



The City of Poughkeepsie New York

Common Council Meeting Minutes

Tuesday, December 16, 2025

6:30 PM

Common Council Chambers

**Welcome to the regularly scheduled Meeting of the City of Poughkeepsie
Common Council the date is December 16, 2025, and the time is 6:30pm**

I. ROLL CALL

9 Present, 0 Absent ()

II. REVIEW OF MINUTES

A motion to Approve was made by 3rd Ward Council Member Brown and seconded by 6th Ward Council Member Grant.

Motion to Approve Minutes of the Common Council Meeting of 12--8-2025 - VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 2nd Ward Councilmember Menist, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, 4th Ward Council Member Shook, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

1. Common Council Meeting of December 8, 2025

III. READING OF ITEMS by the City Chamberlain of any resolutions not listed on the printed agenda

IV. PRESENTATIONS OF PETITIONS AND COMMUNICATIONS:

Official Minutes of the Common Council Meeting of December 16, 2025

A motion to Defer Items 3, 4 and 5 to Corporation Counsel was made by 3rd Ward Council Member Brown and seconded by 2nd Ward Councilmember Menist.

Motion to Defer Items 3, 4 and 5 to Corporation Counsel	
Yes/Aye:	1st Ward Council Member Henry, 2nd Ward Councilmember Menist, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, 4th Ward Council Member Shook, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

1. **FROM YOUTH LEADERSHIP IN GOVERNMENT**, a presentation providing updates on their Summer and Fall internship at City Hall
2. **FROM POUGHKEEPSIE ARTS COMMUNITY**, a presentation from local artists about their 2026 Action Plan
3. **FROM KAREN FOLEY**, a notice of claim for injuries sustained on October 4, 2025
4. **FROM KATHRYN MARCELLO**, a notice of claim for injuries sustained on October 9, 2025.
5. **FROM NAIYANA GUERIN**, a notice of claim for property damage sustained on October 25, 2025

V. PUBLIC PARTICIPATION:

Three (3) minutes per person up to 45 minutes of public comment on any agenda and non-agenda item.

Ken Levinson- 24 Garfield PL
Suprina Troche- 3 Delafield St
Daniel Atonna- 116 College Ave
Laurie Sandow- S. Grand Ave*
Warren Jones- N. Clover St

***Submitted written comments For the Official Record**

VI. NEW & UNFINISHED BUSINESS & ANNOUNCEMENTS:

VII. REPORTS OF COMMITTEES AND BOARDS:

1. **FROM DUTCHESS COUNTY-POUGHKEEPSIE LAND BANK**, a presentation providing a 2025 Annual Report

VIII. CONSENT AGENDA: MOTIONS AND RESOLUTIONS:

A motion to Approve was made by 3rd Ward Council Member Brown and seconded by 6th Ward Council Member Grant.

Motion to Approve Resolution R-25-86 - VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 2nd Ward Councilmember Menist, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, 4th Ward Council Member Shook, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

1. **R-25-86**, Resolution Approving 2024 Fiscal Year Audit Close Out

**RESOLUTION
(R-25-86)**

FISCAL YEAR 2024 AUDIT CLOSE-OUT

INTRODUCED BY CHAIRMAN WILSON; COUNCILMEMBER PATTERSON THOMPSON, HENRY, MENIST, BROWN, JAMES, GRANT AND MCCLINTON

WHEREAS, the Common Council by resolution R-23-79 adopted a budget for the fiscal year 2024 (the “2024 Budget”); and

WHEREAS, adjustments are required to complete the City of Poughkeepsie’s 2024 fiscal audit;

and

WHEREAS, best practices from Generally Accepted Accounting Principles (GAAP), the Government Finance Officers Association (GFOA) and the Governmental Accounting Standards Board (GASB) require the City to rebalance funds and general ledger accounts before closing an audited fiscal year; and

WHEREAS, the attached Schedule A includes the transfers of up to \$2,344,000 from multiple General Fund general ledger accounts and to balance general ledger accounts to accurately reflect expenses and to complete the 2024 audited fiscal year.

NOW THEREFORE,

BE IT RESOLVED, that the Common Council gives the Commissioner of Finance the authority to adjust the 2024 budget lines identified in the attached "Schedule A" to complete the fiscal year audit.

