

**City of Poughkeepsie Industrial Development Agency
PO Box 4971
Poughkeepsie, New York. 12601**

**IDA MEETING AGENDA
April 8, 2026
6:30PM**

- Chairperson call meeting to order
- Roll Call by Secretary
- Approval of Agenda
- Approval of January 14, 2026, Meeting Minutes
- Resolution: Payment of Invoices
- Resolution: Approval of 2025 PARIS Report
- Investment & Procurement Reports
- Resolution: 2025 Financial Independent Audit
- Resolution: 2025 Report to the Board
- Resolution: 2026 Mission Statement, 2025 Performance Review
-
- Unfinished Business – No unfinished business this month
- Old Business:
 - o 102 So. Hamilton
- Public Comment
- Adjournment

City of Poughkeepsie Industrial Development Agency
PO Box 4971
Poughkeepsie, New York, 12601

IDA MEETING Minutes
January 14, 2026
6:30PM

- Chairperson called the meeting to order
- **Roll Call by Secretary** - present: Rose Graziano Moffett, Randy Johnson, Rashad Ricketts, Melinda Miller
- **Approval of Agenda** - Motion to approve by: Randy Johnson. Seconded by: Rashad Ricketts Approved: Rose Graziano Moffett, Randy Johnson, Rashad Ricketts, Melinda Miller
- **Approval of Minutes from September, 2025 meeting.** Motion to approve by: Randy Johnson. Seconded by: Rashad Ricketts. Approved: Rose Graziano Moffett, Randy Johnson, Rashad Ricketts, Melinda Miller
- **Treasurer Report(s)**– Randall Johnson. Annual fees not received. Randy will be sending reminder notices to the developers
- **Resolution – Payment of Invoices** Invoices for Harris Beach services. Motion to approve by: Randy Johnson. Seconded by: Rashad Ricketts. Approved: Rose Graziano Moffett, Randy Johnson, Rashad Ricketts, Melinda Miller
- **Resolution – Approval of 2026 Budget.** The Annual Budget was reviewed and approved by the board via email in October prior to filing. The October, November and December meetings were cancelled due to quorum. Therefore, January is the first meeting to pass the budget by resolution. Motion to approve by: Randy Johnson. Seconded by: Rashad Ricketts. Approved: Rose Graziano Moffett, Randy Johnson, Rashad Ricketts, Melinda Miller
- **Fall 2025 Pilot Payment Billing Report.** The Board received and reviewed the Fall PILOT Report via email. A coversheet/checklist was developed that will document the PILOT Report review, findings and corrective actions taken.
 - Fall 2025 PILOT Report Findings:
 - Supporting documents for Poughkeepsie Landing & Grandview missing
 - 160 Union Street did not receive a PILOT bill for the 2025 tax year

- Fall 2025 PILOT Report Corrective Actions:
 - Missing Supporting documents for Poughkeepsie Landing & Grandview were requested from the City and provided to the IDA the same day.
 - 160 Union Street was sent a PILOT bill with a late fee.
- Reviewed and approved by board
- Approved: Rose Graziano Moffett, Randy Johnson, Rashad Ricketts, Melinda Miller
- Checklist will be completed by Chair
- **Unfinished Business** – No unfinished business this month
- **New Business:**
 - **102 So. Hamilton application**
 - Presented by Lauren O’Neill.
 - 3.4 acres - 58 units, 29 1 BD, 29 2 BD, 112 parking places total with 39 indoors
 - Project addresses previous discrimination and red lining history
 - Addresses neighborhood drainage issues with new catch basins built by the developers at a cost of \$800 to 900K
 - **PILOT APPLICATION FOLLOW UP:**
 - Requesting a PILOT Deviation:
 - Not requesting a property tax abatement but asking for property tax certainty,
 - Mortgage Tax 200K
 - Sales Tax \$850K .
 - The Final As Complete Tax Assessment must be verified with the Assessor. Rose will follow up with John Taylor.
- **Public Comment** - No member of the public had a comment
- **Adjournment** - Motion to approve by: Randy Johnson. Seconded by: Rashad Ricketts. Approved: Rose Graziano Moffett, Randy Johnson, Rashad Ricketts, Melinda Miller

Date: April 8, 2026

At a meeting of the City of Poughkeepsie Industrial Development Agency (the “Agency”) duly convened by the Chairperson of the Agency and held on Wednesday, April 8, 2026, at 6:30 p.m. at Common Council Chambers, Poughkeepsie City Hall, 62 Civic Center Plaza, 3rd Floor, Poughkeepsie, New York 12601, the following members of the Agency were:

Present:

Absent:

After the meeting had been duly called to order, the Chairperson announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the payment of invoices presented to the Agency for payment.

