collectively, the "Facility"). Pursuant to resolutions duly adopted on January 19, 2017, the Agency authorized certain financial assistance for the benefit of the Company with respect to the Project solely in the form of (i) exemptions from sales and use taxes otherwise payable upon the purchase or lease of materials, furnishings, fixtures and equipment, and other taxable personal property, and (ii) exemptions from mortgage recording taxes to the extent permitted by applicable law in connection with the acquisition, financing, construction financing and/or permanent financing, or any subsequent refinancing, of the costs of the acquisition, renovation, construction, reconstruction, refurbishing and equipping of the Facility but not including any exemption from or abatement of real property taxes.

The Company has submitted an Application, dated October 14, 2019 (the "Application") and has requested that the Agency provide certain financial assistance for the benefit of the Company with respect solely to that portion of the Improvements that have not yet been commenced, including any portion of four (4) buildings designated as Buildings E, F, G and H that have not yet been commenced (all the foregoing being collectively, the "Non-Commenced Phase II Improvements") in the form of an abatement of real property taxes in such amount as the Agency may determine in order to accomplish the purposes of the Project (the "Financial Assistance").

The Agency will acquire a fee or leasehold interest in the Facility, including the Non-Commenced Phase II Improvements, and will lease or sublease the Facility, including the Non-Commenced Phase II Improvements, and the furnishings, fixtures and equipment located therein to the Company. The Agency contemplates that it may provide the Financial Assistance to the Company for the Non-Commenced Phase II Improvements in the form of an abatement of real property taxes in such amount as the Agency may determine in order to accomplish the purposes of the Project.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed Financial Assistance to the Company or the location or nature of the Facility, including the Non-Commenced Phase II Improvements. At the hearing, all persons will have the opportunity to review the Application for Financial Assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility, including the Non-Commenced Phase II Improvements.

Dated: October 26, 2019

CITY OF POUGHKEEPSIE INDUSTRIAL
DEVELOPMENT AGENCY

By: Melanie Vetter
Title: Chair