"Schedule A" attached

Schedule A

Proposed Adjustments to Correct 2024 Overspent Budget Lines

Fund	Account #	Account Description	YTD Transactions	Current Budget	Amendment	Final Budget
General Fund						
Expense						
	20.1900.7498	Contingency	-	400,000.00	(400,000.00)	-
	09.3120.7104.VF	Vacancy Factor	-	(1,500,000.00)	1,500,000.00	-
	10.3410.7105.R	Fire-Retro	628,505.63	-	600,000.00	600,000.00
						-
	08.1440.7256.AR	Parks-ARP	231,156.43	(67,679.82)	275,000.00	207,320.18
	08.1440.7440.AR	Repair/Maint Buildings ARP	99,000.00	-	100,000.00	100,000.00
	11.6420.7469.AR	Contracted Services - ARP	92,564.00	(120,368.00)	170,000.00	49,632.00
						-
	08.8560.7103	Salaries-CSEA	313,584.86	258,180.00	55,000.00	313,180.00
	08.8560.7178	Accumulated Pay - Sick	8,950.62	-	9,000.00	9,000.00
	08.8560.7179	Accumulated Pay - Vacation	8,853.60	-	9,000.00	9,000.00
	08.8560.7423	Mat & Supplies - General	14,649.77	4,000.00	11,000.00	15,000.00
	21.9000.7802	Police & Fire Retirement	5,520,849.71	5,103,102.00	370,000.00	5,473,102.00
	24.9789.7602	Expected Principal on Debt	-	174,819.00	(170,000.00)	4,819.00
	24.9710.7700	Interest on Debt	516,447.87	810,849.00	(75,000.00)	735,849.00
	21.9789.7700	Principal on Debt	120,221.00	232,286.00	(110,000.00)	122,286.00
Revenue						
	00.4089.AR	Other General - ARP	4,226,083.61	1,500,000.00	2,344,000.00	3,844,000.00

IX. CONSENT AGENDA: ORDINANCES AND LOCAL LAWS:

1. **LL-25-07**, Local Law Amending Section 14.35(E) Of the Administrative Code of the City of Poughkeepsie Entitled "Taxes – Partial Exemption Granted; Conditions" to Clearly Articulate that Co-Operative Corporations are Considered "Real Property" for Tax Exemption Purposes

A motion to Approve was made by 4th Ward Council Member Shook and seconded by 6th Ward Council Member Grant.

Motion to Approve LL-25-07 - Voice Vote	
Yes/Aye:	1st Ward Council Member Henry, 2nd Ward Councilmember Menist, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, 4th Ward Council Member Shook, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

LOCAL LAW AMENDING SECTION 14.35(e) OF THE ADMINISTRATIVE CODE OF THE CITY
OF POUGHKEEPSIE ENTITLED “TAXES – PARTIAL EXEMPTION GRANTED;
CONDITIONS” TO CLEARLY ARTICULATE THAT CO-
OPERATIVE CORPORATIONS ARE CONSIDERED “REAL
PROPERTY” FOR TAX EXEMPTION PURPOSES

(LL-25-07)

INTRODUCED BY CHAIRMAN WILSON; COUNCILMEMBERS SHOOK, PATTERSON
THOMPSON, HENRY, MENIST, BROWN, JAMES, GRANT AND MCCLINTON

SECTION 1. BE IT ENACTED, by the Common Council of the City of Poughkeepsie, a local law
amending Chapter 14.35 of the Administrative Code of the City of Poughkeepsie entitled Taxes – Partial
Exemption Granted; Conditions, to provide as follows:

~~STRIKETHROUGH-INDICATES DELETION~~
BOLD and UNDERLINE INDICATES ADDED LANGUAGE

Section 14.35 Taxes — **partial exemption granted; conditions.**

(e) **(i)** The property must be used exclusively for residential purposes, be occupied in whole or in part by
the owners, and constitute the legal residence of the owners.

**(ii) For the purpose of this section, “real property” includes apartments in residential co-
operative corporations and the tenant-stockholders thereof are eligible to apply for a partial tax
exemption under this section.**

SECTION 2. This Local Law shall take effect immediately upon filing with the New York State Secretary of
State.

X. ACTION AGENDA: MOTIONS AND RESOLUTIONS:

1. R-25-87, Resolution Approving 2026 City of Poughkeepsie Budget

A motion to Approve was made by 3rd Ward Council Member Brown and seconded by 6th Ward Council Member Grant.

Motion to Approve R-25-87 - VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 2nd Ward Councilmember Menist, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, 4th Ward Council Member Shook, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

**RESOLUTION
(R-25-87)**

**INTRODUCED BY COUNCILMEMBER PATTERSON THOMPSON, MENIST,
BROWN, GRANT AND MCCLINTON:**

WHEREAS, pursuant to the Administrative Code of the City of Poughkeepsie, estimates of budget requirements for the year 2026 have been certified to the Mayor, City Administrator and the Commissioner of Finance by the various departments, officers, agencies and boards of the City of Poughkeepsie; and

WHEREAS, the Mayor with the help of the City Administrator and the Commissioner of Finance did review the aforementioned estimates with the various departments, officers, agencies and boards; and

WHEREAS, the Mayor did prepare a proposed budget for the year 2026 based on these aforementioned reviews, which proposed budget with the Mayor's budget message was submitted to the Common Council on October 15, 2025; and