The following resolution was duly moved and seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

**RESOLUTION OF THE CITY OF POUGHKEEPSIE
INDUSTRIAL DEVELOPMENT AGENCY APPROVING AND
AUTHORIZING THE PAYMENT OF INVOICES PRESENTED
TO THE AGENCY FOR PAYMENT**

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 304 of the Laws of 1974 of the State of New York, as the same may be amended from time to time (collectively, the “Act”), the **CITY OF POUGHKEEPSIE INDUSTRIAL DEVELOPMENT AGENCY** (the “Agency”), was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Act authorizes the Agency (1) to promote the economic welfare, recreational opportunities and prosperity of the inhabitants of the City of Poughkeepsie (the “City”), and (2) to promote, attract, encourage and develop recreation and economically sound commerce and industry through governmental action for the purpose of preventing unemployment and economic deterioration; and

WHEREAS, the Agency has been presented with certain bill(s), statement(s) and/or invoice(s) for payment for services and/or goods provided to or for the benefit of the Agency as follows (“Invoice(s)”):

Randy Johnson, Reimbursement for IDA PO Box	\$ 276.00
Melinda Miller – software payment reimbursement	96.00
City of Poughkeepsie – Administrative services	2,000.00
Hawkins Delafield & Wood LLP (3 rd , 4 th Qs-2025, 1 st Q-2026_	7,500.00

WHEREAS, the Treasurer has reviewed the Invoice(s) and made such inquiry with respect thereto as he has determined to be necessary and appropriate; and

WHEREAS, the Treasurer has advised the Agency at the meeting at which these resolutions are presented for adoption of the identity, nature and amount of each such Invoice; and

WHEREAS, the Treasurer has recommended and approved the payment of the Invoice(s),

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby approves and authorizes the payment of the Invoice(s).

Section 2. The Agency is hereby authorized and directed to immediately pay the Invoice(s).

Section 3. This resolution shall take effect immediately.

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STATE OF NEW YORK)
) ss:
COUNTY OF DUTCHESS)

I, the undersigned, Secretary of the City of Poughkeepsie Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the City of Poughkeepsie Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on April 8, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolutions are in full force and effect and have not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this ____ day of April, 2026.

By: _____
Secretary

Date: April 8, 2026

At a regularly scheduled meeting of the City of Poughkeepsie Industrial Development Agency (the “Agency”) duly convened by the Chairperson of the Agency and held on Wednesday, April 8, 2026, at 6:30 p.m. at Common Council Chambers, Poughkeepsie City Hall, 62 Civic Center Plaza, 3rd Floor, Poughkeepsie, New York 12601, the following members of the Agency were:

Present:

Absent:

After the meeting had been duly called to order, the Chairperson announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to **approval of 2025 PARIS Report, Investment Report and Procurement Report.**

The following resolution was duly moved and seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

**RESOLUTION OF THE CITY OF POUGHKEEPSIE
INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE
SUBMISSION OF THE PUBLIC AUTHORITIES REPORTING
INFORMATION SYSTEMS "PARIS" REPORT, INVESTMENT
REPORT AND PROCUREMENT REPORT.**

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 304 of the Laws of 1974 of the State of New York, as the same may be amended from time to time (collectively, the "Act"), the **CITY OF POUGHKEEPSIE INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency"), was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the New York State Legislature adopted the Public Authorities Accountability Act of 2005, as amended (the "**PAAA**"), designed to ensure that New York's public authorities operate more efficiently, more openly, and with greater accountability; and

WHEREAS, the PAAA requires that the Agency prepare and submit a Public Authorities Reporting Information Systems "PARIS" Report in the form, substance and manner as prescribed in the PAAA (the "**PARIS Report**"); and

WHEREAS, the PARIS Report has been reviewed by the Agency and a copy of which is attached hereto and made a part hereof; and

WHEREAS, to carry out the aforesaid purposes, the Agency has the power under the Act to do all things necessary to fulfill its obligations imposed by the Act and the PAAA.

WHEREAS, the Agency has also reviewed the 2025 Investment Report and the 2025 Procurement Report;

NOW, THEREFORE, BE IT RESOLVED by the Agency as follows:

Section 1. The Agency hereby accepts and approves the PARIS Report, the Investment Report and the Procurement Report for the fiscal year 2025.

Section 2. The Chair of the Agency is hereby authorized and directed to submit and distribute the PARIS Report, the Investment Report and the Procurement Report in accordance with the requirements of the Act and the PAAA.

Section 3. The Agency hereby authorizes and directs the Chair of the Agency to comply with all other provisions of the PAAA applicable to the PARIS Report, the Investment Report and the Procurement Report as diligently as possible, including making such changes thereto as the Chair determines to be appropriate or necessary in order to comply with the Act and/or the PAAA.