WHEREAS, subsequent to a notice of public hearing being published in the official newspaper, in compliance with provisions of the City Administrative Code, a public hearing was duly held on November 18, 2025; and

NOW, THEREFORE, BE IT

RESOLVED, that the 2026 preliminary budget, as amended by the attached Schedule A, be and hereby is adopted and declared to be the budget of the City of Poughkeepsie for the year 2026; and, be it further

RESOLVED, that the amounts of said budget appropriations, estimated revenues, and contributions from fund balances, be and are hereby appropriated as therein specified in accordance with the provision of the Charter and Administrative Code of the City of Poughkeepsie and General and Special laws of the State of New York applicable to said City; and, be it further

RESOLVED, that the aforementioned general ad valorem taxes required to be raised for such budget purposes would need a homestead tax rate of \$10.47 per one thousand dollars and a non-homestead tax rate of \$14.35 of assessed valuation upon all taxable property of the City of Poughkeepsie according to the valuation of the assessment roll for the current year; and, be it further

RESOLVED, that the required water rate for taxable and nontaxable properties is established at \$7.13 per 100 cubic feet; and, be it further

RESOLVED, that the required sewer rate for taxable and nontaxable properties is established at \$4.88 per 100 cubic feet; and, be it further

RESOLVED, that pursuant to Local Law 3 of 2012 the required sanitation rate for eligible taxable and nontaxable parcels is established as follows:

Single family residence: \$155.00 a quarter
Two family residence: \$300.00 a quarter
Three family residence: \$455.00 a quarter
Four family residence: \$600.00 a quarter

Enhanced STAR single family residence: \$62.50 a quarter
Enhanced STAR two family residence: \$75.00 a quarter
Enhanced STAR three family residence: \$150.00 a quarter
Enhanced STAR four family residence: \$225.00 a quarter

4 yard dumpster \$812.97 a quarter
6 yard dumpster \$1,126.81 a quarter
8 yard dumpster \$1,493.60 a quarter

Mixed-use property: \$300.00 a quarter
Enhanced STAR mixed-use property: \$75.00 a quarter

NOW THEREFORE,

BE IT RESOLVED, in accordance with the Charter and Administrative Code of the City of Poughkeepsie and on or before the date therein specified, a warrant shall be issued to the Commissioner of Finance as City Treasurer, to collect such taxes in accordance with the provisions of the Charter and Administrative Code of the City of Poughkeepsie applicable thereto, with penalties and interest therein provided.

Schedule A

Budget Amendment to the 2026 Mayor's Preliminary Budget

General Fund Budgeted Expenditure Amendments

G/L	G/L Name	Description	Increases / (Decreases)
01-04-1680 7102	Salaries-Management	Adjustments to accommodate replacement of the Municipal Microcomputer Supervisor position with the Director of Technology position	7,471.00
01-04-1680 7803	Social Security Tax		463.20
01-04-1680 7803.M	Medicare Tax		108.33
01-04-1680 7102	Salaries-Management	Adding IT position Infrastructure Administrator	90,000.00
01-04-1680 7803	Social Security Tax		5,580.00
01-04-1680 7803.M	Medicare Tax		1,305.00
01-04-1310 7112	Overtime-Management	Reduction in the Finance Department's personal services expenditures due to position vacancy changes since the preliminary budget submission	(10,000.00)
01-04-1320 7106	Salaries-Temporary		(10,000.00)
01-04-1320 7134.002	Bilingual Pay CSEA		(2,000.00)
01-03-1230 7469	Contract Ser-Other	Amendment to include consulting services to facilitate the Hero Banner program	12,000.00
01-20-1900 7498	Contingency	Decrease in General Fund contingency to accommodate amendments	(31,177.53)
Total General Fund Expenditure Increase			63,750.00

General Fund Budgeted Revenue Amendments

G/L	Account Description	Description	Increases / (Decreases)
01-00- 1116	Tax on Adult-Use Cannabis	Reevaluation of Cannabis Tax revenue utilizing additional information gained since the preliminary budget submission	45,000.00
01-11- 2410.ST	Short Term Rental of Real Property	Reevaluation of Short Term Rental revenue utilizing additional information gained since the preliminary budget submission	18,750.00
Total General Fund Revenue Increase			63,750.00

Net Changes in Budgeted Expenditures	63,750.00
Net Changes in Budgeted Revenues	63,750.00
Total Increase / (Decrease) Compared to Preliminary Budget	63,750.00

The full City of Poughkeepsie 2026 Budget can be found at:

<https://www.cityofpoughkeepsie.com/239/Budgets-Audits-Tax-Rolls-Capital-Plans>

2. R-25-88, Resolution to Renew Lease Agreement with Scenic Hudson for Vacant Land Adjacent to Pershing Avenue Park (added 12/15/25)

A motion to Approve was made by 6th Ward Council Member Grant and seconded by 7th Ward Council Member Patterson Thompson.

Motion to Approve R-25-88 - VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, 4th Ward Council Member Shook, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	2nd Ward Councilmember Evan Menist
Absent:	
Result:	Passed

**R E S O L U T I O N
(R-25-88)**

**INTRODUCED BY CHAIRMAN WILSON; COUNCILMEMBERS SHOOK,
PATTERSON THOMPSON, HENRY, BROWN, JAMES, GRANT AND MCCLINTON**

WHEREAS, by Resolution R-21-25, the Common Council of the City of Poughkeepsie authorized the Mayor, on behalf of the City, to enter into a Lease Agreement (attached hereto as Exhibit “A”) with Scenic Hudson for two parcels of vacant land located adjacent to Pershing Avenue Park, identified as Lots 475044 and 492044 (the “Property”); and

WHEREAS, by Resolution R-22-78, the Lease Agreement was revised to remove a .2 acres portion of the property from the Lease; and

WHEREAS, the Lease expires on December 31, 2025; and

WHEREAS, both Scenic Hudson and the City wish to continue the lease and, at the request of Scenic Hudson, add the Poughkeepsie Farm Project to the lease so that organization may gradually take over responsibility for the Urban Farm.

NOW THEREFORE,

BE IT RESOLVED, the Common Council hereby authorizes the Mayor to execute the attached Lease for the years 2026-2025 as attached at Exhibit “A“

LEASE AGREEMENT

THIS LEASE AGREEMENT, dated as of _____, by and between:

THE CITY OF POUGHKEEPSIE, a New York municipal corporation with offices at 62 Civic Center Plaza, Poughkeepsie, New York 12601 ("City" or "Lessor"); and

THE SCENIC HUDSON LAND TRUST, INC., with offices at 58 Parker Avenue, Poughkeepsie, New York 12601, and POUGHKEEPSIE FARM PROJECT, with offices at 51 Vassar Farm Lane Road, Poughkeepsie, NY 12603, both New York domestic not-for profit corporations (jointly referred to herein as "Lessees"); and

WHEREAS, the City is the owner of two parcels of vacant land located adjacent to Pershing Avenue Park in the City of Poughkeepsie, and more accurately described as portions of Lots 492044 and 475044 on the official tax map of the City (as shown in pink on Exhibit A and hereinafter referred to together as "the Property"); and

WHEREAS, the Lessees wish to acquire a leasehold interest in the Property for the purpose of operating a community garden and urban farm (the "Farm"); and

NOW, THEREFORE, it is hereby agreed between the parties as follows:

Section 1. Grant of Leasehold Interest; Rent.

(a) The City hereby represents that it owns the Property and that it has duly authorized this Lease Agreement. The City hereby grants Lessees an exclusive leasehold interest to Lessees for the purposes of and to perform certain gardening and farming work and associated programs and activities as part of the development by Lessees and other community-based organizations of a community garden and urban farm administered by Lessees. The Farm has been constructed pursuant to an earlier 2021-2025 lease between the City and The Scenic Hudson Land Trust Inc. in the area shown in pink on the plan attached hereto as Exhibit "A."

(b) The rent due to Lessor hereunder shall be \$10.00 per year, which shall be payable by POUGHKEEPSIE FARM PROJECT in annual installments on each anniversary of the effective date of this Lease Agreement. Lessor acknowledges that Lessees intend to use the Property to provide benefits to the community through land stewardship, outdoor education opportunities, nature-based experiences, and food system projects that equitably improve community wellbeing in a manner that will enhance its value and generate benefits for Lessor's constituents. Accordingly, said benefits, in conjunction with the rental payments, shall be deemed adequate consideration for the leasehold interest granted hereby.

Section 2. Use of and Access to the Property. The Lessees intend to manage, maintain, and operate a community garden and urban farm and associated programs and activities (growing fruits and vegetables; education; training; passive recreation; cleaning, preparation and distribution of food grown at the Farm; community programs and activities, and the like) undertaken by Lessees or its designee or sublessees. Lessees agree to do such work and

perform such tasks in such manner as will comply fully with the provisions of any laws, ordinances or other lawful authority, obtaining any and all permits required thereby. Lessees shall use reasonable efforts to perform or cause to be performed regular trash clean-up and maintenance of the grounds associated with the Farm.

Lessees may make or cause to be made improvements to the Farm and take such measures as are necessary or appropriate to maintain and repair the same, consistent with the condition of the farm as it exists on the date of this Lease and in furtherance of the purpose for which the leasehold interest has been granted. Any new improvements or additions to the Farm desired by the Lessees are subject to separate approval by the City.

Lessees shall have the right to create and share publicly information pertaining to the Farm and all associated programming and activities, including but not limited to signage, brochures, flyers, advertising, print and web-based media, and the like.

With respect to Community Events organized by the Lessees which take place at the Property, Lessees shall be exempt from the permit, fee, and security deposit requirements set forth specifically in Part III, Chapter 7 ¾ of the Poughkeepsie City Code.