Section 4. This resolution shall take effect immediately.

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STATE OF NEW YORK)
) ss:
COUNTY OF DUTCHESS)

I, the undersigned, Secretary of the City of Poughkeepsie Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the City of Poughkeepsie Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on April 8, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolutions are in full force and effect and have not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this ____ day of April, 2026.

By: _____
Secretary

Date: April 8, 2026

At a regularly scheduled meeting of the City of Poughkeepsie Industrial Development Agency (the “Agency”) duly convened by the Chairperson of the Agency and held on Wednesday, April 8, 2026, at 6:30 p.m. at Common Council Chambers, Poughkeepsie City Hall, 62 Civic Center Plaza, 3rd Floor, Poughkeepsie, New York 12601, the following members of the Agency were:

Present:

Absent:

After the meeting had been duly called to order, the Chairperson announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to approval of IDA’s Mission Statement and Performance Measures.

The following resolution was duly moved and seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

Date: April 8, 2026

At a regularly scheduled meeting of the City of Poughkeepsie Industrial Development Agency (the "Agency") duly convened by the Chairperson of the Agency and held on Wednesday, April 8, 2026, at 6:30 p.m. at Common Council Chambers, Poughkeepsie City Hall, 62 Civic Center Plaza, 3rd Floor, Poughkeepsie, New York 12601, the following members of the Agency were:

Present:

Absent:

After the meeting had been duly called to order, the Chairperson announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to **approval of the report of the annual audit of the Agency's financial statements and the authorization of the submission and distribution of the annual report in accordance with the requirements of the Public Authorities Accountability Act of 2005.**

The following resolution was duly moved and seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

**RESOLUTION OF THE CITY OF POUGHKEEPSIE
INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE
SUBMISSION OF THE ANNUAL AUDIT**

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 304 of the Laws of 1974 of the State of New York, as the same may be amended from time to time (collectively, the "Act"), the **CITY OF POUGHKEEPSIE INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency"), was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the New York State Legislature adopted the Public Authorities Accountability Act of 2005, as amended (the "**PAAA**"), designed to ensure that New York's public authorities operate more efficiently, more openly, and with greater accountability; and

WHEREAS, the PAAA requires that the Agency prepare and submit an annual report in the form, substance and manner as prescribed in the PAAA (the "**Annual Report**"); and

WHEREAS, the Agency has heretofore retained the certified public accounting firm of RBT CPAs, LLP, (the "**Accountants**") to audit the financial statements of the Agency for the fiscal year ending December 31, 2025; and

WHEREAS, the Accountants have completed such audit and have issued their report thereon, dated March 24, 2026 (the "**Audit Report**"), a copy of which is attached hereto and made a part hereof; and

WHEREAS, to carry out the aforesaid purposes, the Agency has the power under the Act to do all things necessary to fulfill its obligations imposed by the Act and the PAAA.

NOW, THEREFORE, BE IT RESOLVED by the Agency as follows:

Section 1. The Agency hereby accepts and approves the Audit Report for the fiscal year 2024.

Section 2. The Chair of the Agency is hereby authorized and directed to submit and distribute the Annual Report in accordance with the requirements of the Act and the PAAA.

Section 3. The Agency hereby authorizes and directs the Chair of the Agency to comply with all other provisions of the PAAA applicable to the Annual Report as diligently as possible, including making such changes thereto as the Chair determines to be appropriate or necessary in order to comply with the Act and/or the PAAA.

Section 4. This resolution shall take effect immediately.

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STATE OF NEW YORK)
) ss:
COUNTY OF DUTCHESS)

I, the undersigned, Secretary of the City of Poughkeepsie Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the City of Poughkeepsie Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on April 8, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolutions are in full force and effect and have not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this ____ day of April, 2026.

By: _____
Secretary

**RESOLUTION OF THE CITY OF POUGHKEEPSIE
INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE
IDA'S MISSION STATEMENT AND PERFORMANCE
MEASURES**

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 304 of the Laws of 1974 of the State of New York, as the same may be amended from time to time (collectively, the "Act"), the **CITY OF POUGHKEEPSIE INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency"), was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

BE IT RESOLVED by the Agency as follows:

Section 1. The Agency hereby approves the IDA's Mission Statement and Performance Measures substantially as set forth on the attached Exhibit A.

Section 2. This resolution shall take effect immediately.

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Exhibit A

STATE OF NEW YORK)
) ss:
COUNTY OF DUTCHESS)

I, the undersigned, Secretary of the City of Poughkeepsie Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the City of Poughkeepsie Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on April 8, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolutions are in full force and effect and have not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this ____ day of April, 2026.

By: _____
Secretary