Lessor shall retain the right to access the Property for limited maintenance purposes as may be agreed upon by Lessor and Lessees, including mowing of open areas, snow and/or leaf removal, maintaining water and electrical supplies in working order, and performing necessary repairs or for other maintenance, repairs or improvements that may be agreed upon by Lessor and Lessees.

Section 3. Insurance. The Lessees shall not commence or perform work nor operate machinery under this Lease Agreement until it has obtained all insurance required under this Section 3 and such insurance has been approved by the City.

A. Workers' Compensation Insurance – The Lessees shall each take out and maintain during the life of the agreement such Workers' Compensation Insurance for its employees or members to be assigned to the work hereunder as may be required by New York State Law.

B. General Liability and Property Damage Insurance – Each Lessee shall take out and maintain during the life of this agreement such general liability and property damage insurance as shall protect it and the City which shall be named as additional insured on all such policies from claims for damages for personal injury including accidental death, as well as from claims for property damage which may arise from operations under this agreement. Each Lessee shall also name the other Lessee as an additional insured on all policies required by this Lease. The amounts of such insurance shall be as follows:

1. General Liability Insurance in an amount not less than \$1,000,000.00 for injuries including wrongful death to any one person and subject to the same limit for each person, in an amount not less than \$2,000,000.00 on account of any one occurrence.

2. Property Damage Insurance in an amount not less than \$50,000.00 for damage on account of all occurrences. Each Lessee shall furnish the above certificates of insurance to the City and shall also name the City and the other Lessee as an additional named insured in said policies. Such insurance shall be maintained in force during the entire term of this Lease Agreement.

C. Lessees may retain employees, agents, contractors, and consultants, and may engage volunteers, to perform the subject work. In the contract by which Lessees retain such agents, Lessees and such agents shall provide and maintain insurances as required by this Section 3 and name Lessor as additional insured under insurance coverage concerning Lessee's performance of the work referenced herein.

Section 4. Damages. The Lessees will be responsible for all damage, loss or injury to persons or property that may arise in or be incurred which arise out of the negligent performance, other than those wholly caused by Acts of God. The Lessees shall assume all blame, loss and responsibility of any nature directly by reason of the Lessee's gross negligence or as a direct result of the violation by it of any federal, state, county or local laws, regulations or ordinances applicable to the Lessees and/or the nature of its performance or arising out of its activities. The indemnification requirements set forth herein shall not apply to damages resulting from negligent acts or omissions of the City and its agents. Notwithstanding the foregoing, if any damage, loss or injury contemplated in this Section 4 is solely caused by the negligent performance of one Lessee, said Lessee shall be solely responsible for such damage, loss or injury and the non-negligent Lessee shall be indemnified and held harmless by the negligent Lessee. Moreover, Lessee's indemnification obligations described in this Section 4 shall not exceed the amount of insurance coverage referenced in Section 3 hereof.

Section 5. Term of Lease. The leasehold interest hereby granted shall commence upon the signing of this Lease Agreement and shall expire without further notice to either party to the other at midnight December 31, 2028, and shall be renewable at the option of the Lessees for one additional five-year term. The lease may be renewed thereafter by the mutual consent of both parties on such terms and conditions as the parties shall agree at that time.

Section 6. Termination of Lease. Lessees may terminate this lease prior to December 31, 2028, or prior to the expiration of any additional terms, with or without cause, on at least ninety (90) days prior written notice to the City. Upon proper termination by either party, Lessees shall not be entitled to reimbursement of any of its costs, and Lessees and its agents, employees and contractors will restore the Property to a clean and orderly state and in substantially the same condition as existed prior to the granting of this Lease. Unless otherwise agreed to by the parties, upon the termination of this Lease, all improvements made to the Property shall become the Property of Lessor.

Section 7. New York Law. This Lease Agreement shall be construed under New York law and any and all proceedings brought by either party arising out of or related to this Lease shall be brought in the New York Supreme Court, Dutchess County.

Section 8. Modification of Lease Agreement. This Lease Agreement may not be modified except by a writing subscribed by both parties to this Agreement.

Section 9. No Vested Right. It is understood and agreed that no vested right in said Property is hereby granted or conveyed from either party to the other, and that the privileges hereby given are subject to any and all encumbrances, conditions, restrictions and reservations upon or under which the parties held said premises prior to the granting of this lease.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year last written below.

CITY OF POUGHKEEPSIE (LESSOR)

YVONNE D. FLOWERS
City of Poughkeepsie Mayor

Date: _____

THE SCENIC HUDSON LAND TRUST, INC. (LESSEE)

SETH MCKEE
Executive Director

Date: _____

POUGHKEEPSIE FARM PROJECT (LESSEE)

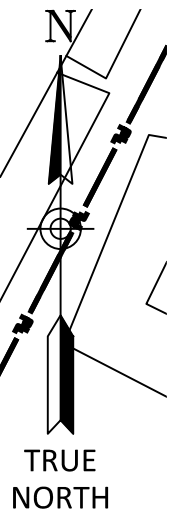
Jannelle Koszarek
Co-Executive Director

Date: _____

- EXISTING CONDITIONS LEGEND
- EXISTING BENCH
 - EXISTING TABLE
 - EXISTING BOLLARD
 - EXISTING FENCE
 - EXISTING LIGHT POLE
 - EXISTING PYRAMID TREE PLANTER
 - EXISTING GAS LINE
 - EXISTING SANITARY LINE
 - EXISTING WATER LINE
 - EXISTING STONE DUST PATH
 - EXISTING CATCH BASIN
 - EXISTING SANITARY MANHOLE
 - EXISTING HYDRANT
 - EXISTING TREE

- SURVEY NOTES:
1. BASE SURVEY INFORMATION WAS SUPPLIED BY CITY OF POUGHKEEPSIE, NY. SURVEY WAS PERFORMED ON MAY 23, 2023.
 2. UTILITIES FIELD VERIFIED BY CITY ENGINEER.
 3. VERTICAL DATUM NAVD88. HORIZONTAL DATUM NAD83.
 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LOCATIONS, ELEVATIONS, AND INVERTS.

EXHIBIT A



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 §7209 SPECIAL PROVISIONS, FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING PROFESSIONAL SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

NO.	DESCRIPTION	DATE

CITY OF POUGHKEEPSIE
ELLEN'S OUTDOOR CLASSROOM
DUTCHESS COUNTY, NEW YORK

EXISTING CONDITIONS PLAN

CITY OF POUGHKEEPSIE

CITY OF POUGHKEEPSIE

B&L
Pinewood Business Center
247 Route 100
Suite 2000D
Somers, NY
10589
Barton & Loguidice, D.P.C.

90% PROGRESS
SET NOT FOR
CONSTRUCTION

Date
JUNE 2023

Scale
AS SHOWN

Sheet Number
C-100

Project Number
2229.004.001

EDGE MATCH TO SHEET 32

MULDOWNEY CIR.

PERSHING AVE.

1"=36'
0 20' 60'

XI. ACTION AGENDA: ORDINANCES AND LOCAL LAWS:

1. **First Read: O-25-07**, Ordinance Amending §13-180 Of Chapter 13 Of the City Of Poughkeepsie Code of Ordinances Entitled “Motor Vehicles and Traffic”- Parking Prohibited at All Times on May Street, East Side, From the Northeast Corner of Forbus Street and May Street to a Point 185 Feet Northerly Therefrom.

A motion to Approve was made by 7th Ward Council Member Patterson Thompson and seconded by 3rd Ward Council Member Brown.

Motion to Approve First Read O-25-07 - VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 2nd Ward Councilmember Menist, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, 4th Ward Council Member Shook, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

ORDINANCE AMENDING §13-180
OF CHAPTER 13 OF THE CITY OF POUGHKEEPSIE
CODE OF ORDINANCES ENTITLED “MOTOR VEHICLES
AND TRAFFIC”
(O-25-07)

**INTRODUCED BY COUNCILMEMBER PATTERSON THOMPSON, HENRY,
MENIST, BROWN, JAMES, GRANT AND MCCLINTON:**

BE IT ORDAINED, by the Common Council of the City of Poughkeepsie, as follows:

SECTION 1: §13-180 is hereby amended by the following modification:

Section 13-180 – Parking prohibited at all times.

Upon the erection of signs giving due notice thereof, the following areas shall be designated as part of the parking prohibited at all times area.

May Street, east side, from the northeast corner of Forbus Street and May Street to a point 185 feet northerly therefrom.

SECTION 2: This Ordinance shall take effect immediately.

ADDITIONS denoted by **Underlining and Bold**

XII. MAYOR'S COMMENTS:

Thank you, Chair

Well, for one, I want to thank the Council for renewing the lease, and thank you for Scenic Hudson for continuing to do the work over at Pershing Park and want to renew the lease. I appreciate all the work that's being done in the park.

Also, too, I want to thank the Poughkeepsie arts community who came out and did a presentation, and we'll do everything we can to continue to support the arts. I know in our DRI application for the city, we talked about different ways of how we incorporate art and some of the economic development that's happening on Main Street. So, art is very important to the City of Poughkeepsie and, again, we'll support those events the best way that we can. I know we have been putting things in the Buzz because people do read it, and so we do advertise the events in there and also too, we approve funding through the Arts Commission for some of the projects that were happening. I love the concert in the park. I mean, there were so many people that were down at Kaal Rock Park, even with Porchfest. There was quite a few people that were there, it takes the block parties to a whole other level. So I have to say, any way that you kind of bring people to just be joyful and just having a good time, because sometimes people are struggling and going through a lot. So these kind of events bring that kind of joy, happiness, and life, even if it means for one day. It just changes the mood. So, thank you for your commitment, and for the work that you're doing in regarding arts.

Also too, I know individuals were bringing up some ways of how we can expand and increase the revenues in the City of Poughkeepsie. We've talked about it with the Councilmembers. We are looking at a ways and we've mentioned it on several occasions, but we also do have - we received the DRI grant, which is also going to spark more development in the City of Poughkeepsie. So once the state goes through their process and lets us know which projects that they're actually going to approve, we're

Official Minutes of the Common Council Meeting of December 16, 2025

looking at close to almost about \$180 million or so dollars coming to the City of Poughkeepsie. So, another initiative is how we expand the tax base as well. So that is something that we're really looking forward to. So you'll see a lot of development happen within the next year or two. So, you know, we're trying to do the best that we can to keep up with the expenses that come at us with a very limited tax base that we have at this point. We do have a lot of non-for-profits, so that's why we're also looking at other ways of being able to recoup some funds as much as we can without causing people to run out of our city, because they do provide viable service to our city as well.

So I do thank the Council for their work on this budget. I know it has not been easy, the conversations you've been having in regards to it. And last year it was a little higher. This year it's 7.93. Next year we'll keep bringing it down as much as we can. And if you notice, that there are many municipalities having trouble keeping under the tax cap if they don't have a healthy fund balance. And those who do have a healthy fund balance are dipping into their fund balance and using that part of their budget allocations. So, we're - everyone's struggling, so we're trying to get to the point where we don't have to put that so much on the taxpayer. So we are finding many creative ways of doing so. And I do appreciate individuals coming in and coming up with ideas. So, that is something that we can think about if it's possible for us to do it for the following year. And some of the things that were mentioned, we did consider and some things we are implementing. So, we just appreciate everybody working together and trying to find the best solution.

Also, too, I want to thank everyone that was involved: our staff, especially our tree department, decorating the lights throughout the city. Also, at the Festival of Lights, it turned out very well. So, I appreciate everybody's efforts in that. It was a collaborative effort between just the trees and the vendors and people that came out. Each year, we hope to see it grow. It is our second year down at Waryas Park. So, hopefully, we get to the point that we can get the parade going. Because that would be really nice. But of course, we've got to expand that and get more people involved to help coordinate that. But little by little, I enjoyed it. So it was cold, but it was nice. It wasn't as bad as last year.

Councilmember Menist: [inaudible]

Mayor Flowers: It was? Oh, yes. Well, it was last year, too. They roasted the marshmallows. Yeah. So the kids enjoy that. So they have fun with that.

You know, I want to thank the Land Bank, too, for their presentation. Thank you so much. And thank you for the money the funds that you donated to go towards the choice transformation plan. We really do appreciate that, you know, as we're transforming coming forward to create that transformation plan for the north side. You know, it is a collaborative effort between the residents, our development team, and also with the Dyson Foundation, you know, and with the Land Bank, we really do appreciate your efforts in helping us with that, and also serving on some of the task force, you know, and finding a way of how we come together to really come forward with that transformation plan, which you'll see a draft in March of 2026, which is required by HUD. So, I'm looking forward to how we're going to come together with that. So, thank you.

Also, too, I want to thank Councilwoman McClinton for inviting me to the rural migrant ministries woman conference that you had. I really enjoyed it, even though it took a couple of hours to get there. But I did enjoy it. I really did because I attended it a long time ago when I was on the Council and the

fact is there were so many sessions and workshops that were for the whole two days where it really just focused on uplifting and empowering women especially women, you know, migrant women so and just to know that you took everything into consideration I knew it took a lot to plan that out so I just have to say well done and thank you for inviting me to be a part of that. It was really good to see. Also, too, I do have to thank the Councilmembers, everyone here. I mean, you're ending your first term for some of you, some of your ending or your Third? Third? Third term.

It has been a great two years, I have to say, and as Council Member McClinton has mentioned, we have been recognized on many different levels of government and throughout the country of the work that we're doing in the City of Poughkeepsie with our community partners and also just the collaboration between the administration and the Council. You know, I always tell people we don't always agree, you know, but the thing is we do work out whatever we need to work out, So, when we come out here we come as a united force. You know, it's not nobody being the Mayor's puppet or anything like that as kept bringing up a few times. That's not how it works whatsoever. This is what collaboration looks like. This is what leadership looks like. Finding a way of making sure to focus on that common goal and working together to make that happen. So I really appreciate it. It's been a pleasure working with all of you.

And I have to say for Council Member McClinton, it has definitely been a pleasure working with you as well. Even though you've only been here for a year, you have made a lasting impact on the City of Poughkeepsie and you have fought hard for your residents, continuously being engaged in the meetings, emails being responsive, you know, just making sure even down to the point when you realize that you are not continuing on you still continue to be engaged all the way into the last day. I know you have a ward meeting coming up. too, right, which you didn't have to do. You figure, you know I'm out of here, but you didn't, and I'm going to thank you for that. I really appreciate all your hard work. I know the work that you do in the community, so I know we're going to continue to see you. And I know you've been very diligent on the Hometown Banners and in that budget, there is a line to ensure that we're able to move forward with that, you know. So, I want to thank you for staying diligent on that as well and we'll work through that process of what that'll look like so that way we can actually see this happen for 2026. So, thank you for your efforts and really finding a better way of how we can do it, you know, because the way it was presented to us before, it didn't work out that way. So, you found a solution and I really appreciate working with you on that. So, thank you.

And in light of that, we have a little something for you, all of us here.

So, on behalf of the Mayor and Administration and the City Council, we want to present you with this certificate, these beautiful flowers and thanking you for your service to the City of Poughkeepsie.

Okay, on that note, thank you Chair, and I wish everyone happy holidays and be safe please.

XIII. CHAIRMAN'S COMMENTS AND PRESENTATIONS:

I'm going to be short.

I want to first thank everyone that came out. Thank everyone for the presentations. Definitely thank DPW

Official Minutes of the Common Council Meeting of December 16, 2025

during the storm that we had. By the time I got out and it was early in the morning, I could not tell that the storm happened. I don't know what DPW was on this time. Not to say they're not on any other time, but those roads looked like it was, I was shocked. I thought there wasn't any storm and then I started driving. I realized DPW tricked me.

I want to thank the fire department as well too, not just because they were here, but even on one of our coldest days, I don't know if people were trying to get warm, but those trucks were out constantly. I saw them on the back of those trucks and it was freezing and they were just, I mean, I guess because where I live, I can hear them coming out and seeing them and they we're out, out, out.

Thank you for the celebration of lights as well.

Thank you "Celebrating the African Spirit" for the Kwanzaa celebration.

Want to make sure it is a happy holiday for everyone. Make sure if you're checking on any of our elderly or if you have people that cannot or not as mobile because it has been some freezing temperature, especially at night so just make sure you're checking in on them. And, one thing about the holiday season. I actually am a Scrooge, I'm not going to lie, but I will say that it does bring about the energy that the children... having them present and looking at the arts. And then even looking at, you know, we passed a resolution for the Pershing vacant lot. If you've ever seen it during the summer when those students do, like, presentations and show how they're gardening, those students that you even seen up here today, I know some of them from the school, you would never expect this. And it's just a great to see that transformation. And like I said, even going to the Pershing Avenue during that time and seeing some of those students that came up and was talking about fruits and the vegetables that they were growing. And one of our former students is a fire flame guy now and just this transformation that we talk about and we talk arts and we talked about steam and things like that, that people don't really think make a difference in leadership. But this is exactly what we're about. And I want to thank the Council. As we said, this was our first, for some of us, our first two-year term. And we did a lot, we worked it out. We worked together as a team, like I said, Voltron. And I look forward to come into the next year, keeping the momentum going, as we know, and I don't care, I'm gonna say it, and Councilman Menist is running for State Senator, so we definitely encourage, after a long term on the Common Council, have decided to take it to the next level, and he's from here in the City of Poughkeepsie, not knocking anything else, but it's a great asset to see that we have people that are still trying to fight at another level for the City of Poughkeepsie, and he knows if he doesn't, we're going to have problems.

But no, on a serious note, you know, it's great to see that we're continuing the progress and people are continuing to do the things: Porchfest and the Kaal Rock, you guys, you already know. Like I keep saying, I wish we could expand into the whole entire city of Poughkeepsie, but I know it's slow progress, but the great work that you guys continue to do every year.

And that's what people have to realize about the City of Poughkeepsie on the other side, on the positive side. There are people, Suprina and people out here that are just doing stuff for the love of people, love of themselves, and love of the community. And that's what you can't put a price tag on here in the City of Poughkeepsie. And that what people don't realize about the City of Poughkeepsie That part of this Poughkeepsie, you can't take that from us. And that is one of the things that we keep striving on.

Official Minutes of the Common Council Meeting of December 16, 2025

And I want to make sure everybody has a nice and safe happy holiday. And with that being said, thank you also to Councilwoman McClinton for your service. It's ditto to everything that everyone said.

And with that being said, can I have a motion to close?

XIV. ADJOURNMENT:

At 8:05pm a motion to adjourn the meeting was made by 7th Ward Council Member Patterson Thompson and seconded by 3rd Ward Council Member Brown.

Dated: December 19, 2025

I hereby certify that this true and correct copy of the Minutes of the Common Council Meeting held on Tuesday, December 16, 2025.

**Respectfully submitted,
Donna M. DeLuca
Deputy City Chamberlain**